# Pinkham Elementary School

## 2200 East Tulare Ave., Visalia, CA 93292

Michelle Standlee, Principal

CDS Code: 54 72256 6107536



### Grade Level

K-6

### Year Built

1987

### Enrollment

478

### Capacity

540

### Building Area

35,520 SF

### Site Acreage

12

Pinkham Elementary School serves approximately 450 students in grades K-6 in 2021-2022. 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 academic content standards, as well as increasing the overall student achievement of all subgroups.

It is the belief of Pinkham Elementary School that all students can and will excel in an environment that is tailored to their evolving needs and conducive to all facets of the learning process. It is due to this belief that we have been able to successfully develop a comprehensive educational system that meets the needs of all students. We are engaged in continuous improvement of our learning community by focusing on the intellectual, emotional, and social growth of individuals. We celebrate and promote ethnic and cultural diversity. We strive to provide students with not only the stimulation and encouragement to accomplish such feats but the means to do so as well.

# Pinkham Elementary School

## EXISTING SITE



# Pinkham Elementary School

## FACILITY CONDITION INDEX (FCI%) BY BUILDING



# Pinkham Elementary School

## PROPOSED SITE



# Pinkham Elementary School

## SUMMARY OF RECOMMENDATIONS

### PROPOSED NEW CONSTRUCTION

① Replace Portables with New Permanent Classroom Building with New Library

### RENOVATIONS / MODERNIZATIONS

- Additional Restrooms

### SITE IMPROVEMENTS

- Drainage Improvements

### PARKING LOT / DRIVE RECONFIGURATION

- New Expanded Parking Lot

# PINKHAM 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 |
|---|---|---|---|---|---|---|
| **Pinkham Elementary School** | **$1,320,638** | **$2,137,049** | **$3,457,686** | **$2,385,555** | **$738,651** | **$6,581,893** |
| Civil | $146,138 | $80,190 | $226,328 | $2,126 | | $228,453 |
| Building Envelope | $1,170,450 | $1,008,644 | $2,179,094 | $467,898 | $112,583 | $2,759,576 |
| Architecture | | $80,832 | $80,832 | $546,836 | $20,408 | $648,075 |
| Mechanical | | $408,240 | $408,240 | $267,686 | $430,258 | $1,106,184 |
| Electrical | | | $0 | $254,648 | $137,138 | $391,787 |
| Plumbing | $4,050 | $48,843 | $52,893 | $436,958 | $38,264 | $528,116 |
| Technology | | | $0 | $409,403 | | $409,403 |
| Life Safety & Security | | $510,300 | $510,300 | | | $510,300 |

# PINKHAM 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 |
|---|---|---|---|---|---|---|
| 2-1274 | PHES - Building 1 | Roof Replacement<br>Needs full maintenance or replacement. Sealant needed on pipes, curtain wall sleepers, and gutters. | Roof- Standing Seam Metal | Building Envelope | Roof Replacement | 2 |
| 2-1273 | PHES - Building 1 | Continued Maintenance Recommended (Steel) | Doors- Steel | Building Envelope | Doors - Exterior | 3 |
| 2-1272 | PHES - Building 1 | Continued Maintenance Recommended (Aluminum) | Doors- Aluminum | Building Envelope | Doors - Exterior | 4 |
| 2-1269 | PHES - Building 1 | Continued Maintenace Recommended for CMU Facade. | Facade- CMU | Building Envelope | Walls - Exterior Cleaning | 4 |
| 2-1270 | PHES - Building 1 | Continued Maintenace Recommended for Metal Panels. | Facade- Metal Panels | Building Envelope | Walls - Exterior Cleaning | 4 |
| 2-1271 | PHES - Building 1 | Continued Maintenace Recommended for Steel frame window system. | Windows- Steel Frame | Building Envelope | Windows | 4 |
| 4-0982 | PHES - Building 1 | Replace rooftop package units. | Rooftop Package Units are 17 years old | Mechanical | HVAC | 2 |
| 4-0985 | PHES - Building 1 | Replace water heater. | Water heater 20+ years old | Plumbing | Plumbing - Water Heater | 1 |
| 4-0984 | PHES - Building 1 | Replace plumbing fixtures. | Plumbing Fixtures are in okay condition | Plumbing | Plumbing - Fixtures | 3 |
| 3-6258 | PHES - Building 1 | Repair or replace plumbing fixtures as required. No observed issues with ADA compliance. | | Plumbing | Plumbing - Fixtures | 3 |
| 3-5372 | PHES - Building 2 | Repair / patch walls. Paint all previously painted interior surfaces. | Walls - tackboard - 50% | Architecture | Walls - Interior Repair | 2 |
| 3-5371 | PHES - Building 2 | Repair / replace existing flooring and base throughout. | Floor - carpet / vct 50% | Architecture | Flooring - Carpet, Tile, Etc. | 3 |
| 3-5373 | PHES - Building 2 | Replace casework. | Casework - 50% | Architecture | Casework | 3 |
| 3-5374 | PHES - Building 2 | Replace interior doors and hardware to meet Visalia USD Standards. | Door - door H.M., frame H.M. 40% | Architecture | Doors - Interior | 3 |
| 3-5375 | PHES - Building 2 | Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout. | Ceiling - T-bar system 30% | Architecture | Ceiling | 3 |
| 3-5377 | PHES - Building 2 | Repair or replace interior door hardware as needed throughout. | Hardware - pull/ push bar - 50% | Architecture | Doors - Hardware Only | 3 |
| 3-5379 | PHES - Building 2 | Replace markerboards in classrooms. | Markerboard - 30% | Architecture | Teaching Surfaces - Marker Boards / Tack Boards | 3 |
| 2-1259 | PHES - Building 2 | Roof Replacement<br>Coating peeling throughout. High number of loose fasteners. | Roof- Standing Seam Metal | Building Envelope | Roof Replacement | 1 |
| 2-1257 | PHES - Building 2 | Continued Maintenace Recommended for Steel frame window system. | Windows- Steel Frame \| Window - side light - H.M. 50% | Building Envelope | Windows | 3 |
| 2-1258 | PHES - Building 2 | Continued Maintenance Recommended | Doors- Steel | Building Envelope | Doors - Exterior | 4 |
| 2-1255 | PHES - Building 2 | Continued Maintenace Recommended for CMU Facade. | Facade- CMU | Building Envelope | Walls - Exterior Cleaning | 4 |
| 2-1256 | PHES - Building 2 | Continued Maintenace Recommended for Metal Panels. | Facade- Metal Panels | Building Envelope | Walls - Exterior Cleaning | 4 |
| 3-5378 | PHES - Building 2 | Replace/upgrade interior lighting. | Lighting - 2x4 LEDS 30% | Electrical | Lighting - Interior | 3 |
| 4-0983 | PHES - Building 2 | Replace rooftop package units. | Ceiling mounted fan coils w/ central chiller | Mechanical | HVAC | 2 |
| 4-0988 | PHES - Building 2 | Replace water heater. | Water heater 15+ years old | Plumbing | Plumbing - Water Heater | 2 |
| 4-0986 | PHES - Building 2 | Replace plumbing fixtures. | Plumbing Fixtures are in okay condition | Plumbing | Plumbing - Fixtures | 3 |
| 3-5376 | PHES - Building 2 | Repair or replace plumbing fixtures as required. No observed issues with ADA compliance. | Fixture - sink 50% ADA compliant | Plumbing | Plumbing - Fixtures | 3 |
| 3-5362 | PHES - Building 3 | Repair / patch walls. Paint all previously painted interior surfaces. | Walls - tackboard - 50% | Architecture | Walls - Interior Repair | 2 |
| 3-5361 | PHES - Building 3 | Repair / replace existing flooring and base throughout. | Floor - carpet / vct 50% | Architecture | Flooring - Carpet, Tile, Etc. | 3 |
| 3-5363 | PHES - Building 3 | Replace casework. | Casework - 50% | Architecture | Casework | 3 |
| 3-5364 | PHES - Building 3 | Replace interior doors and hardware to meet Visalia USD Standards. | Door - door H.M., frame H.M. 40% | Architecture | Doors - Interior | 3 |
| 3-5365 | PHES - 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 |
| 3-5367 | PHES - Building 3 | Repair or replace interior door hardware as needed throughout. | Hardware - pull/ push bar - 50% | Architecture | Doors - Hardware Only | 3 |
| 3-5369 | PHES - Building 3 | Replace markerboards in classrooms. | Markerboard - 30% | Architecture | Teaching Surfaces - Marker Boards / Tack Boards | 3 |
| 2-1264 | PHES - Building 3 | Roof Replacement<br>Coating peeling throughout. High number of loose fasteners. | Roof- Standing Seam Metal | Building Envelope | Roof Replacement | 1 |

# PINKHAM 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 |
|---|---|---|---|---|---|---|
| 2-1262 | PHES - Building 3 | Continued Maintenace Recommended for Steel frame window system. | Windows- Steel Frame \| Window - side light - H.M. 50% | Building Envelope | Windows | 3 |
| 2-1263 | PHES - Building 3 | Continued Maintenance Recommended | Doors- Steel | Building Envelope | Doors - Exterior | 4 |
| 2-1260 | PHES - Building 3 | Continued Maintenace Recommended for CMU Facade. | Facade- CMU | Building Envelope | Walls - Exterior Cleaning | 4 |
| 2-1261 | PHES - Building 3 | Continued Maintenace Recommended for Metal Panels. | Facade- Metal Panels | Building Envelope | Walls - Exterior Cleaning | 4 |
| 3-5368 | PHES - Building 3 | Replace/upgrade interior lighting. | Lighting - 2x4 LEDS 30% | Electrical | Lighting - Interior | 3 |
| 4-1004 | PHES - Building 3 | Replace rooftop package units. | Ceiling mounted fan coils w/ central chiller | Mechanical | HVAC | 2 |
| 4-0989 | PHES - Building 3 | Replace water heater. | Water heater 15+ years old | Plumbing | Plumbing - Water Heater | 2 |
| 4-0987 | PHES - Building 3 | Replace plumbing fixtures. (2 of 2) | Plumbing Fixtures are in okay condition | Plumbing | Plumbing - Fixtures | 3 |
| 3-5366 | PHES - Building 3 | Repair or replace plumbing fixtures as required. No observed issues with ADA compliance. | Fixture - sink 50% ADA compliant | Plumbing | Plumbing - Fixtures | 3 |
| 4-0991 | PHES - Building 3 | Replace plumbing fixtures. (1 of 2) | Plumbing Fixtures are in good condition | Plumbing | Plumbing - Fixtures | 4 |
| 2-1268 | PHES - Building 4 | Roof Replacment<br>Needs pipe penetrations sealed throughout the roof, has substantial granule loss in the field that has accumulated around the drains and low areas of the roof | Roof- BUR | Building Envelope | Roof Replacement | 2 |
| 2-1267 | PHES - Building 4 | Continued Maintenance Recommended | Doors- Steel | Building Envelope | Doors - Exterior | 3 |
| 2-1265 | PHES - Building 4 | Continued Maintenace Recommended for CMU Facade. | Facade- CMU | Building Envelope | Walls - Exterior Cleaning | 4 |
| 2-1266 | PHES - Building 4 | Continued Maintenace Recommended for Metal Panels. | Facade- Metal Panels | Building Envelope | Walls - Exterior Cleaning | 4 |
| 3-5381 | PHES - Building 6 | Repair / replace existing flooring and base throughout. | Floor - carpet 40% | Architecture | Flooring - Carpet, Tile, Etc. | 3 |
| 3-5382 | PHES - Building 6 | Repair / patch walls. Paint all previously painted interior surfaces. | Walls - tackboard - 40% | Architecture | Walls - Interior Repair | 3 |
| 3-5383 | PHES - Building 6 | Replace casework. | Casework - 50% | Architecture | Casework | 3 |
| 3-5384 | PHES - Building 6 | Replace interior doors and hardware to meet Visalia USD Standards. | Door - door H.M., frame H.M. 50% | Architecture | Doors - Interior | 3 |
| 3-5385 | PHES - Building 6 | Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout. | Ceiling - T-bar system - 30% | Architecture | Ceiling | 3 |
| 3-5387 | PHES - Building 6 | Repair or replace interior door hardware as needed throughout. | Hardware - pull/ push bar - 40% | Architecture | Doors - Hardware Only | 3 |
| 3-5389 | PHES - Building 6 | Replace markerboards in classrooms. | Markerboard - 20% | Architecture | Teaching Surfaces - Marker Boards / Tack Boards | 4 |
| 2-1251 | PHES - Building 6 | Continued Maintenace Recommended for Wood Facade.<br>Gutter- Sheet Metal- Rusted Replace | Facade- Wood | Building Envelope | Walls - Exterior Cleaning | 3 |
| 2-1254 | PHES - Building 6 | Roof Maintenance<br>Pipes need resealing. | Roof- Standing Seam Metal | Building Envelope | Roof Maintenance | 3 |
| 2-1252 | PHES - Building 6 | Continued Maintenace Recommended for Aluminum frame window system. | Windows- Aluminum Frame \| Window - aluminum - 50% | Building Envelope | Windows | 3 |
| 2-1253 | PHES - Building 6 | Continued Maintenance Recommended | Doors- Steel | Building Envelope | Doors - Exterior | 4 |
| 3-5388 | PHES - Building 6 | Replace/upgrade interior lighting. | Lighting - LED 20% | Electrical | Lighting - Interior | 4 |
| 4-0990 | PHES - Building 6 | Replace Heat Pump units. | Bard Heat Pumps 5-10 years old. | Mechanical | HVAC | 4 |
| 3-5386 | PHES - Building 6 | Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance. | Fixtures - sink not ADA | Plumbing | Plumbing - Fixtures | 2 |
| 3-5392 | PHES - Building 7 | Repair / patch walls. Paint all previously painted interior surfaces. | Walls - tackboard - 40% | Architecture | Walls - Interior Repair | 3 |
| 3-5393 | PHES - Building 7 | Replace casework. | Casework - 50% | Architecture | Casework | 3 |
| 3-5394 | PHES - Building 7 | Replace interior doors and hardware to meet Visalia USD Standards. | Door - door H.M., frame H.M. 50% | Architecture | Doors - Interior | 3 |
| 3-5395 | PHES - Building 7 | Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout. | Ceiling - T-bar system - 30% | Architecture | Ceiling | 3 |
| 3-5397 | PHES - Building 7 | Repair or replace interior door hardware as needed throughout. | Hardware - pull/ push bar - 40% | Architecture | Doors - Hardware Only | 3 |
| 3-5391 | PHES - Building 7 | Repair / replace existing flooring and base throughout. | Floor - new carpet | Architecture | Flooring - Carpet, Tile, Etc. | 4 |
| 3-5399 | PHES - Building 7 | Replace markerboards in classrooms. | Markerboard - 20% | Architecture | Teaching Surfaces - Marker Boards / Tack Boards | 4 |

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## DETAILED REPORT

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| Item ID | Building | Scope of Work | Raw Field Notes | Discipline | Classification | Priority |
|---|---|---|---|---|---|---|
| 2-1250 | PHES - Building 7 | Roof Maintenance<br>Pipes need resealing. | Roof- Standing Seam Metal | Building Envelope | Roof Maintenance | 3 |
| 2-1248 | PHES - Building 7 | Continued Maintenace Recommended for Aluminum frame window system. | Windows- Aluminum Frame \| Window - aluminum - 50% | Building Envelope | Windows | 3 |
| 2-1249 | PHES - Building 7 | Continued Maintenance Recommended | Doors- Steel | Building Envelope | Doors - Exterior | 4 |
| 2-1247 | PHES - Building 7 | Continued Maintenace Recommended for Wood Facade.<br>Soffit- Plywood- Dry Rot, Replace | Facade- Wood | Building Envelope | Walls - Exterior Cleaning | 4 |
| 3-5398 | PHES - Building 7 | Replace/upgrade interior lighting. | Lighting - LED 20% | Electrical | Lighting - Interior | 4 |
| 3-5396 | PHES - Building 7 | Repair or replace plumbing fixtures as required. No observed issues with ADA compliance. | Fixtures - sink ADA | Plumbing | Plumbing - Fixtures | 3 |
| 3-5401 | PHES - Building 8 | Repair / replace existing flooring and base throughout. | Floor - carpet 40% | Architecture | Flooring - Carpet, Tile, Etc. | 3 |
| 3-5402 | PHES - Building 8 | Repair / patch walls. Paint all previously painted interior surfaces. | Walls - tackboard - 40% | Architecture | Walls - Interior Repair | 3 |
| 3-5403 | PHES - Building 8 | Replace casework. | Casework - 50% | Architecture | Casework | 3 |
| 3-5404 | PHES - Building 8 | Replace interior doors and hardware to meet Visalia USD Standards. | Door - door H.M., frame H.M. 50% | Architecture | Doors - Interior | 3 |
| 3-5405 | PHES - 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 |
| 3-5407 | PHES - Building 8 | Repair or replace interior door hardware as needed throughout. | Hardware - pull/ push bar - 40% | Architecture | Doors - Hardware Only | 3 |
| 3-5409 | PHES - Building 8 | Replace markerboards in classrooms. | Markerboard - 20% | Architecture | Teaching Surfaces - Marker Boards / Tack Boards | 4 |
| 2-1294 | PHES - Building 8 | Roof Maintenance<br>Needs pipes resealed. Metal in good shape. | Roof- Standing Seam Metal | Building Envelope | Roof Maintenance | 3 |
| 2-1292 | PHES - Building 8 | Continued Maintenace Recommended for Aluminum frame window system. | Windows- Aluminum Frame \| Window - aluminum - 50% | Building Envelope | Windows | 3 |
| 2-1293 | PHES - Building 8 | Continued Maintenance Recommended | Doors- Steel | Building Envelope | Doors - Exterior | 4 |
| 2-1291 | PHES - Building 8 | Continued Maintenace Recommended for Wood Facade. | Facade- Wood | Building Envelope | Walls - Exterior Cleaning | 4 |
| 3-5408 | PHES - Building 8 | Replace/upgrade interior lighting. | Lighting - LED 20% | Electrical | Lighting - Interior | 4 |
| 3-5406 | PHES - Building 8 | Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance. | Fixtures - sink not ADA | Plumbing | Plumbing - Fixtures | 2 |
| 3-5421 | PHES - Building 10 | Repair / replace existing flooring and base throughout. | Floor - carpet 40% | Architecture | Flooring - Carpet, Tile, Etc. | 3 |
| 3-5422 | PHES - Building 10 | Repair / patch walls. Paint all previously painted interior surfaces. | Walls - tackboard - 40% | Architecture | Walls - Interior Repair | 3 |
| 3-5423 | PHES - Building 10 | Replace casework. | Casework - 50% | Architecture | Casework | 3 |
| 3-5424 | PHES - Building 10 | Replace interior doors and hardware to meet Visalia USD Standards. | Door - door H.M., frame H.M. 50% | Architecture | Doors - Interior | 3 |
| 3-5425 | PHES - Building 10 | Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout. | Ceiling - T-bar system - 30% | Architecture | Ceiling | 3 |
| 3-5427 | PHES - Building 10 | Repair or replace interior door hardware as needed throughout. | Hardware - pull/ push bar - 40% | Architecture | Doors - Hardware Only | 3 |
| 3-5429 | PHES - Building 10 | Replace markerboards in classrooms. | Markerboard - 20% | Architecture | Teaching Surfaces - Marker Boards / Tack Boards | 4 |
| 2-1286 | PHES - Building 10 | Roof Replacement<br>Surface rust throughout. | Roof- Standing Seam Metal | Building Envelope | Roof Replacement | 2 |
| 2-1285 | PHES - Building 10 | Continued Maintenance Recommended | Doors- Steel | Building Envelope | Doors - Exterior | 3 |
| 2-1283 | PHES - Building 10 | Continued Maintenace Recommended for Wood Facade.<br>Keep track of Soffit at Northeast elevation. | Facade- Wood | Building Envelope | Walls - Exterior Cleaning | 3 |
| 2-1284 | PHES - Building 10 | Continued Maintenace Recommended for Aluminum frame window system. | Windows- Aluminum Frame \| Window - aluminum - 50% | Building Envelope | Windows | 3 |
| 3-5428 | PHES - Building 10 | Replace/upgrade interior lighting. | Lighting - LED 20% | Electrical | Lighting - Interior | 4 |
| 3-5426 | PHES - Building 10 | Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance. | Fixtures - sink not ADA | Plumbing | Plumbing - Fixtures | 2 |
| 3-5431 | PHES - Building 11 | Repair / replace existing flooring and base throughout. | Floor - carpet 40% | Architecture | Flooring - Carpet, Tile, Etc. | 3 |
| 3-5432 | PHES - Building 11 | Repair / patch walls. Paint all previously painted interior surfaces. | Walls - tackboard - 40% | Architecture | Walls - Interior Repair | 3 |
| 3-5433 | PHES - Building 11 | Replace casework. | Casework - 50% | Architecture | Casework | 3 |

# PINKHAM ELEMENTARY SCHOOL
## DETAILED REPORT

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| Item ID | Building | Scope of Work | Raw Field Notes | Discipline | Classification | Priority |
|---|---|---|---|---|---|---|
| 3-5434 | PHES - Building 11 | Replace interior doors and hardware to meet Visalia USD Standards. | Door - door H.M., frame H.M. 50% | Architecture | Doors - Interior | 3 |
| 3-5435 | PHES - Building 11 | Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout. | Ceiling - T-bar system - 30% | Architecture | Ceiling | 3 |
| 3-5437 | PHES - Building 11 | Repair or replace interior door hardware as needed throughout. | Hardware - pull/ push bar - 40% | Architecture | Doors - Hardware Only | 3 |
| 3-5439 | PHES - Building 11 | Replace markerboards in classrooms. | Markerboard - 20% | Architecture | Teaching Surfaces - Marker Boards / Tack Boards | 4 |
| 2-1281 | PHES - Building 11 | Continued Maintenance Recommended | Doors- Steel | Building Envelope | Doors - Exterior | 3 |
| 2-1282 | PHES - Building 11 | Roof Maintenance<br>Pipes need sealant and anchors need replacement. | Roof- Standing Seam Metal | Building Envelope | Roof Maintenance | 3 |
| 2-1280 | PHES - Building 11 | Continued Maintenace Recommended for Aluminum frame window system. | Windows- Aluminum Frame \| Window - aluminum - 50% | Building Envelope | Windows | 3 |
| 2-1279 | PHES - Building 11 | Continued Maintenace Recommended for Wood Facade.<br>Unit 51, North Elevation, Dry Rot, replace. | Facade- Wood | Building Envelope | Walls - Exterior Cleaning | 4 |
| 3-5438 | PHES - Building 11 | Replace/upgrade interior lighting. | Lighting - LED 20% | Electrical | Lighting - Interior | 4 |
| 4-0992 | PHES - Building 11 | Replace Heat Pump units. | Bard Heat Pumps 5-10 years old. | Mechanical | HVAC | 4 |
| 3-5436 | PHES - Building 11 | Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance. | Fixtures - sink not ADA | Plumbing | Plumbing - Fixtures | 2 |
| 4-0993 | PHES - Building 11 | Replace plumbing fixtures. | Plumbing Fixtures are in good condition | Plumbing | Plumbing - Fixtures | 4 |
| 3-5441 | PHES - Building 12 | Repair / replace existing flooring and base throughout. | Floor - carpet 40% | Architecture | Flooring - Carpet, Tile, Etc. | 3 |
| 3-5442 | PHES - Building 12 | Repair / patch walls. Paint all previously painted interior surfaces. | Walls - tackboard - 40% | Architecture | Walls - Interior Repair | 3 |
| 3-5443 | PHES - Building 12 | Replace casework. | Casework - 50% | Architecture | Casework | 3 |
| 3-5444 | PHES - Building 12 | Replace interior doors and hardware to meet Visalia USD Standards. | Door - door H.M., frame H.M. 50% | Architecture | Doors - Interior | 3 |
| 3-5445 | PHES - Building 12 | Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout. | Ceiling - T-bar system - 30% | Architecture | Ceiling | 3 |
| 3-5447 | PHES - Building 12 | Repair or replace interior door hardware as needed throughout. | Hardware - pull/ push bar - 40% | Architecture | Doors - Hardware Only | 3 |
| 3-5449 | PHES - Building 12 | Replace markerboards in classrooms. | Markerboard - 20% | Architecture | Teaching Surfaces - Marker Boards / Tack Boards | 4 |
| 2-1278 | PHES - Building 12 | Roof Replacement<br>Discoloration throughout. | Roof- TPO | Building Envelope | Roof Replacement | 2 |
| 2-1277 | PHES - Building 12 | Continued Maintenance Recommended | Doors- Steel | Building Envelope | Doors - Exterior | 3 |
| 2-1276 | PHES - Building 12 | Continued Maintenace Recommended for Aluminum frame window system. | Windows- Aluminum Frame \| Window - aluminum - 50% | Building Envelope | Windows | 3 |
| 2-1275 | PHES - Building 12 | Continued Maintenace Recommended for Stucco Facade. | Facade- Stucco | Building Envelope | Walls - Exterior Cleaning | 4 |
| 3-5448 | PHES - Building 12 | Replace/upgrade interior lighting. | Lighting - LED 20% | Electrical | Lighting - Interior | 4 |
| 4-0994 | PHES - Building 12 | Replace Heat Pump units. | Bard Heat Pumps 5-10 years old. | Mechanical | HVAC | 4 |
| 3-5446 | PHES - Building 12 | Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance. | Fixtures - sink not ADA | Plumbing | Plumbing - Fixtures | 2 |
| 3-5411 | PHES - Building 13 | Repair / replace existing flooring and base throughout. | Floor - carpet 40% | Architecture | Flooring - Carpet, Tile, Etc. | 3 |
| 3-5412 | PHES - Building 13 | Repair / patch walls. Paint all previously painted interior surfaces. | Walls - tackboard - 40% | Architecture | Walls - Interior Repair | 3 |
| 3-5413 | PHES - Building 13 | Replace casework. | Casework - 50% | Architecture | Casework | 3 |
| 3-5414 | PHES - Building 13 | Replace interior doors and hardware to meet Visalia USD Standards. | Door - door H.M., frame H.M. 50% | Architecture | Doors - Interior | 3 |
| 3-5415 | PHES - Building 13 | Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout. | Ceiling - T-bar system - 30% | Architecture | Ceiling | 3 |
| 3-5417 | PHES - Building 13 | Repair or replace interior door hardware as needed throughout. | Hardware - pull/ push bar - 40% | Architecture | Doors - Hardware Only | 3 |
| 3-5419 | PHES - Building 13 | Replace markerboards in classrooms. | Markerboard - 20% | Architecture | Teaching Surfaces - Marker Boards / Tack Boards | 4 |
| 2-1290 | PHES - Building 13 | Roof Replacement<br>Sealant degrading at anchor attachments. | Roof- Standing Seam Metal | Building Envelope | Roof Replacement | 1 |
| 2-1289 | PHES - Building 13 | Continued Maintenance Recommended | Doors- Steel | Building Envelope | Doors - Exterior | 4 |

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## DETAILED REPORT

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| Item ID | Building | Scope of Work | Raw Field Notes | Discipline | Classification | Priority |
|---|---|---|---|---|---|---|
| **2-1287** | PHES - Building 13 | Continued Maintenace Recommended for Stucco Facade. | Facade- Stucco | Building Envelope | Walls - Exterior Cleaning | 4 |
| **2-1288** | PHES - Building 13 | Continued Maintenace Recommended for Aluminum frame window system. | Windows- Aluminum Frame \| Window - aluminum - 50% | Building Envelope | Windows | 4 |
| **3-5418** | PHES - Building 13 | Replace/upgrade interior lighting. | Lighting - LED 20% | Electrical | Lighting - Interior | 4 |
| **3-5416** | PHES - Building 13 | Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance. | Fixtures - sink not ADA | Plumbing | Plumbing - Fixtures | 2 |
| **1-0390** | PHES - Grounds (9) | Add dry wells, or other drainage options near cafeteria. | Major flooding outside of cafeteria and bench area - see picture 9 | Civil | | 1 |
| **1-0391** | PHES - Grounds (9) | Add dry wells, or other drainage options near custodial room. | Major flooding corner near custodian room and room 21 - see picture 10 | Civil | | 1 |
| **1-0392** | PHES - Grounds (9) | Add dry wells, or other drainage options near flag pole. | Flooding between girls restroom and flag pole - see picture 11 | Civil | | 1 |
| **1-0393** | PHES - Grounds (9) | Add dry wells, or other drainage options near fire hydrant. | Flooding by the fire hydrant - see picture 12 | Civil | | 1 |
| **1-0394** | PHES - Grounds (9) | Add dry wells, or other drainage options near classroom 37. | Flooding outside corridor by classroom 37 - see pictures 13 and 14 | Civil | | 1 |
| **1-0395** | PHES - Grounds (9) | Add dry wells, or other drainage options near kinder classrooms. | Flooding outside of kinder classrooms - see picture 15 | Civil | | 1 |
| **1-0400** | PHES - Grounds (9) | assess if necessary to widen for ADA Compliance | Narrow off street field entrance - Not ADA - see pictures 25 and 26 | Civil | | 1 |
| **1-0401** | PHES - Grounds (9) | Add dry wells, or other drainage options near classroom 55. | Flooding corner near class 55 - see picture 52 | Civil | | 1 |
| **1-0402** | PHES - Grounds (9) | remove and replace ramps | Front entrance ramps not ADA compliant - see pictures 1-3 | Civil | | 1 |
| **1-0403** | PHES - Grounds (9) | Add truncated domes at bus drop-off. (1 of 2) | Bus drop off ramp not ADA - see pictures 4 and 5 | Civil | | 1 |
| **1-0404** | PHES - Grounds (9) | Add truncated domes at bus drop-off. (2 of 2) | Bus drop off has no ADA accessibility - see picture 6 | Civil | | 1 |
| **1-0405** | PHES - Grounds (9) | Add truncated domes at drive. (1 of 2) | Drive approach is not ADA compliant - see picture 8 | Civil | | 1 |
| **1-0406** | PHES - Grounds (9) | Add truncated domes at drive. (2 of 2) | Needs domes to be installed - see picture 7 | Civil | | 1 |
| **1-0396** | PHES - Grounds (9) | Remove and replace playground equipment | Kindergarten playground equipment is rusting and coating is deteriorating - see pictures 16-17 | Civil | | 2 |
| **1-0407** | PHES - Grounds (9) | Remove and Replace | Central playground equipment rusting and coating deteriorating - see pictures 22-24 | Civil | | 2 |
| **1-0397** | PHES - Grounds (9) | Remove and Replace raised concrete section | Raised concrete kindergarten fence line - see picture 18 | Civil | | 3 |
| **1-0398** | PHES - Grounds (9) | Remove and Replace raised section | Raised concrete pathway on kindergarten side - see picture 19 | Civil | | 3 |
| **4-1524** | PHES - Grounds (9) | Replace existing lighting fixtures with LED | Existing Exterior and Site Lighting | Electrical | Lighting - Exterior | 3 |
| **4-1525** | PHES - Grounds (9) | Replace existing Fire Alarm System | Fire Alarm System | Life Safety & Security | Fire Suppression - Fire Alarm System | 2 |
| **4-1014** | PHES - Grounds (9) | Replace chiller system | Central chiller in ok condition. | Mechanical | HVAC | 3 |
| **4-1880** | PHES - Grounds (9) | Replace existing Energy Management System | Existing Energy Management System | Mechanical | Control Systems | 4 |
| **4-1526** | PHES - Grounds (9) | Technology Upgrades | Technology Upgrades | Technology | Technology - General / Misc. | 3 |
| **4-1527** | PHES - Grounds (9) | Security System Upgrades | Security Upgrades | Technology | Security - Intrusion Alarm | 3 |

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