# Riverway Elementary School

## 1341 Glendale Ave., Visalia, CA 93291

Heather Jorgensen, Principal

CSD Code: 54 72256 6054589



### Grade Level

K-6

### Year Built

2017

### Enrollment

857

### Capacity

744

### Building Area

56,378 SF

### Site Acreage

12.72

Welcome to Riverway Elementary School!  Riverway is home to approximately 800 students and is nestled away in the North West part of Visalia, just west of the Riverway Sports Park.

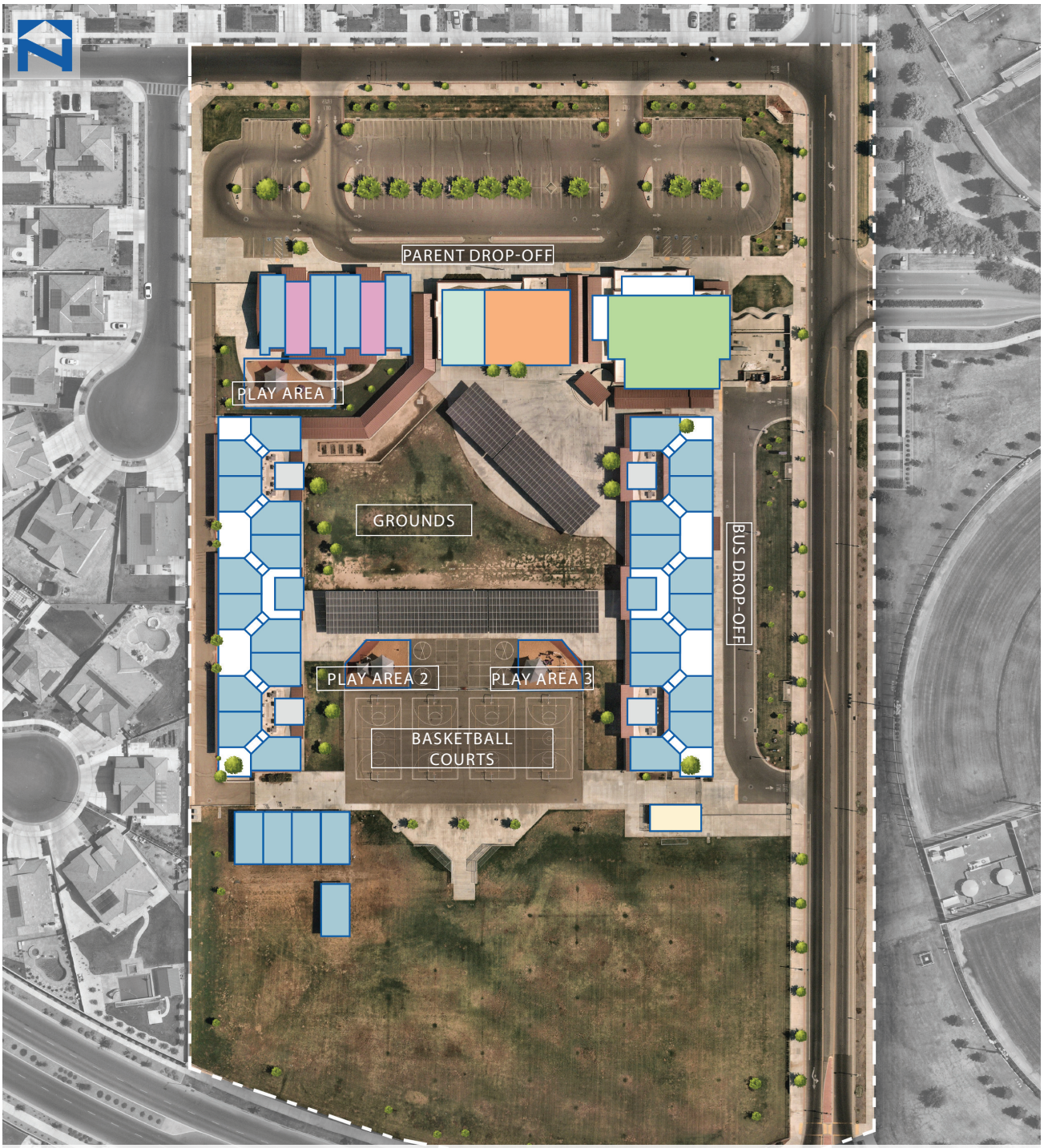
Our vision at Riverway is that all students and staff will think critically, communicate with others effectively, work collaboratively with others, think creatively, and be civic minded.

Our mission is that all students will be provided an education that affords them limitless opportunities for the future. All students will achieve and will be supported by the entire Riverway community in learning, understanding, and exhibiting positive behaviors that contribute to their lifelong success.

Otters CARE about their community, now and in the future.

# Riverway Elementary School

## EXISTING SITE



# Riverway Elementary School

## FACILITY CONDITION INDEX (FCI%) BY BUILDING



# Riverway Elementary School

## PROPOSED SITE



# Riverway Elementary School

## SUMMARY OF RECOMMENDATIONS

### PROPOSED NEW CONSTRUCTION

① Two New Buildings, Replace Existing Portables with New Permanent Classroom Building with SPED and VAPA

### RENOVATIONS / MODERNIZATIONS

- Move Library to New Building; Expand and Renovate Existing Admin
- Additional Restrooms

### ATHLETIC / PLAY AREA IMPROVEMENTS

② Relocate Backstops

### SITE IMPROVEMENTS

- Drainage Improvements

### PARKING LOT / DRIVE RECONFIGURATION

- Expanded Parking Lot

# RIVERWAY 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 |
|---|---|---|---|---|---|---|
| **Riverway Elementary School** | | | **$0** | **$3,304,500** | **$16,743,417** | **$20,047,917** |
| Civil | | | $0 | | | $0 |
| Building Envelope | | | $0 | $2,839,986 | $1,467,430 | $4,307,416 |
| Architecture | | | $0 | | $12,162,952 | $12,162,952 |
| Mechanical | | | $0 | | $1,763,548 | $1,763,548 |
| Electrical | | | $0 | $55,112 | $767,023 | $822,135 |
| Plumbing | | | $0 | | $454,917 | $454,917 |
| Technology | | | $0 | $409,403 | | $409,403 |
| Life Safety & Security | | | $0 | | $127,547 | $127,547 |

# RIVERWAY 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 |
|---|---|---|---|---|---|---|
| 3-2611 | RWES - Building 1 | Repair / replace existing flooring and base throughout. | Floor - concrete polish/ carpet -5% | Architecture | Flooring - Carpet, Tile, Etc. | 4 |
| 3-2612 | RWES - Building 1 | Repair / patch walls. Paint all previously painted interior surfaces. | Walls- tackboard/ GYP board | Architecture | Walls - Interior Repair | 4 |
| 3-2613 | RWES - Building 1 | Replace casework. | Casework - 5% | Architecture | Casework | 4 |
| 3-2614 | RWES - Building 1 | Replace interior doors and hardware to meet Visalia USD Standards. | Door - Door H.M., Frame H.M. - 5% | Architecture | Doors - Interior | 4 |
| 3-2615 | RWES - Building 1 | Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout. | Ceiling - T-bar system 12x12 with tile - and 2x2 - 5% | Architecture | Ceiling | 4 |
| 3-2617 | RWES - Building 1 | Repair or replace interior door hardware as needed throughout. | Hardware - levers interior - lever/ push bar exterior - 5% | Architecture | Doors - Hardware Only | 4 |
| 3-5455 | RWES - Building 1 | Replace interior doors and hardware to meet Visalia USD Standards. | 10% | Architecture | Doors - Interior | 4 |
| 3-5456 | RWES - Building 1 | Replace casework. | 10% | Architecture | Casework | 4 |
| 2-1303 | RWES - Building 1 | Continued Maintenance Recommended | Doors- Steel with Glass | Building Envelope | Doors - Exterior | 3 |
| 2-1300 | RWES - Building 1 | Continued Maintenace Recommended for Stucco Facade. | Facade- Stucco | Building Envelope | Walls - Exterior Cleaning | 3 |
| 2-1304 | RWES - Building 1 | Roof Maintenance<br>Needs cleaning. Hole in wall at mechanical well over office. | Roof- PVC | Building Envelope | Roof Maintenance | 3 |
| 2-1301 | RWES - Building 1 | Continued Maintenace Recommended for Rock Veener Facade. | Facade- Rock Veener | Building Envelope | Walls - Exterior Cleaning | 4 |
| 2-1302 | RWES - Building 1 | Continued Maintenace Recommended for Steel frame window system. | Windows- Steel Frame | Building Envelope | Windows | 4 |
| 3-2618 | RWES - Building 1 | Replace/upgrade interior lighting. | Lighting - 2x4 LEDs - 5% | Electrical | Lighting - Interior | 4 |
| 4-0903 | RWES - Building 1 | Replace rooftop package units. | Rooftop Package Units are 7 years old | Mechanical | HVAC | 4 |
| 4-0919 | RWES - Building 1 | Replace Exhaust Fans. | Rooftop Exhaust Fans are 7 years old | Mechanical | HVAC | 4 |
| 4-0934 | RWES - Building 1 | Replace water heater. | Water heater is 7 years old. Tankless water heater w/ expansion tank. | Plumbing | Plumbing - Water Heater | 4 |
| 3-2616 | RWES - Building 1 | Repair or replace plumbing fixtures as required. No observed issues with ADA compliance. | Fixtures - sink ADA compliant - 5% | Plumbing | Plumbing - Fixtures | 4 |
| 3-2620 | RWES - Building 2 | Repair / replace existing flooring and base throughout. | Floor - concrete polish-5% | Architecture | Flooring - Carpet, Tile, Etc. | 4 |
| 3-2621 | RWES - Building 2 | Repair / patch walls. Paint all previously painted interior surfaces. | Walls- FRP - 5% | Architecture | Walls - Interior Repair | 4 |
| 3-2623 | RWES - Building 2 | Replace interior doors and hardware to meet Visalia USD Standards. | Door - Door H.M., Frame H.M. - 5% | Architecture | Doors - Interior | 4 |
| 3-2624 | RWES - Building 2 | Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout. | Ceiling - T-bar system 5% | Architecture | Ceiling | 4 |
| 3-2626 | RWES - Building 2 | Repair or replace interior door hardware as needed throughout. | Hardware -pull/ push bar - 5% | Architecture | Doors - Hardware Only | 4 |
| 2-1298 | RWES - Building 2 | Continued Maintenance Recommended | Doors- Steel with Glass | Building Envelope | Doors - Exterior | 3 |
| 2-1295 | RWES - Building 2 | Continued Maintenace Recommended for Stucco Facade. | Facade- Stucco | Building Envelope | Walls - Exterior Cleaning | 3 |
| 2-1299 | RWES - Building 2 | Roof Maintenance<br>Needs Cleaning | Roof- PVC | Building Envelope | Roof Maintenance | 3 |
| 2-1296 | RWES - Building 2 | Continued Maintenace Recommended for Rock Veener Facade. | Facade- Rock Veener | Building Envelope | Walls - Exterior Cleaning | 4 |
| 2-1297 | RWES - Building 2 | Continued Maintenace Recommended for Steel frame window system. | Windows- Steel Frame | Building Envelope | Windows | 4 |
| 3-2627 | RWES - Building 2 | Replace/upgrade interior lighting. | Lighting - 2x4 LEDs with skylight- 5% | Electrical | Lighting - Interior | 4 |
| 4-0909 | RWES - Building 2 | Replace rooftop package units. | Rooftop Package Units are 7 years old | Mechanical | HVAC | 4 |
| 4-0914 | RWES - Building 2 | Replace Exhaust Fans. | Rooftop Exhaust Fans are 7 years old | Mechanical | HVAC | 4 |
| 4-0930 | RWES - Building 2 | Replace water heater. | Water heater is 7 years old. Tankless water heater w/ expansion tank. | Plumbing | Plumbing - Water Heater | 4 |
| 3-2625 | RWES - Building 2 | Repair or replace plumbing fixtures as required. No observed issues with ADA compliance. | Fixtures - D.F. ADA compliant - 5% | Plumbing | Plumbing - Fixtures | 4 |
| 3-2628 | RWES - Building 3 | Repair / replace existing flooring and base throughout. | Floor - concrete polish-5% | Architecture | Flooring - Carpet, Tile, Etc. | 4 |
| 3-2629 | RWES - Building 3 | Repair / patch walls. Paint all previously painted interior surfaces. | Walls- Tackboard 5% | Architecture | Walls - Interior Repair | 4 |
| 3-2631 | RWES - Building 3 | Replace interior doors and hardware to meet Visalia USD Standards. | Door - Door H.M., Frame H.M. | Architecture | Doors - Interior | 4 |

# RIVERWAY 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 |
|---|---|---|---|---|---|---|
| **3-2632** | RWES - Building 3 | Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout. | Ceiling - T-bar system 5% - 12x12 tiles 5% | Architecture | Ceiling | 4 |
| **3-2634** | RWES - Building 3 | Repair or replace interior door hardware as needed throughout. | Hardware -pull/ push bar - 5% | Architecture | Doors - Hardware Only | 4 |
| **3-2636** | RWES - Building 3 | Replace markerboards in classrooms. | Markerboard - 5% | Architecture | Teaching Surfaces - Marker Boards / Tack Boards | 4 |
| **2-1334** | RWES - Building 3 | Continued Maintenance Recommended | Doors- Steel with Glass | Building Envelope | Doors - Exterior | 3 |
| **2-1331** | RWES - Building 3 | Continued Maintenace Recommended for Stucco Facade. | Facade- Stucco | Building Envelope | Walls - Exterior Cleaning | 3 |
| **2-1335** | RWES - Building 3 | Roof Maintenance<br>Needs Cleaning. Rooms 310 & 311, skylight needs sealant. | Roof- PVC | Building Envelope | Roof Maintenance | 3 |
| **2-2832** | RWES - Building 3 | Roof Maintenance<br>Needs Cleaning | Roof- Standing Seam Metal | Building Envelope | Roof Maintenance | 3 |
| **2-1332** | RWES - Building 3 | Continued Maintenace Recommended for Rock Veener Facade. | Facade- Rock Veener | Building Envelope | Walls - Exterior Cleaning | 4 |
| **2-1333** | RWES - Building 3 | Continued Maintenace Recommended for Steel frame window system. | Windows- Steel Frame | Building Envelope | Windows | 4 |
| **3-2635** | RWES - Building 3 | Replace/upgrade interior lighting. | Lighting - LED - 5% | Electrical | Lighting - Interior | 4 |
| **4-0911** | RWES - Building 3 | Replace rooftop package units. | Rooftop Package Units are 7 years old | Mechanical | HVAC | 4 |
| **4-0916** | RWES - Building 3 | Replace Exhaust Fans. | Rooftop Exhaust Fans are 7 years old | Mechanical | HVAC | 4 |
| **4-0932** | RWES - Building 3 | Replace water heater. | Water heater is 7 years old. Tankless water heater w/ expansion tank. | Plumbing | Plumbing - Water Heater | 4 |
| **3-2633** | RWES - Building 3 | Repair or replace plumbing fixtures as required. No observed issues with ADA compliance. | Fixtures - sink ADA compliant 5% | Plumbing | Plumbing - Fixtures | 4 |
| **3-2637** | RWES - Building 4 | Repair / replace existing flooring and base throughout. | Very good condition - 5% | Architecture | Flooring - Carpet, Tile, Etc. | 4 |
| **3-2638** | RWES - Building 4 | Repair / patch walls. Paint all previously painted interior surfaces. | Very good condition - 5% | Architecture | Walls - Interior Repair | 4 |
| **3-2639** | RWES - Building 4 | Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout. | Very good condition - 5% | Architecture | Ceiling | 4 |
| **3-2641** | RWES - Building 4 | Replace teaching surfaces. | Virtually brand new - 5% | Architecture | Teaching Surfaces - Marker Boards / Tack Boards | 4 |
| **3-2642** | RWES - Building 4 | Replace casework. | ADA compliant (+34) - 5% | Architecture | Casework | 4 |
| **3-2644** | RWES - Building 4 | Replace interior doors and hardware to meet Visalia USD Standards. | Minimal wear and tear - 5% | Architecture | Doors - Interior | 4 |
| **3-2646** | RWES - Building 4 | Replace toilet partitions. | N/A | Architecture | Restroom - Toilet Partitions | 4 |
| **3-2652** | RWES - Building 4 | Replace toilet partitions. | Very good condition - 10% | Architecture | Restroom - Toilet Partitions | 4 |
| **3-2653** | RWES - Building 4 | Replace interior doors and hardware to meet Visalia USD Standards. | Minimal wear from usage - 10% | Architecture | Doors - Interior | 4 |
| **3-5462** | RWES - Building 4 | Replace casework. | 10% | Architecture | Casework | 4 |
| **3-5463** | RWES - Building 4 | Replace interior doors and hardware to meet Visalia USD Standards. | 10% | Architecture | Doors - Interior | 4 |
| **3-5470** | RWES - Building 4 | Replace casework. | 10% | Architecture | Casework | 4 |
| **3-5471** | RWES - Building 4 | Replace interior doors and hardware to meet Visalia USD Standards. | 15% | Architecture | Doors - Interior | 4 |
| **3-5477** | RWES - Building 4 | Replace interior doors and hardware to meet Visalia USD Standards. | 15% | Architecture | Doors - Interior | 4 |
| **3-5483** | RWES - Building 4 | Replace interior doors and hardware to meet Visalia USD Standards. | 20% | Architecture | Doors - Interior | 4 |
| **2-1313** | RWES - Building 4 | Continued Maintenance Recommended | Doors- Steel with Glass | Building Envelope | Doors - Exterior | 3 |
| **2-1310** | RWES - Building 4 | Continued Maintenace Recommended for Stucco Facade. | Facade- Stucco | Building Envelope | Walls - Exterior Cleaning | 3 |
| **2-1314** | RWES - Building 4 | Roof Maintenance (PVC)<br>Needs Cleaning | Roof- PVC | Building Envelope | Roof Maintenance | 3 |
| **2-2833** | RWES - Building 4 | Roof Maintenance (SSM)<br>Needs Cleaning | Roof- Standing Seam Metal | Building Envelope | Roof Maintenance | 3 |
| **2-1311** | RWES - Building 4 | Continued Maintenace Recommended for Rock Veener Facade. | Facade- Rock Veener | Building Envelope | Walls - Exterior Cleaning | 4 |
| **2-1312** | RWES - Building 4 | Continued Maintenace Recommended for Steel frame window system. | Windows- Steel Frame | Building Envelope | Windows | 4 |

# RIVERWAY 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 |
|---|---|---|---|---|---|---|
| **3-2640** | RWES - Building 4 | Replace/upgrade interior lighting. | Very good condition, bright LEDS - 5% | Electrical | Lighting - Interior | 4 |
| **4-0910** | RWES - Building 4 | Replace rooftop package units. | Rooftop Package Units are 7 years old | Mechanical | HVAC | 4 |
| **4-0915** | RWES - Building 4 | Replace Exhaust Fans. | Rooftop Exhaust Fans are 7 years old | Mechanical | HVAC | 4 |
| **4-0933** | RWES - Building 4 | Replace water heater. | Water heater is 7 years old. Tankless water heater w/ expansion tank. | Plumbing | Plumbing - Water Heater | 4 |
| **3-2643** | RWES - Building 4 | Repair or replace plumbing fixtures as required. No observed issues with ADA compliance. | ADA compliant - 5% | Plumbing | Plumbing - Fixtures | 4 |
| **3-5485** | RWES - Building 5 | Repair / replace existing flooring and base throughout. | 25% | Architecture | Flooring - Carpet, Tile, Etc. | 4 |
| **3-5486** | RWES - Building 5 | Repair / patch walls. Paint all previously painted interior surfaces. | 15% | Architecture | Walls - Interior Repair | 4 |
| **3-5487** | RWES - Building 5 | Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout. | 10% | Architecture | Ceiling | 4 |
| **3-5489** | RWES - Building 5 | Replace interior doors and hardware to meet Visalia USD Standards. | 10% | Architecture | Doors - Interior | 4 |
| **3-5490** | RWES - Building 5 | Replace casework. | 10% | Architecture | Casework | 4 |
| **3-5496** | RWES - Building 5 | Replace casework. | 10% | Architecture | Casework | 4 |
| **3-5498** | RWES - Building 5 | Replace toilet partitions. | 10% | Architecture | Restroom - Toilet Partitions | 4 |
| **3-5503** | RWES - Building 5 | Replace interior doors and hardware to meet Visalia USD Standards. | 10% | Architecture | Doors - Interior | 4 |
| **3-5504** | RWES - Building 5 | Replace casework. | 10% | Architecture | Casework | 4 |
| **3-5510** | RWES - Building 5 | Replace interior doors and hardware to meet Visalia USD Standards. | 10% | Architecture | Doors - Interior | 4 |
| **2-1308** | RWES - Building 5 | Continued Maintenance Recommended | Doors- Steel with Glass | Building Envelope | Doors - Exterior | 3 |
| **2-1305** | RWES - Building 5 | Continued Maintenace Recommended for Stucco Facade. | Facade- Stucco | Building Envelope | Walls - Exterior Cleaning | 3 |
| **2-1306** | RWES - Building 5 | Continued Maintenace Recommended for Rock Veener Facade. | Facade- Rock Veener | Building Envelope | Walls - Exterior Cleaning | 4 |
| **2-1309** | RWES - Building 5 | Roof Maintenance | Roof- Standing Seam Metal | Building Envelope | Roof Maintenance | 4 |
| **2-2854** | RWES - Building 5 | Roof Maintenance<br>Roof is in overall good condition at this time, gutters need to be cleaned. Pipe penetrations resealed due to deteriorated sealant. | Roof- TPO | Building Envelope | Roof Maintenance | 4 |
| **2-1307** | RWES - Building 5 | Continued Maintenace Recommended for Steel frame window system. | Windows- Steel Frame | Building Envelope | Windows | 4 |
| **3-5488** | RWES - Building 5 | Replace/upgrade interior lighting. | 10% | Electrical | Lighting - Interior | 4 |
| **4-0912** | RWES - Building 5 | Replace rooftop package units. | Rooftop Package Units are 7 years old | Mechanical | HVAC | 4 |
| **4-0918** | RWES - Building 5 | Replace Exhaust Fans. | Rooftop Exhaust Fans are 7 years old | Mechanical | HVAC | 4 |
| **4-0931** | RWES - Building 5 | Replace water heater. | Water heater is 7 years old. Tankless water heater w/ expansion tank. | Plumbing | Plumbing - Water Heater | 4 |
| **3-5497** | RWES - Building 5 | Repair or replace plumbing fixtures as required. No observed issues with ADA compliance. | 10% | Plumbing | Plumbing - Fixtures | 4 |
| **3-6224** | RWES - Grounds (6) | Remove all temporary portables on site and replace with permanent modulars. | | Architecture | Permanent Modular | 4 |
| **2-1317** | RWES - New Building | Module 414 (future portables) Continued Maintenance Recommended | Doors- Steel | Building Envelope | Doors - Exterior | 4 |
| **2-1321** | RWES - New Building | Module 415 (future portables) Continued Maintenance Recommended. | Doors- Steel | Building Envelope | Doors - Exterior | 4 |
| **2-1325** | RWES - New Building | Module 416 (future portables) Continued Maintenance Recommended. | Doors- Steel | Building Envelope | Doors - Exterior | 4 |
| **2-1329** | RWES - New Building | Module 417 (future portables) Continued Maintenance Recommended. | Doors- Steel | Building Envelope | Doors - Exterior | 4 |
| **2-1315** | RWES - New Building | Module 414 (future portables) Continued Maintenace Recommended for Wood Facade. | Facade- Wood | Building Envelope | Walls - Exterior Cleaning | 4 |
| **2-1319** | RWES - New Building | Module 415 (future portables) Continued Maintenace Recommended for Wood Facade. | Facade- Wood | Building Envelope | Walls - Exterior Cleaning | 4 |
| **2-1323** | RWES - New Building | Module 416 (future portables) Continued Maintenace Recommended for Wood Facade. | Facade- Wood | Building Envelope | Walls - Exterior Cleaning | 4 |

# RIVERWAY 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 |
|---|---|---|---|---|---|---|
| **2-1327** | RWES - New Building | Module 417 (future portables) Continued Maintenace Recommended for Wood Facade. | Facade- Wood | Building Envelope | Walls - Exterior Cleaning | 4 |
| **2-1318** | RWES - New Building | Module 414 (future portables) | Roof- Standing Seam Metal | Building Envelope | Roof Maintenance | 4 |
| **2-1322** | RWES - New Building | Module 415 (future portables) | Roof- Standing Seam Metal | Building Envelope | Roof Maintenance | 4 |
| **2-1326** | RWES - New Building | Module 416 (future portables) | Roof- Standing Seam Metal | Building Envelope | Roof Maintenance | 4 |
| **2-1330** | RWES - New Building | Module 417 (future portables) | Roof- Standing Seam Metal | Building Envelope | Roof Maintenance | 4 |
| **2-1316** | RWES - New Building | Module 414 (future portables) Continued Maintenace Recommended for Aluminum frame window system. | Windows- Aluminum Frame | Building Envelope | Windows | 4 |
| **2-1320** | RWES - New Building | Module 415 (future portables) Continued Maintenace Recommended for Aluminum frame window system. | Windows- Aluminum Frame | Building Envelope | Windows | 4 |
| **2-1324** | RWES - New Building | Module 416 (future portables) Continued Maintenace Recommended for Aluminum frame window system. | Windows- Aluminum Frame | Building Envelope | Windows | 4 |
| **2-1328** | RWES - New Building | Module 417 (future portables) Continued Maintenace Recommended for Aluminum frame window system. | Windows- Aluminum Frame | Building Envelope | Windows | 4 |
| **4-1535** | RWES - Grounds (6) | Replace existing lighting fixtures with LED | Existing Exterior and Site Lighting | Electrical | Lighting - Exterior | 3 |
| **4-1536** | RWES - Grounds (6) | Replace existing Fire Alarm System | Fire Alarm System | Life Safety & Security | Fire Suppression - Fire Alarm System | 4 |
| **4-1881** | RWES - Grounds (6) | Replace existing Energy Management System | Existing Energy Management System | Mechanical | Control Systems | 4 |
| **4-1537** | RWES - Grounds (6) | Technology Upgrades | Technology Upgrades | Technology | Technology - General / Misc. | 3 |
| **4-1538** | RWES - Grounds (6) | Security System Upgrades | Security Upgrades | Technology | Security - Intrusion Alarm | 3 |