Shannon Ranch Elementary

3637 North Ranch St., Visalia, CA 93291

Dori Bingaman, Principal

CDS Code: 54 72256 0125708



Grade Level

K-6

Year Built

2012

Enrollment

648

Capacity

588

Building Area

56,378 SF

Site Acreage

11.10

Shannon Ranch Elementary

EXISTING SITE



Shannon Ranch Elementary

FACILITY CONDITION INDEX (FCI%) BY BUILDING



Shannon Ranch Elementary

PROPOSED SITE



Shannon Ranch Elementary

SUMMARY OF RECOMMENDATIONS

SITE IMPROVEMENTS

- Drainage Improvements at Playground near Picnic Tables

SHANNON RANCH ELEMENTARY
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
Shannon Ranch Elementary	**$2,873,003**	**$3,645**	**$2,876,648**	**$3,334,500**	**$3,050,649**	**$9,261,797**
Civil		$3,645	$3,645			$3,645
Building Envelope	$2,824,403		$2,824,403	$33	$215,799	$3,040,235
Architecture			$0	$193,090	$1,325,505	$1,518,595
Mechanical	$48,600		$48,600	$2,676,863	$261,896	$2,987,359
Electrical			$0	$55,112	$767,023	$822,135
Plumbing			$0		$352,880	$352,880
Technology			$0	$409,403		$409,403
Life Safety & Security			$0		$127,547	$127,547

SHANNON RANCH ELEMENTARY
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
3-5514	SRES - Building 1	Repair / replace existing flooring and base throughout.	15%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-5516	SRES - Building 1	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	10%	Architecture	Ceiling	4
3-5518	SRES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	10%	Architecture	Doors - Interior	4
3-5519	SRES - Building 1	Replace casework.	10%	Architecture	Casework	4
3-5522	SRES - Building 1	Repair / patch walls. Paint all previously painted interior surfaces.	15%	Architecture	Walls - Interior Repair	4
3-5525	SRES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	10%	Architecture	Doors - Interior	4
3-5527	SRES - Building 1	Replace casework.	casework - 10%	Architecture	Casework	4
3-5532	SRES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	10%	Architecture	Doors - Interior	4
3-5533	SRES - Building 1	Replace casework.	10%	Architecture	Casework	4
3-5540	SRES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	15%	Architecture	Doors - Interior	4
3-5542	SRES - Building 1	Replace toilet partitions.	15%	Architecture	Restroom - Toilet Partitions	4
3-5547	SRES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	10%	Architecture	Doors - Interior	4
3-5553	SRES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	15%	Architecture	Doors - Interior	4
3-5554	SRES - Building 1	Replace casework.	15%	Architecture	Casework	4
3-5560	SRES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	15%	Architecture	Doors - Interior	4
3-5566	SRES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	10%	Architecture	Doors - Interior	4
3-5567	SRES - Building 1	Replace casework.	10%	Architecture	Casework	4
2-2808	SRES - Building 1	Roof Replacement (SSM) Needs cleaning, Some coping and anchors are bucked out. *Notated on District list of roofs to be replaced.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	1
2-1345	SRES - Building 1	Roof Replacement (PVC) Needs cleaning, Some coping and anchors are bucked out. *Notated on District list of roofs to be replaced.	Roof- PVC	Building Envelope	Roof Replacement	1
2-1344	SRES - Building 1	Continued Maintenance Recommended	Doors- Steel with Glass	Building Envelope	Doors - Exterior	4
2-1342	SRES - Building 1	Continued Maintenace Recommended for Rock Veener Facade.	Facade- Rock Veener	Building Envelope	Walls - Exterior Cleaning	4
2-1341	SRES - Building 1	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1343	SRES - Building 1	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | 15% Title 24 update	Building Envelope	Windows	4
3-5524	SRES - Building 1	Replace/upgrade interior lighting.	10%	Electrical	Lighting - Interior	4
4-0434	SRES - Building 1	Replace Exhaust Fans. (2 of 4)	Rooftop Exhaust Fans are 12 years old	Mechanical	HVAC	1
4-0426	SRES - Building 1	Replace rooftop package units. (3 of 4)	Rooftop Package Units are 12 years old	Mechanical	HVAC	3
4-0428	SRES - Building 1	Replace rooftop package units. (4 of 4)	Rooftop Package Units are 12 years old	Mechanical	HVAC	3
4-0940	SRES - Building 1	Replace Exhaust Fans. (1 of 4)	Rooftop Exhaust Fans are 12 years old	Mechanical	HVAC	4
3-5535	SRES - Building 1	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	10%	Plumbing	Plumbing - Fixtures	4
3-5571	SRES - Building 2	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	10%	Architecture	Ceiling	4
3-5573	SRES - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	10%	Architecture	Doors - Interior	4
3-5574	SRES - Building 2	Repair / replace existing flooring and base throughout.	10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-5575	SRES - Building 2	Repair / patch walls. Paint all previously painted interior surfaces.	10%	Architecture	Walls - Interior Repair	4
3-5578	SRES - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	10%	Architecture	Doors - Interior	4
3-5583	SRES - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	10%	Architecture	Doors - Interior	4
3-5588	SRES - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	15%	Architecture	Doors - Interior	4
3-5594	SRES - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	15%	Architecture	Doors - Interior	4

SHANNON RANCH ELEMENTARY
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
3-5605	SRES - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	10%	Architecture	Doors - Interior	4
3-5610	SRES - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	15%	Architecture	Doors - Interior	4
3-5615	SRES - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	10%	Architecture	Doors - Interior	4
3-5616	SRES - Building 2	Replace casework.	Serving line 10%	Architecture	Casework	4
3-5622	SRES - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	15% general maintenance	Architecture	Doors - Interior	4
2-2711	SRES - Building 2	Roof Replacement (SSM) Needs cleaning. Grain screens need to stay in place. *Notated on District list of roofs to be replaced.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	1
2-1340	SRES - Building 2	Roof Replacement (PVC) Needs cleaning. Grain screens need to stay in place. *Notated on District list of roofs to be replaced.	Roof- PVC	Building Envelope	Roof Replacement	1
2-1339	SRES - Building 2	Continued Maintenance Recommended	Doors- Steel with Glass	Building Envelope	Doors - Exterior	4
2-1337	SRES - Building 2	Continued Maintenace Recommended for Rock Veener Facade.	Facade- Rock Veener	Building Envelope	Walls - Exterior Cleaning	4
2-1336	SRES - Building 2	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1338	SRES - Building 2	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | 15% general maintenance - Title 24 update	Building Envelope	Windows	4
3-5577	SRES - Building 2	Replace/upgrade interior lighting.	10%	Electrical	Lighting - Interior	4
4-0427	SRES - Building 2	Replace rooftop package units. (2 of 3)	Rooftop Package Units are 12 years old	Mechanical	HVAC	3
4-0429	SRES - Building 2	Replace rooftop package units. (1 of 3)	Rooftop Package Units are 12 years old	Mechanical	HVAC	3
4-0430	SRES - Building 2	Replace rooftop package units. (3 of 3)	Rooftop Package Units are 12 years old	Mechanical	HVAC	3
4-0941	SRES - Building 2	Replace Exhaust Fans.	Rooftop Exhaust Fans are 12 years old	Mechanical	HVAC	4
3-5589	SRES - Building 2	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	15% ADA update for clearance	Plumbing	Plumbing - Fixtures	4
3-5625	SRES - Building 3	Repair / patch walls. Paint all previously painted interior surfaces.	Cracks on walls near higher window	Architecture	Walls - Interior Repair	3
3-5624	SRES - Building 3	Repair / replace existing flooring and base throughout.	10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-5626	SRES - Building 3	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	10%	Architecture	Ceiling	4
3-5628	SRES - Building 3	Replace interior doors and hardware to meet Visalia USD Standards.	10%	Architecture	Doors - Interior	4
3-5629	SRES - Building 3	Replace casework.	10%	Architecture	Casework	4
3-5636	SRES - Building 3	Replace interior doors and hardware to meet Visalia USD Standards.	10%	Architecture	Doors - Interior	4
3-5637	SRES - Building 3	Replace casework.	10%	Architecture	Casework	4
3-5650	SRES - Building 3	Replace interior doors and hardware to meet Visalia USD Standards.	15%	Architecture	Doors - Interior	4
3-5656	SRES - Building 3	Replace interior doors and hardware to meet Visalia USD Standards.	15%	Architecture	Doors - Interior	4
3-5663	SRES - Building 3	Replace interior doors and hardware to meet Visalia USD Standards.	10%	Architecture	Doors - Interior	4
2-2714	SRES - Building 3	Roof Replacement (SSM) Clean gutters & drains. Above Room 301 roof to membrane cold lap. *Notated on District list of roofs to be replaced.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	1
2-1360	SRES - Building 3	Roof Replacement (PVC) Clean gutters & drains. Above Room 301 roof to membrane cold lap. *Notated on District list of roofs to be replaced.	Roof- PVC	Building Envelope	Roof Replacement	1
2-1359	SRES - Building 3	Continued Maintenance Recommended	Doors- Steel with Glass	Building Envelope	Doors - Exterior	4
2-1357	SRES - Building 3	Continued Maintenace Recommended for Rock Veener Facade.	Facade- Rock Veener	Building Envelope	Walls - Exterior Cleaning	4
2-1356	SRES - Building 3	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1358	SRES - Building 3	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | 10% - Title 24 update	Building Envelope	Windows	4
3-5627	SRES - Building 3	Replace/upgrade interior lighting.	10%	Electrical	Lighting - Interior	4

SHANNON RANCH ELEMENTARY
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
4-0435	SRES - Building 3	Replace Exhaust Fans. (3 of 3)	Rooftop Exhaust Fans are 12 years old	Mechanical	HVAC	1
4-0436	SRES - Building 3	Replace Exhaust Fans. (1 of 3)	Rooftop Exhaust Fans are 12 years old	Mechanical	HVAC	1
4-0431	SRES - Building 3	Replace rooftop package units.	Rooftop Package Units are 12 years old	Mechanical	HVAC	3
4-0942	SRES - Building 3	Replace Exhaust Fans. (2 of 3)	Rooftop Exhaust Fans are 12 years old	Mechanical	HVAC	4
3-5630	SRES - Building 3	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	10%	Plumbing	Plumbing - Fixtures	4
3-5666	SRES - Building 4	Repair / patch walls. Paint all previously painted interior surfaces.	Walls have cracks	Architecture	Walls - Interior Repair	3
3-5665	SRES - Building 4	Repair / replace existing flooring and base throughout.	10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-5667	SRES - Building 4	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	10%	Architecture	Ceiling	4
3-5669	SRES - Building 4	Replace interior doors and hardware to meet Visalia USD Standards.	10%	Architecture	Doors - Interior	4
3-5670	SRES - Building 4	Replace casework.	10%	Architecture	Casework	4
3-5680	SRES - Building 4	Replace interior doors and hardware to meet Visalia USD Standards.	15%	Architecture	Doors - Interior	4
3-5686	SRES - Building 4	Replace interior doors and hardware to meet Visalia USD Standards.	10%	Architecture	Doors - Interior	4
2-2713	SRES - Building 4	Roof Replacement (SSM) Clean gutter/ drains. Trim trees. *Notated on District list of roofs to be replaced.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	1
2-1355	SRES - Building 4	Roof Replacement (PVC) Clean gutter/ drains. Trim trees. *Notated on District list of roofs to be replaced.	Roof- PVC	Building Envelope	Roof Replacement	1
2-1354	SRES - Building 4	Continued Maintenance Recommended	Doors- Steel with Glass	Building Envelope	Doors - Exterior	3
2-1352	SRES - Building 4	Continued Maintenace Recommended for Rock Veener Facade.	Facade- Rock Veener	Building Envelope	Walls - Exterior Cleaning	4
2-1351	SRES - Building 4	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1353	SRES - Building 4	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | 10% - Title 24 update	Building Envelope	Windows	4
3-5668	SRES - Building 4	Replace/upgrade interior lighting.	10%	Electrical	Lighting - Interior	4
4-0437	SRES - Building 4	Replace Exhaust Fans. (1 of 2)	Rooftop Exhaust Fans are 12 years old	Mechanical	HVAC	1
4-0432	SRES - Building 4	Replace rooftop package units.	Rooftop Package Units are 12 years old	Mechanical	HVAC	3
4-0943	SRES - Building 4	Replace Exhaust Fans. (2 of 2)	Rooftop Exhaust Fans are 12 years old	Mechanical	HVAC	4
3-5671	SRES - Building 4	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	10%	Plumbing	Plumbing - Fixtures	4
3-5690	SRES - Building 5	Repair / replace existing flooring and base throughout.	10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-5691	SRES - Building 5	Repair / patch walls. Paint all previously painted interior surfaces.	10%	Architecture	Walls - Interior Repair	4
3-5692	SRES - Building 5	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	20% - water damage - general maintenance	Architecture	Ceiling	4
3-5694	SRES - Building 5	Replace interior doors and hardware to meet Visalia USD Standards.	10%	Architecture	Doors - Interior	4
3-5695	SRES - Building 5	Replace casework.	10%	Architecture	Casework	4
3-5701	SRES - Building 5	Replace interior doors and hardware to meet Visalia USD Standards.	10%	Architecture	Doors - Interior	4
3-5702	SRES - Building 5	Replace casework.	10%	Architecture	Casework	4
3-5708	SRES - Building 5	Replace interior doors and hardware to meet Visalia USD Standards.	10%	Architecture	Doors - Interior	4
2-2712	SRES - Building 5	Roof Replacement (SSM) Needs Cleaning. Vegetation growth at drains, remove. *Notated on District list of roofs to be replaced.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	1
2-1350	SRES - Building 5	Roof Replacement (PVC) Needs Cleaning. Vegetation growth at drains, remove. *Notated on District list of roofs to be replaced.	Roof- PVC	Building Envelope	Roof Replacement	1
2-1349	SRES - Building 5	Continued Maintenance Recommended	Doors- Steel with Glass	Building Envelope	Doors - Exterior	4

SHANNON RANCH ELEMENTARY
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
2-1347	SRES - Building 5	Continued Maintenace Recommended for Rock Veener Facade.	Facade- Rock Veener	Building Envelope	Walls - Exterior Cleaning	4
2-1346	SRES - Building 5	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1348	SRES - Building 5	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | 10% general maintenance - Title 24 update	Building Envelope	Windows	4
3-5693	SRES - Building 5	Replace/upgrade interior lighting. Observed water damage.	20% - water damage - general maintenance	Electrical	Lighting - Interior	4
4-0433	SRES - Building 5	Replace rooftop package units.	Rooftop Package Units are 12 years old	Mechanical	HVAC	3
3-6259	SRES - Building 5	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in really good condition	Plumbing	Plumbing - Fixtures	4
1-0205	SRES - Grounds (6)	Add slurry in parking lot to cover cracking.	Parking lot could use slurry, minor cracking.	Civil		2
4-1544	SRES - Grounds (6)	Replace existing lighting fixtures with LED	Existing Exterior and Site Lighting	Electrical	Lighting - Exterior	3
4-1545	SRES - Grounds (6)	Replace existing Fire Alarm System	Fire Alarm System	Life Safety & Security	Fire Suppression - Fire Alarm System	4
4-1883	SRES - Grounds (6)	Replace existing Energy Management System	Existing Energy Management System	Mechanical	Control Systems	4
4-1546	SRES - Grounds (6)	Technology Upgrades	Technology Upgrades	Technology	Technology - General / Misc.	3
4-1547	SRES - Grounds (6)	Security System Upgrades	Security Upgrades	Technology	Security - Intrusion Alarm	3