Royal Oaks Elementary School

1323 Clover Dr., Visalia, CA 93277

Lisa Majarian, Principal

CDS Code: 54 72256 6054670



Grade Level

P-6

Year Built

1955

Enrollment

404

Capacity

612

Building Area

39,266 SF

Site Acreage

16.61

The mission of Royal Oaks School is to enthusiastically promote student achievement, lifelong learning and to prepare students to become productive citizens, appreciating differences and beauty in the world around them.

To fulfill this mission the staff will:
- Implement a core curriculum with differentiation for a diverse student population.
- Provide advanced learning opportunities and a rigorous curriculum designed to exceed State and District standards.
- Instruct students in accessing information for research and problem solving.
- Implement a safe school plan so all students learn in a safe and caring environment.
- Work toward continuous improvement.
- Communicate and work with the community.

Royal Oaks Elementary School

EXISTING SITE



Royal Oaks Elementary School

FACILITY CONDITION INDEX (FCI%) BY BUILDING



Royal Oaks Elementary School

PROPOSED SITE



Royal Oaks 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 to Replace Existing #1 and #2
- New Playground #3

SITE IMPROVEMENTS

- Drainage Improvements
- Walkway by Field

PARKING LOT / DRIVE RECONFIGURATION

- New Parking Lot with Entrance off Clover and Exit on Iris Ave

ROYAL OAKS 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
Royal Oaks Elementary School	**$2,421,640**	**$1,454,833**	**$3,876,472**	**$1,569,341**	**$14,392,190**	**$19,838,003**
Civil	$77,257	$540,907	$618,164	$6,395		$624,558
Building Envelope	$1,473,633	$287,190	$1,760,823	$585,331	$88,152	$2,434,305
Architecture		$34,992	$34,992	$550,892	$13,161,205	$13,747,089
Mechanical	$870,750	$280,665	$1,151,415			$1,151,415
Electrical		$230,889	$230,889	$25,194	$284,018	$540,101
Plumbing		$80,190	$80,190	$86,604	$127,547	$294,341
Technology			$0	$314,925	$136,050	$450,975
Life Safety & Security			$0		$595,219	$595,219

ROYAL OAKS 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
3-0143	ROES - Building 1	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-Bar System / 12x12 tiles 70%	Architecture	Ceiling	2
3-0139	ROES - Building 1	Repair / replace existing flooring and base throughout.	Floor - carpet/ vct 50%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-0140	ROES - Building 1	Replace tackboards in classrooms.	Tackboard - 50%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-0141	ROES - Building 1	Replace casework.	Casework - 50%	Architecture	Casework	3
3-0142	ROES - Building 1	Replace exterior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. 50%	Architecture	Doors - Exterior	3
3-0145	ROES - Building 1	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar 40%	Architecture	Doors - Hardware Only	3
3-0148	ROES - Building 1	Replace markerboards in classrooms.	Markerboards - 30%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-2836	ROES - Building 1	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 50%	Architecture	Walls - Interior Repair	3
3-2837	ROES - Building 1	Replace casework.	Casework - 50%	Architecture	Casework	3
3-2838	ROES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. - 50%	Architecture	Doors - Interior	3
3-2841	ROES - Building 1	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar -40%	Architecture	Doors - Hardware Only	3
3-2844	ROES - Building 1	Replace markerboards in classrooms.	Markerboard - 30%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
2-0082	ROES - Building 1	Coat Roof. Dry Rot destroyed coating. Blisters & alligatoring throughout.	Roof- BUR	Building Envelope	Roof Replacement	1
2-0080	ROES - Building 1	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Windows - H.M. 50% title 24	Building Envelope	Windows	2
2-0081	ROES - Building 1	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0079	ROES - Building 1	Continued Maintenace Recommended for concrete facade.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	4
3-0146	ROES - Building 1	Replace fluorescent lighting with LED.	Lighting - 2x4 Florescent 50%	Electrical	Lighting - Interior	2
4-0045	ROES - Building 1	Replace rooftop package units. (2 of 2)	Rooftop Package Units are 20 years old	Mechanical	HVAC	1
4-0046	ROES - Building 1	Replace rooftop package units. (1 of 2)	Rooftop Package Units are 20 years old	Mechanical	HVAC	1
3-0144	ROES - Building 1	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Fixtures - sink not ADA compliant 60%	Plumbing	Plumbing - Fixtures	2
3-0122	ROES - Building 2	Replace exterior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frames H.M. 50%	Architecture	Doors - Exterior	3
3-2848	ROES - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. - 50%	Architecture	Doors - Interior	3
3-0119	ROES - Building 2	Repair / replace existing flooring and base throughout.	Floor - carpet - 5%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-0120	ROES - Building 2	Replace tackboards in classrooms.	Tackboard - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
3-0121	ROES - Building 2	Replace casework.	Casework - 5%	Architecture	Casework	4
3-0123	ROES - Building 2	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - cloud - T-bar system - 5%	Architecture	Ceiling	4
3-0125	ROES - Building 2	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar 5%	Architecture	Doors - Hardware Only	4
3-0128	ROES - Building 2	Replace markerboards in classrooms.	Markerboards - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
3-2846	ROES - Building 2	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 5%	Architecture	Walls - Interior Repair	4
3-2847	ROES - Building 2	Replace casework.	Casework - 5%	Architecture	Casework	4
3-2851	ROES - Building 2	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar -5%	Architecture	Doors - Hardware Only	4
3-2854	ROES - Building 2	Replace markerboards in classrooms.	Markerboard - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0078	ROES - Building 2	Coat Roof. Dry Rot destroyed coating. Blisters & alligatoring throughout.	Roof- BUR	Building Envelope	Roof Replacement	1
2-0077	ROES - Building 2	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0076	ROES - Building 2	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Window - H.M. 50%	Building Envelope	Windows	3
2-0075	ROES - Building 2	Continued Maintenace Recommended for concrete facade.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	4

ROYAL OAKS ELEMENTARY SCHOOL
DETAILED REPORT

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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-0126	ROES - Building 2	Replace/upgrade interior lighting.	Lighting - 2x2 LEDs 5%	Electrical	Lighting - Interior	4
4-0047	ROES - Building 2	Replace rooftop package units.	Rooftop Package Units are 20 years old	Mechanical	HVAC	1
3-0124	ROES - Building 2	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - Sink ADA Compliant - 5%	Plumbing	Plumbing - Fixtures	4
3-0129	ROES - Building 3	Repair / replace existing flooring and base throughout.	Floor - Carpet 50%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-0130	ROES - Building 3	Replace tackboards in classrooms.	Tackboard - 60%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-0131	ROES - Building 3	Replace casework.	Casework - 50%	Architecture	Casework	3
3-0132	ROES - Building 3	Replace exterior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. 50%	Architecture	Doors - Exterior	3
3-0133	ROES - Building 3	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar System - 30%	Architecture	Ceiling	3
3-0135	ROES - Building 3	Repair or replace interior door hardware as needed throughout.	Hardware - Pull/ push bar - 50%	Architecture	Doors - Hardware Only	3
3-0138	ROES - Building 3	Replace markerboards in classrooms.	Markerboards - 50%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-2863	ROES - Building 3	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 60%	Architecture	Walls - Interior Repair	3
3-2864	ROES - Building 3	Replace casework.	Casework - 50%	Architecture	Casework	3
3-2865	ROES - Building 3	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. - 50%	Architecture	Doors - Interior	3
3-2868	ROES - Building 3	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar -50%	Architecture	Doors - Hardware Only	3
3-2871	ROES - Building 3	Replace markerboards in classrooms.	Markerboard - 50%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
2-0090	ROES - Building 3	Roof Replacement Dry Rot destroyed coating. Blisters & alligatoring throughout.	Roof- BUR	Building Envelope	Roof Replacement	1
2-0089	ROES - Building 3	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0087	ROES - Building 3	Continued Maintenace Recommended for concrete facade.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	4
2-0088	ROES - Building 3	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Window - H.M. 50%	Building Envelope	Windows	4
3-0136	ROES - Building 3	Replace fluorescent lighting with LED.	Lighting - 2x4 Florescent 50%	Electrical	Lighting - Interior	2
4-0048	ROES - Building 3	Replace rooftop package units. (2 of 2)	Rooftop Package Units are 20 years old	Mechanical	HVAC	1
4-0049	ROES - Building 3	Replace rooftop package units. (1 of 2)	Rooftop Package Units are 20 years old	Mechanical	HVAC	1
3-0134	ROES - Building 3	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - Sink ADA Compliant - 50%	Plumbing	Plumbing - Fixtures	3
3-0183	ROES - Building 4	Replace exterior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frames H.M. 50%	Architecture	Doors - Exterior	3
3-2875	ROES - Building 4	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. - 50%	Architecture	Doors - Interior	3
3-0180	ROES - Building 4	Repair / replace existing flooring and base throughout.	Floor - carpet - 5%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-0181	ROES - Building 4	Replace tackboards in classrooms.	Tackboard - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
3-0182	ROES - Building 4	Replace casework.	Casework - 5%	Architecture	Casework	4
3-0184	ROES - Building 4	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - cloud - T-bar system - 5%	Architecture	Ceiling	4
3-0186	ROES - Building 4	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar 5%	Architecture	Doors - Hardware Only	4
3-0189	ROES - Building 4	Replace markerboards in classrooms.	Markerboards - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
3-2873	ROES - Building 4	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 5%	Architecture	Walls - Interior Repair	4
3-2874	ROES - Building 4	Replace casework.	Casework - 5%	Architecture	Casework	4
3-2857	ROES - Building 4	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar -5%	Architecture	Doors - Hardware Only	4

ROYAL OAKS ELEMENTARY SCHOOL
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-2860	ROES - Building 4	Replace markerboards in classrooms.	Markerboard - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0086	ROES - Building 4	Roof Replacement Delamination along perimeter. Penetrations need sealing. Roof needs cleaning.	Roof- BUR	Building Envelope	Roof Replacement	1
2-0084	ROES - Building 4	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Windows - H.M 50%	Building Envelope	Windows	3
2-0085	ROES - Building 4	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0083	ROES - Building 4	Continued Maintenace Recommended for Concrete facade.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	4
3-0187	ROES - Building 4	Replace/upgrade interior lighting.	Lighting - 2x2 LEDs 5%	Electrical	Lighting - Interior	4
4-0050	ROES - Building 4	Replace rooftop package units.	Rooftop Package Units are 20 years old	Mechanical	HVAC	1
3-0185	ROES - Building 4	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - Sink ADA Compliant - 5%	Plumbing	Plumbing - Fixtures	4
2-0070	ROES - Building 7	Replace Roof. Needs cleaning on roof and at gutters.	Roof- BUR	Building Envelope	Roof Replacement	2
2-0069	ROES - Building 7	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0067	ROES - Building 7	Continued Maintenace Recommended for wood facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	4
2-0068	ROES - Building 7	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
4-0067	ROES - Building 7	Replace Heat Pump units.	Bard Heat Pumps	Mechanical	HVAC	2
3-0149	ROES - Building 8	Repair / replace existing flooring and base throughout.	Floor - carpet 70%	Architecture	Flooring - Carpet, Tile, Etc.	2
3-0150	ROES - Building 8	Replace tackboards in classrooms.	Tackboard - 50%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-0151	ROES - Building 8	Replace casework.	Casework - 50%	Architecture	Casework	3
3-0152	ROES - Building 8	Replace exterior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. 50%	Architecture	Doors - Exterior	3
3-0154	ROES - Building 8	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-Bar System 30%	Architecture	Ceiling	3
3-0155	ROES - Building 8	Repair or replace interior door hardware as needed throughout.	Hardware - Pull/ push bar 50%	Architecture	Doors - Hardware Only	3
3-0158	ROES - Building 8	Replace markerboards in classrooms.	Markerboards - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-2877	ROES - Building 8	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 60%	Architecture	Walls - Interior Repair	3
3-2878	ROES - Building 8	Replace casework.	Casework - 50%	Architecture	Casework	3
3-2879	ROES - Building 8	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. - 50%	Architecture	Doors - Interior	3
3-2882	ROES - Building 8	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar -50%	Architecture	Doors - Hardware Only	3
3-2885	ROES - Building 8	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
2-0074	ROES - Building 8	Replace Roof. Gutters and roof needs cleaning.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	2
2-0072	ROES - Building 8	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - Aluminum - 50%	Building Envelope	Windows	3
2-0073	ROES - Building 8	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0071	ROES - Building 8	Continued Maintenace Recommended for wood facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	4
3-0156	ROES - Building 8	Replace fluorescent lighting with LED.	Lighting - 2x4 Florescent 50%	Electrical	Lighting - Interior	2
4-0053	ROES - Building 8	Replace Heat Pump units.	Bard Heat Pumps	Mechanical	HVAC	2
3-0153	ROES - Building 8	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - Sink ADA Compliant - 50%	Plumbing	Plumbing - Fixtures	3
3-0161	ROES - Building 9	Replace casework.	Casework - 15% Admin	Architecture	Casework	3
3-0162	ROES - Building 9	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors - Exterior - store front 5% Admin	Architecture	Doors - Exterior	3
3-0163	ROES - Building 9	Replace interior doors and hardware to meet Visalia USD Standards.	Doors - Interior - H.M. 3% Admin	Architecture	Doors - Interior	3

ROYAL OAKS ELEMENTARY SCHOOL
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3-0165	ROES - Building 9	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-Bar System 5% | Ceiling - 12x12/ T-Bar System 10%	Architecture	Ceiling	3
3-0166	ROES - Building 9	Repair or replace interior door hardware as needed throughout.	Hardware - Ext. pull/ push bar	Architecture	Doors - Hardware Only	3
3-0167	ROES - Building 9	Repair or replace interior door hardware as needed throughout.	Hardware - Int. lever 10%	Architecture	Doors - Hardware Only	3
3-0171	ROES - Building 9	Repair / replace existing flooring and base throughout.	Floor - VCT - 20% | Floor - Carpet - 5% Admin	Architecture	Flooring - Carpet, Tile, Etc.	3
3-0172	ROES - Building 9	Replace tackboards in classrooms.	Tackboard - 30%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-0174	ROES - Building 9	Replace exterior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. 10%	Architecture	Doors - Exterior	3
3-0177	ROES - Building 9	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	3
3-2887	ROES - Building 9	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 5% | Walls - FRP/ tackboard - 30%	Architecture	Walls - Interior Repair	3
3-2888	ROES - Building 9	Replace casework.	Casework - 15%	Architecture	Casework	3
3-2889	ROES - Building 9	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Exterior - store front, 5% - Interior H.M. 5%	Architecture	Doors - Interior	3
3-2892	ROES - Building 9	Repair or replace interior door hardware as needed throughout.	Hardware - exterior - pull/ push bar - 50%/ interior - lever 10%	Architecture	Doors - Hardware Only	3
3-2899	ROES - Building 9	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M., frame H.M. 10%	Architecture	Doors - Interior	3
3-2902	ROES - Building 9	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar -30%	Architecture	Doors - Hardware Only	3
3-0160	ROES - Building 9	Replace tackboards in classrooms.	Tackboard - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0062	ROES - Building 9	Replace Roof. All waterways need to be cleaned. Granule loss and debris around drains. Needs full Maintenance. *Notated on District list of roofs to be replaced.	Roof- BUR	Building Envelope	Roof Replacement	1
2-0060	ROES - Building 9	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Wood	Building Envelope	Doors - Exterior	2
2-0059	ROES - Building 9	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0057	ROES - Building 9	Continued Maintenace Recommended for concrete facade.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	4
2-0058	ROES - Building 9	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Window - 5%	Building Envelope	Windows	4
3-0168	ROES - Building 9	Replace fluorescent lighting in administrative area with LED.	Lighting - 2x4 50%	Electrical	Lighting - Interior	3
3-0178	ROES - Building 9	Replace/upgrade interior lighting.	Lighting - 12x12 LED - 5%	Electrical	Lighting - Interior	4
4-0051	ROES - Building 9	Replace rooftop package units. (2 of 2)	Rooftop Package Units are 20 years old	Mechanical	HVAC	1
4-0052	ROES - Building 9	Replace rooftop package units. (1 of 2)	Rooftop Package Units are 20 years old	Mechanical	HVAC	1
3-0164	ROES - Building 9	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant 5%	Plumbing	Plumbing - Fixtures	3
3-6225	ROES - Grounds (5)	Remove all temporary portables on site and replace with permanent modulars.		Architecture	Permanent Modular	4
2-0066	ROES - New Building	Room 75 Roof Maintenance	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-2811	ROES - New Building	Room 76 Roof Maintenance	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-2815	ROES - New Building	Room 77 Roof Maintenance	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-0056	ROES - New Building	Room 65 Roof Maintenance	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-2819	ROES - New Building	Room 66 Roof Maintenance	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-2823	ROES - New Building	Room 67 Roof Maintenance	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-0065	ROES - New Building	Room 75 Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0063	ROES - New Building	Room 75 Continued Maintenace Recommended for Wood facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	4

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2-0064	ROES - New Building	Room 75 Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
2-2809	ROES - New Building	Room 76 Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	4
2-2810	ROES - New Building	Room 76 Continued Maintenace Recommended for Wood facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	4
2-2812	ROES - New Building	Room 76 Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
2-2813	ROES - New Building	Room 77 Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	4
2-2814	ROES - New Building	Room 77 Continued Maintenace Recommended for Wood facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	4
2-2816	ROES - New Building	Room 77 Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
2-0055	ROES - New Building	Room 65 Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0053	ROES - New Building	Room 65 Continued Maintenace Recommended for wood facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	4
2-0054	ROES - New Building	Room 65 Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
2-2817	ROES - New Building	Room 66 Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	4
2-2818	ROES - New Building	Room 66 Continued Maintenace Recommended for wood facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	4
2-2820	ROES - New Building	Room 66 Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
2-2821	ROES - New Building	Room 67 Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	4
2-2822	ROES - New Building	Room 67 Continued Maintenace Recommended for wood facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	4
2-2824	ROES - New Building	Room 67 Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
1-0009	ROES - Grounds (5)	Add dry wells or other drainage options.	Central corridor major flooding - see picture 1	Civil	Site Drainage	1
1-0011	ROES - Grounds (5)	Replace playground equipment.	Central playground equipment needs to be replaced - see pictures 4, 22, 23, and 24	Civil	Playgrounds / Equipment	1
1-0012	ROES - Grounds (5)	Repair asphalt ramp to meet ADA requirements.	Portable classrooms not ADA compliant - see pictures 10 and 11	Civil	Site Paving - Replacement	1
1-0015	ROES - Grounds (5)	Remove and replace concrete panels as needed at drive approach on rear side.	Drive approach on rear side or campus - see picture 10 and 20, not ADA	Civil	Site Paving - Replacement	1
1-0016	ROES - Grounds (5)	Remove and replace asphalt near portables.	Asphalt near portables rough and bumpy - see picture 25	Civil	Site Paving - New	1
1-0020	ROES - Grounds (5)	Remove and replace drive approach to be ADA compliant	Drive approach secondary parking lot not ADA - see picture 33	Civil	Site Paving - Replacement	1
1-0010	ROES - Grounds (5)	Improve landscape irrigation.	Multiple dry spots around campus - see pictures 3, 5, 6, and 21	Civil	Landscaping	2
1-0013	ROES - Grounds (5)	Seal cracking on basketball courts.	Central basketball courts cracked and weathered - see pictures 12-17	Civil	Site Paving - Maintenance	2
1-0014	ROES - Grounds (5)	Remove and replace concrete panels as needed.	Slight cracking on rear access road - see picture 18	Civil	Site Paving - Replacement	2
1-0018	ROES - Grounds (5)	Remove and replace asphalt as needed.	Front parking lot alligator cracking and weathered - see picture 28	Civil	Site Paving - Maintenance	2
1-0017	ROES - Grounds (5)	Seal basketball court near cafeteria - weathered.	Basketball court near cafeteria weathered - see picture 26	Civil	Site Paving - Maintenance	3
4-0070	ROES - Grounds (5)	Replace existing lighting fixtures with LED	Existing Exterior and Site Lighting	Electrical	Lighting - Exterior	2
4-0058	ROES - Grounds (5)	Replace existing Fire Alarm System	Fire Alarm System	Life Safety & Security	Fire Suppression - Fire Alarm System	4
4-1882	ROES - Grounds (5)	Replace existing Energy Management System	Existing Energy Management System	Mechanical	Control Systems	2
4-0059	ROES - Grounds (5)	Technology Upgrades	Technology Upgrades	Technology	Technology - General / Misc.	3

ROYAL OAKS 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
4-0060	ROES - Grounds (5)	Security System Upgrades	Security Upgrades	Technology	Security - Intrusion Alarm	4