Mountain View Elementary School

2021 South Encina, Visalia, CA 93277

Kathleen Cifuentes, Principal

CDS Code: 54 72256 6054654



Grade Level

K-6

Year Built

1955

Enrollment

600

Capacity

690

Building Area

40,646 SF

Site Acreage

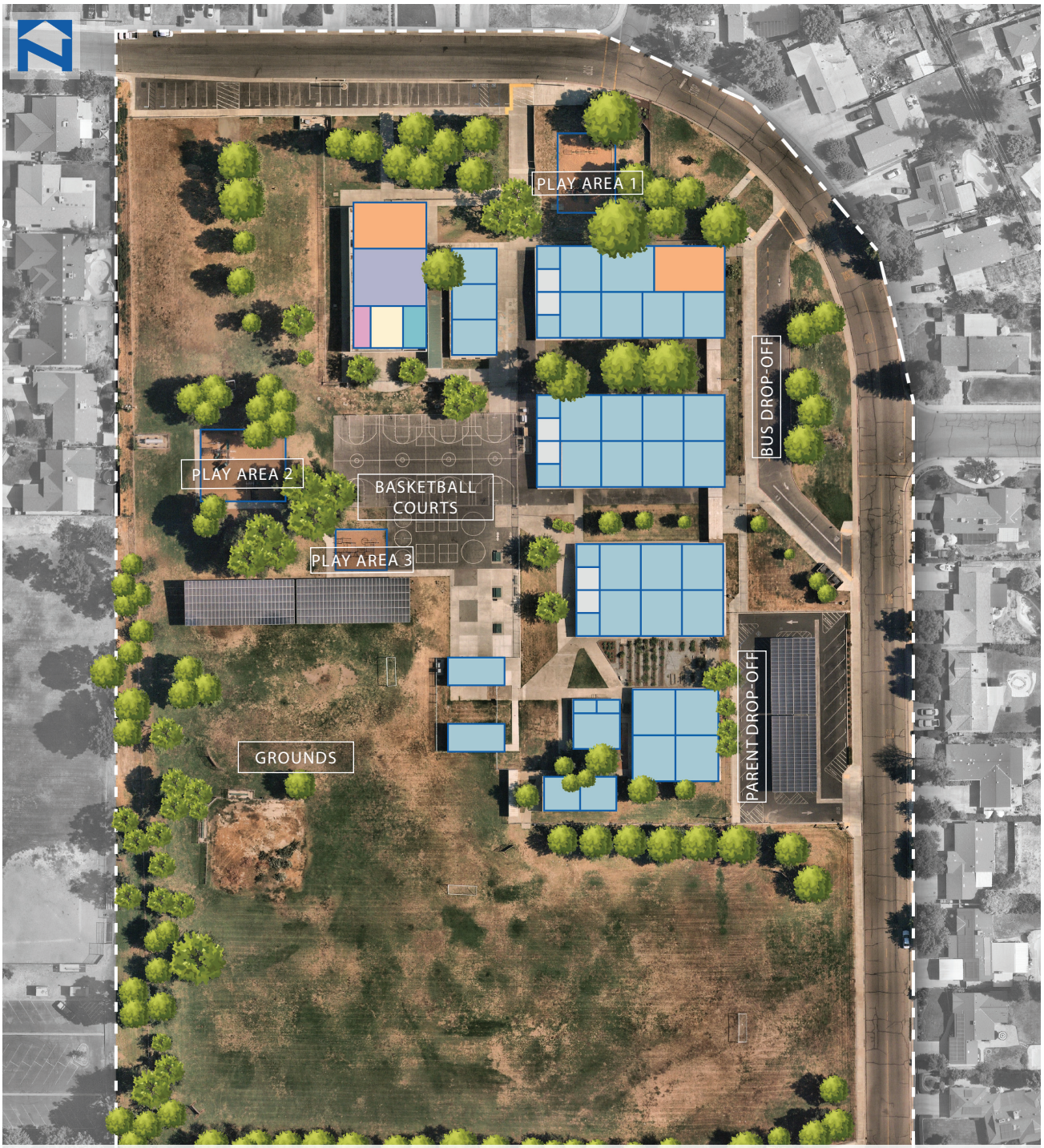
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Mountain View Elementary School served approximately 500 students in grades K-6 in 2020-21. Our teachers and staff are dedicated to ensuring the academic success of every student and providing a safe and productive learning experience. The school holds 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.

Students at our school will receive maximum opportunities to be successful, productive citizens. Working as a TEAM, the staff is committed to:
- Together – Providing all students with the opportunity to achieve academic success guided by standards-driven instruction, staff development (involving current research and best practices), and promoting parent awareness and involvement.
- Everyone – Working together to establish a positive and safe learning environment that promotes the Pillars of Character Counts: Trustworthiness, Respect, Responsibility, Fairness and Justice, Caring, and Citizenship.
- Achieves – Achieving excellence through a challenging and supporting environment that will enable students to become productive members of society.
- More – Maximizing opportunities for staff and students to gain an appreciation for the value of learning on "our" journey to become lifelong learners.

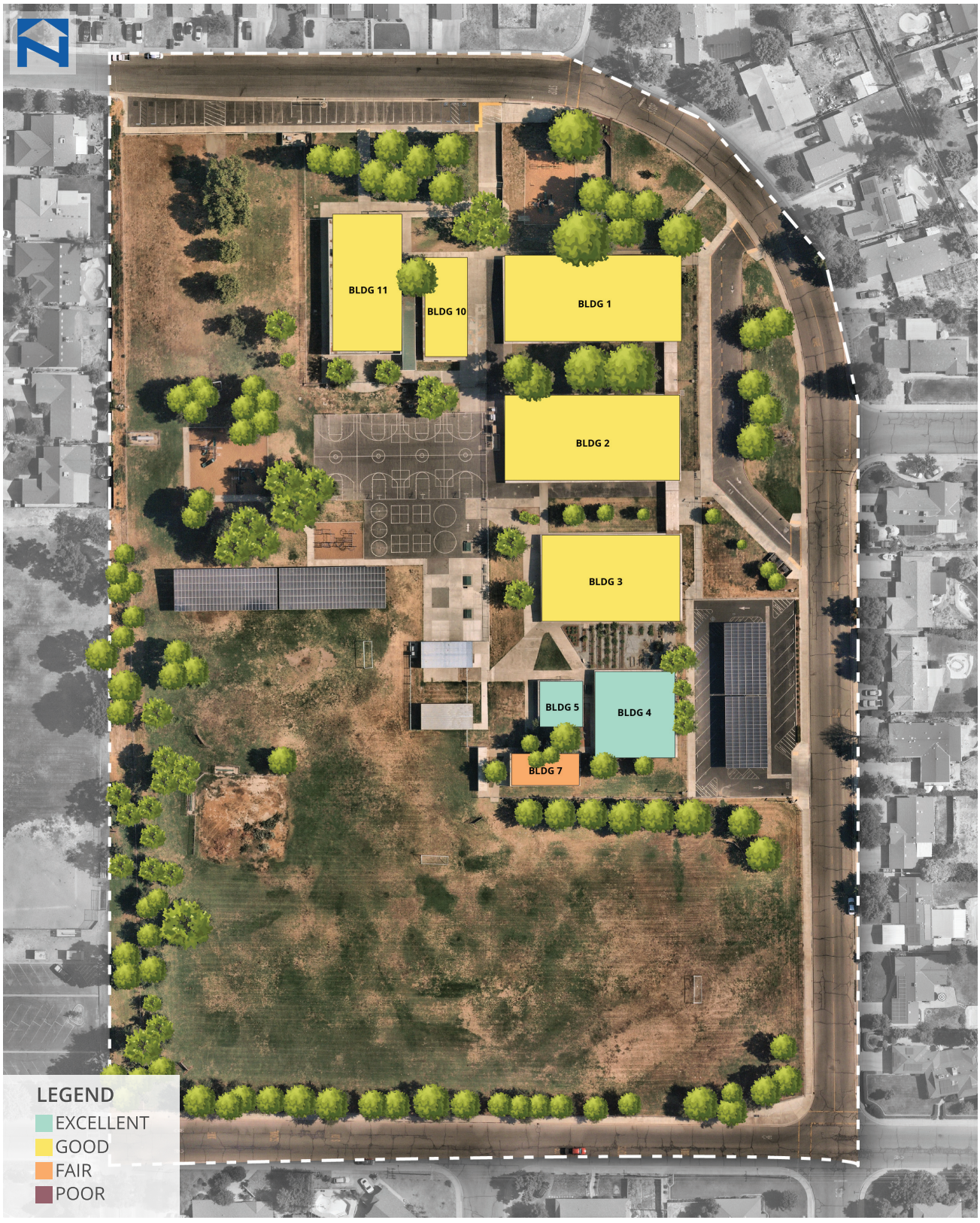
Mountain View Elementary School

EXISTING SITE



Mountain View Elementary School

FACILITY CONDITION INDEX (FCI%) BY BUILDING



Mountain View Elementary School

PROPOSED SITE



Mountain View Elementary School

SUMMARY OF RECOMMENDATIONS

PROPOSED NEW CONSTRUCTION

① New Admin and Cafeteria/Kitchen Building

RENOVATIONS / MODERNIZATIONS

- Additional Restrooms

ATHLETIC / PLAY AREA IMPROVEMENTS

- Expanded New Playground

SITE IMPROVEMENTS

- Drainage Improvements

MOUNTAIN VIEW 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
Mountain View Elementary School	**$2,186,433**	**$1,191,747**	**$3,378,180**	**$1,718,917**	**$5,348,539**	**$10,445,636**
Civil	$33,750	$26,609	$60,359			$60,359
Building Envelope	$1,670,058	$140,777	$1,810,835	$259,382	$70,122	$2,140,339
Architecture		$6,124	$6,124	$579,761	$4,508,034	$5,093,919
Mechanical	$482,625	$233,280	$715,905	$59,836	$748,275	$1,524,016
Electrical		$336,623	$336,623	$103,484		$440,107
Plumbing		$10,935	$10,935	$307,052	$22,108	$340,095
Technology			$0	$409,403		$409,403
Life Safety & Security		$437,400	$437,400			$437,400

MOUNTAIN VIEW ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-5187	MVES - Building 1	Repair / replace existing flooring and base throughout.	Floor - VCT/ carpet - 20%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-5190	MVES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. 50%	Architecture	Doors - Interior	3
3-5191	MVES - Building 1	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar / 12x12 tile - 30%	Architecture	Ceiling	3
3-5193	MVES - Building 1	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar 30%	Architecture	Doors - Hardware Only	3
3-5188	MVES - Building 1	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 20%	Architecture	Walls - Interior Repair	4
3-5189	MVES - Building 1	Replace casework.	Casework - 10%	Architecture	Casework	4
3-5195	MVES - Building 1	Replace markerboards in classrooms.	Marker board -10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-1198	MVES - Building 1	Roof Replacement Delamination along perimeters. Blisters, open pipes and need cleaning.	Roof- BUR	Building Envelope	Roof Replacement	1
2-1196	MVES - Building 1	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Window - H.M. Single Pane 50%	Building Envelope	Windows	2
2-1197	MVES - Building 1	Continued Maintenance Recommended. Door for Work Room (North Elevation), replace.	Doors- Wood	Building Envelope	Doors - Exterior	3
2-1195	MVES - Building 1	Continued Maintenace Recommended for Concrete Facade.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	4
3-5194	MVES - Building 1	Replace fluorescent lighting with LED.	Lighting 1x4 florescent 50%	Electrical	Lighting - Interior	2
4-1103	MVES - Building 1	Replace small ductless mini-split.	Ductless Mini-Split small 10+ years old	Mechanical	HVAC	3
4-1102	MVES - Building 1	Replace rooftop package unit.	Rooftop Package Units are 6 years old	Mechanical	HVAC	4
3-5192	MVES - Building 1	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant 30%	Plumbing	Plumbing - Fixtures	3
3-5197	MVES - Building 2	Repair / replace existing flooring and base throughout.	Floor - VCT/ carpet - 20%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-5200	MVES - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. 50%	Architecture	Doors - Interior	3
3-5201	MVES - Building 2	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar / 12x12 tile - 30%	Architecture	Ceiling	3
3-5203	MVES - Building 2	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar 30%	Architecture	Doors - Hardware Only	3
3-5198	MVES - Building 2	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 20%	Architecture	Walls - Interior Repair	4
3-5199	MVES - Building 2	Replace casework.	Casework - 10%	Architecture	Casework	4
3-5205	MVES - Building 2	Replace markerboards in classrooms.	Marker board -10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-1178	MVES - Building 2	Roof Replacement Delamination along perimeters. Blisters, open pipes and need cleaning.	Roof- BUR	Building Envelope	Roof Replacement	1
2-1176	MVES - Building 2	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Window - H.M. Single Pane 50%	Building Envelope	Windows	2
2-1177	MVES - Building 2	Continued Maintenance Recommended	Doors- Wood	Building Envelope	Doors - Exterior	4
2-1175	MVES - Building 2	Continued Maintenace Recommended for Concrete Facade.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	4
3-5204	MVES - Building 2	Replace fluorescent lighting with LED.	Lighting 1x4 florescent 50%	Electrical	Lighting - Interior	2
4-1105	MVES - Building 2	Replace rooftop package unit. (2 of 2)	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1
4-1104	MVES - Building 2	Replace rooftop package unit. (1 of 2)	Rooftop Package Units are 6 years old	Mechanical	HVAC	4
3-5202	MVES - Building 2	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant 30%	Plumbing	Plumbing - Fixtures	3
3-5177	MVES - Building 3	Repair / replace existing flooring and base throughout.	Floor - VCT/ carpet - 20%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-5180	MVES - Building 3	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. 50%	Architecture	Doors - Interior	3
3-5181	MVES - Building 3	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar / 12x12 tile - 30%	Architecture	Ceiling	3
3-5183	MVES - Building 3	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar 30%	Architecture	Doors - Hardware Only	3
3-5178	MVES - Building 3	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 20%	Architecture	Walls - Interior Repair	4
3-5179	MVES - Building 3	Replace casework.	Casework - 10%	Architecture	Casework	4

MOUNTAIN VIEW ELEMENTARY SCHOOL
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3-5185	MVES - Building 3	Replace markerboards in classrooms.	Marker board -10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-1182	MVES - Building 3	Roof Replacement Delamination along perimeters. Blisters, open pipes and need cleaning.	Roof- BUR	Building Envelope	Roof Replacement	1
2-1180	MVES - Building 3	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Window - H.M. Single Pane 50%	Building Envelope	Windows	2
2-1181	MVES - Building 3	Continued Maintenance Recommended	Doors- Wood	Building Envelope	Doors - Exterior	4
2-1179	MVES - Building 3	Continued Maintenace Recommended for Concrete Facade.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	4
3-5184	MVES - Building 3	Replace fluorescent lighting with LED.	Lighting 1x4 florescent 50%	Electrical	Lighting - Interior	2
4-1106	MVES - Building 3	Replace rooftop package unit.	Rooftop Package Units are 6 years old	Mechanical	HVAC	4
3-5182	MVES - Building 3	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant 30%	Plumbing	Plumbing - Fixtures	3
3-5207	MVES - Building 4	Repair / replace existing flooring and base throughout.	Floor - VCT/ carpet - 30%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-5208	MVES - Building 4	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard painted - 30%	Architecture	Walls - Interior Repair	3
3-5209	MVES - Building 4	Replace casework.	Casework - 30%	Architecture	Casework	3
3-5210	MVES - Building 4	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. 30%	Architecture	Doors - Interior	3
3-5211	MVES - Building 4	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 30%	Architecture	Ceiling	3
3-5213	MVES - Building 4	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar 50%	Architecture	Doors - Hardware Only	3
3-5215	MVES - Building 4	Replace markerboards in classrooms.	Marker board - 20%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
2-1194	MVES - Building 4	Roof Replacement Delamination along perimeters. Blisters, open pipes and need cleaning.	Roof- BUR	Building Envelope	Roof Replacement	1
2-1192	MVES - Building 4	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Window - H.M. 40%	Building Envelope	Windows	3
2-1193	MVES - Building 4	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1191	MVES - Building 4	Continued Maintenace Recommended for Concrete Facade.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	4
3-5214	MVES - Building 4	Replace fluorescent lighting with LED.	Lighting 2x4 florescent 50%	Electrical	Lighting - Interior	3
4-1107	MVES - Building 4	Replace rooftop package unit.	Rooftop Package Units are 6 years old	Mechanical	HVAC	4
3-5212	MVES - Building 4	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant	Plumbing	Plumbing - Fixtures	3
3-5218	MVES - Building 5	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 50%	Architecture	Walls - Interior Repair	2
3-5219	MVES - Building 5	Replace casework.	Casework - 50%	Architecture	Casework	2
3-5221	MVES - Building 5	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - 12x12 tile - 50%	Architecture	Ceiling	2
3-5217	MVES - Building 5	Repair / replace existing flooring and base throughout.	Floor - carpet - 20%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-5220	MVES - Building 5	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. 50%	Architecture	Doors - Interior	3
3-5223	MVES - Building 5	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar 50%	Architecture	Doors - Hardware Only	3
3-5225	MVES - Building 5	Replace markerboards in classrooms.	Marker board - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
2-1186	MVES - Building 5	Roof Maintenance Needs cleaning.	Roof- Shingle	Building Envelope	Roof Maintenance	3
2-1184	MVES - Building 5	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	3
2-1185	MVES - Building 5	Continued Maintenance Recommended	Doors- Wood	Building Envelope	Doors - Exterior	4
2-1183	MVES - Building 5	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-5224	MVES - Building 5	Replace fluorescent lighting with LED.	Lighting 1x4 florescent 50%	Electrical	Lighting - Interior	2
4-1108	MVES - Building 5	Replace rooftop package unit.	Rooftop Package Units are 6 years old	Mechanical	HVAC	4

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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-5222	MVES - Building 5	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Fixtures - sink not ADA compliant - 70%	Plumbing	Plumbing - Fixtures	2
3-5229	MVES - Building 7	Replace casework.	Casework - 50%	Architecture	Casework	3
3-5230	MVES - Building 7	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. 30%	Architecture	Doors - Interior	3
3-5233	MVES - Building 7	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar 50%	Architecture	Doors - Hardware Only	3
3-5227	MVES - Building 7	Repair / replace existing flooring and base throughout.	Floor - carpet - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-5228	MVES - Building 7	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 10%	Architecture	Walls - Interior Repair	4
3-5231	MVES - Building 7	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 20%	Architecture	Ceiling	4
3-5235	MVES - Building 7	Replace markerboards in classrooms.	Marker board - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-1190	MVES - Building 7	Roof Replacement The roof is at the end of its service life and will need to be replaced soon. Inner ply scrim is exposed with membrane deterioration present. The roof is due for a replacement at the time and it is highly recommended. The roof also needs a major cleaning to remove vegetative debris to reduce moisture and expedited deterioration.	Roof- TPO	Building Envelope	Roof Replacement	1
2-1188	MVES - Building 7	Replace Aluminum frame window system.	Windows- Aluminum Frame | Window - aluminum - 50%	Building Envelope	Windows	2
2-1187	MVES - Building 7	Continued Maintenace Recommended for Aluminum Siding Facade.	Facade- Aluminum Siding	Building Envelope	Walls - Exterior Cleaning	3
2-1189	MVES - Building 7	Continued Maintenance Recommended	Doors- Wood	Building Envelope	Doors - Exterior	4
3-5234	MVES - Building 7	Replace fluorescent lighting with LED.	Lighting 1x4 florescent 50%	Electrical	Lighting - Interior	2
4-1112	MVES - Building 7	Replace Heat Pump units.	Bard Heat Pumps are 10-15 years old.	Mechanical	HVAC	2
3-5243	MVES - Building 10	Repair or replace interior door hardware as needed throughout.	Hardware - lever/ lever 50%	Architecture	Doors - Hardware Only	2
3-5239	MVES - Building 10	Replace casework.	Casework - 20%	Architecture	Casework	3
3-5240	MVES - Building 10	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. 50%	Architecture	Doors - Interior	3
3-5241	MVES - Building 10	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 20%	Architecture	Ceiling	3
3-5245	MVES - Building 10	Replace markerboards in classrooms.	Marker board - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-5237	MVES - Building 10	Repair / replace existing flooring and base throughout.	Floor - carpet - 20%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-5238	MVES - Building 10	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 10%	Architecture	Walls - Interior Repair	4
2-1172	MVES - Building 10	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Window - aluminum - 50%	Building Envelope	Windows	2
2-1173	MVES - Building 10	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1174	MVES - Building 10	Roof Maintenance All sealant needs replacement. All pipe gaskets are failing.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-1171	MVES - Building 10	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-5244	MVES - Building 10	Replace fluorescent lighting with LED.	Lighting 2x4 florescent 50%	Electrical	Lighting - Interior	2
4-1111	MVES - Building 10	Replace Heat Pump units.	Bard Heat Pumps are 15+ years old. Damaged.	Mechanical	HVAC	1
3-5242	MVES - Building 10	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink - ADA compliant 30%	Plumbing	Plumbing - Fixtures	4
2-1170	MVES - Building 11	Roof Replacement Alligatoring and cracking throughout. Base flashings need maintenance. Needs full cleaning. *Notated on District list of roofs to be replaced.	Roof- BUR	Building Envelope	Roof Replacement	1
2-1169	MVES - Building 11	Continued Maintenance Recommended (Steel)	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1168	MVES - Building 11	Continued Maintenance Recommended (Aluminum)	Doors- Aluminum	Building Envelope	Doors - Exterior	4

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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-1166	MVES - Building 11	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1167	MVES - Building 11	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
4-1109	MVES - Building 11	Replace rooftop package unit.	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1
4-1110	MVES - Building 11	Replace small ductless mini-split.	Ductless Mini-Split small 10+ years old	Mechanical	HVAC	3
3-6257	MVES - Building 11	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in good condition	Plumbing	Plumbing - Fixtures	3
4-1114	MVES - Building 11	Replace water heater	Water heater is less than 5 years old	Plumbing	Plumbing - Water Heater	4
3-6219	MVES - Grounds (8)	Remove all temporary portables on site and replace with permanent modulars.		Architecture	Permanent Modular	4
1-0196	MVES - Grounds (8)	Remove and replace drive approaches to make ADA compliant.	Drive approaches by bus drop off zone has cracking - see images 4230-4233	Civil		1
1-0193	MVES - Grounds (8)	Remove and replace V gutter by parking stall under solar panel.	V gutter is flat by parking stall under solar panel - see images 4221-4222	Civil		2
1-0194	MVES - Grounds (8)	Remove and replace concrete by gate as needed to get proper drainage.	Flooding by double gate going into basketball court - see image 4224	Civil		2
1-0195	MVES - Grounds (8)	Add drainage or dry wells to get proper drainage and prevent flooding.	No visible drainage inlet onsite may cause possible flooding - see images 4226-4228	Civil		2
4-1498	MVES - Grounds (8)	Replace existing lighting fixtures with LED	Existing Exterior and Site Lighting	Electrical	Lighting - Exterior	3
4-1499	MVES - Grounds (8)	Replace existing Fire Alarm System	Fire Alarm System	Life Safety & Security	Fire Suppression - Fire Alarm System	2
4-1878	MVES - Grounds (8)	Replace existing Energy Management System	Existing Energy Management System	Mechanical	Control Systems	2
4-1500	MVES - Grounds (8)	Technology Upgrades	Technology Upgrades	Technology	Technology - General / Misc.	3
4-1501	MVES - Grounds (8)	Security System Upgrades	Security Upgrades	Technology	Security - Intrusion Alarm	3