Mineral King Elementary School

3333 East Kaweah Ave., Visalia, CA 93292

Silvia Duvall, Principal

CDS Code: 54 72256 6054647



Grade Level

P-6

Year Built

1953

Enrollment

564

Capacity

654

Building Area

40,734 SF

Site Acreage

41.37

At Mineral King Elementary School we are proud to follow these Core Values:

- Everyone matters.
- Every student has value.
- All children can learn.
- Positive attitude and a sense of humor are very important.
- School needs to be a safe and enjoyable place for everyone.
- Family and community are important.
- Students need to feel successful in school.
- Tomorrow is another day … there is always another opportunity.
- Learning is power.
- You and only you are responsible for your behavior.
- Honesty, sincerity, and respect are essential for developing relationships.
- All parents love their kids.
- Each child is a unique learner.
- Time is valuable.
- We are all accountable.
- Collaboration promotes change which leads to success.

Mineral King Elementary School

EXISTING SITE



Mineral King Elementary School

FACILITY CONDITION INDEX (FCI%) BY BUILDING



Mineral King Elementary School

PROPOSED SITE



Mineral King Elementary School

SUMMARY OF RECOMMENDATIONS

PROPOSED NEW CONSTRUCTION

① Replace Portables with New Permanent Classroom Building with VAPA

SITE IMPROVEMENTS

- Drainage Improvements

PARKING LOT / DRIVE RECONFIGURATION

- New Drop-off and Parking Lot

MINERAL KING 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
Mineral King Elementary School	**$2,106,419**	**$671,296**	**$2,777,715**	**$1,415,210**	**$7,073,740**	**$11,266,664**
Civil	$197,357	$43,853	$241,210			$241,210
Building Envelope	$1,556,712	$554,660	$2,111,372	$816,380	$68,015	$2,995,767
Architecture			$0	$83,140	$5,111,535	$5,194,675
Mechanical	$352,350		$352,350	$23,619	$1,040,783	$1,416,752
Electrical		$72,783	$72,783	$55,112	$389,987	$517,883
Plumbing			$0	$27,556	$335,873	$363,429
Technology			$0	$409,403		$409,403
Life Safety & Security			$0		$127,547	$127,547

MINERAL KING 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
3-5050	MKES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door. H.M., frame H.M. 30%	Architecture	Doors - Interior	3
3-5053	MKES - Building 1	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	3
3-5047	MKES - Building 1	Repair / replace existing flooring and base throughout.	Floors - polish concrete - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-5048	MKES - Building 1	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard / gyp board - 20%	Architecture	Walls - Interior Repair	4
3-5049	MKES - Building 1	Replace casework.	Casework - 20%	Architecture	Casework	4
3-5051	MKES - Building 1	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 20%	Architecture	Ceiling	4
3-5055	MKES - Building 1	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-1157	MKES - Building 1	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1158	MKES - Building 1	Continued Maintenance Recommended. Dry Rot Replace Fire Alarm Door	Doors- Wood	Building Envelope	Doors - Exterior	3
2-1159	MKES - Building 1	Roof Maintenance Needs cleaning, pipes need sealant	Roof- Shingle	Building Envelope	Roof Maintenance	3
2-1156	MKES - Building 1	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	3
2-1154	MKES - Building 1	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1155	MKES - Building 1	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - Aluminum - 20%	Building Envelope	Windows	4
3-5054	MKES - Building 1	Replace/upgrade interior lighting.	Lighting - 2x2 LEDs 10%	Electrical	Lighting - Interior	4
4-1143	MKES - Building 1	Replace rooftop package unit. (2 of 2)	Rooftop Package Units 20+ years old	Mechanical	HVAC	1
4-1144	MKES - Building 1	Replace rooftop package unit. (1 of 2)	Rooftop Package Units 3 years old	Mechanical	HVAC	4
4-1145	MKES - Building 1	Replace Exhaust Fans.	Rooftop Exhaust Fans less than 5 years old	Mechanical	HVAC	4
3-5052	MKES - Building 1	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant 20%	Plumbing	Plumbing - Fixtures	4
3-5060	MKES - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door. H.M., frame H.M. 30%	Architecture	Doors - Interior	3
3-5063	MKES - Building 2	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	3
3-5057	MKES - Building 2	Repair / replace existing flooring and base throughout.	Floors - polish concrete - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-5058	MKES - Building 2	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard / gyp board - 20%	Architecture	Walls - Interior Repair	4
3-5059	MKES - Building 2	Replace casework.	Casework - 20%	Architecture	Casework	4
3-5061	MKES - Building 2	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 20%	Architecture	Ceiling	4
3-5065	MKES - Building 2	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-1151	MKES - Building 2	Replace exterior doors and hardware to meet Visalia USD Standards. Dry Rot	Doors- Wood	Building Envelope	Doors - Exterior	1
2-1153	MKES - Building 2	Roof Maintenance Needs cleaning, pipes need sealant	Roof- Shingle	Building Envelope	Roof Maintenance	3
2-1150	MKES - Building 2	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	3
2-1152	MKES - Building 2	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1148	MKES - Building 2	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1149	MKES - Building 2	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - Aluminum - 20%	Building Envelope	Windows	4
3-5064	MKES - Building 2	Replace/upgrade interior lighting.	Lighting - 2x2 LEDs 10%	Electrical	Lighting - Interior	4
4-1147	MKES - Building 2	Replace rooftop package unit.	Rooftop Package Units 20+ years old	Mechanical	HVAC	1
3-5062	MKES - Building 2	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant 20%	Plumbing	Plumbing - Fixtures	4
3-5070	MKES - Building 3	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door. H.M., frame H.M. 30%	Architecture	Doors - Interior	3
3-5073	MKES - Building 3	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	3
3-5067	MKES - Building 3	Repair / replace existing flooring and base throughout.	Floors - polish concrete - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4

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3-5068	MKES - Building 3	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard / gyp board - 20%	Architecture	Walls - Interior Repair	4
3-5069	MKES - Building 3	Replace casework.	Casework - 20%	Architecture	Casework	4
3-5071	MKES - Building 3	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 20%	Architecture	Ceiling	4
3-5075	MKES - Building 3	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-1164	MKES - Building 3	Replace exterior doors and hardware to meet Visalia USD Standards. Dry Rot and Damaged.	Doors- Wood	Building Envelope	Doors - Exterior	1
2-1165	MKES - Building 3	Roof Replacement Cap sheet cracked along ridges. Pipes open throughout. Cap nails under roof telegraphing through cap sheet. Perimeter edge open.	Roof- BUR	Building Envelope	Roof Replacement	1
2-1162	MKES - Building 3	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	3
2-1163	MKES - Building 3	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1160	MKES - Building 3	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1161	MKES - Building 3	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - Aluminum - 20%	Building Envelope	Windows	4
3-5074	MKES - Building 3	Replace/upgrade interior lighting.	Lighting - 2x2 LEDs 10%	Electrical	Lighting - Interior	4
4-1149	MKES - Building 3	Replace rooftop package unit.	Rooftop Package Units 20+ years old	Mechanical	HVAC	1
3-5072	MKES - Building 3	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant 20%	Plumbing	Plumbing - Fixtures	4
2-1083	MKES - Building 4	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Wood	Building Envelope	Doors - Exterior	2
2-1084	MKES - Building 4	Roof Replacement Soft areas with signs of dry rot present. All pipes need sealant replaced. Some ridging present.	Roof- Shingle	Building Envelope	Roof Replacement	2
2-1082	MKES - Building 4	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	3
2-1081	MKES - Building 4	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
4-1151	MKES - Building 4	Replace large rooftop package unit.	Rooftop Package Units Large 20+ years old	Mechanical	HVAC	1
4-1152	MKES - Building 4	Replace Exhaust Fans.	Rooftop Exhaust Fans 20+ years old	Mechanical	HVAC	1
4-1154	MKES - Building 4	Replace evaporative cooler unit.	Evap coolers are more than 10+ years old	Mechanical	HVAC	3
3-6254	MKES - Building 4	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in good condition	Plumbing	Plumbing - Fixtures	4
3-5077	MKES - Building 5	Repair / replace existing flooring and base throughout.	Floors - polish concrete - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-5078	MKES - Building 5	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 10%	Architecture	Walls - Interior Repair	4
3-5079	MKES - Building 5	Replace casework.	Casework - 10%	Architecture	Casework	4
3-5080	MKES - Building 5	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door. H.M., frame H.M. 10%	Architecture	Doors - Interior	4
3-5081	MKES - Building 5	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 10% - 12x12 tiles 20%	Architecture	Ceiling	4
3-5083	MKES - Building 5	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 10%	Architecture	Doors - Hardware Only	4
3-5085	MKES - Building 5	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-1088	MKES - Building 5	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Wood	Building Envelope	Doors - Exterior	2
2-1089	MKES - Building 5	Roof Replacement	Roof- Shingle	Building Envelope	Roof Replacement	2
2-1085	MKES - Building 5	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-1087	MKES - Building 5	Continued Maintenance Recommended	Doors- Aluminum	Building Envelope	Doors - Exterior	4
2-1086	MKES - Building 5	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - Aluminum - 30%	Building Envelope	Windows	4
3-5084	MKES - Building 5	Replace/upgrade interior lighting.	Lighting - 2x2 LEDs 10%	Electrical	Lighting - Interior	4

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4-1157	MKES - Building 5	Replace Exhaust Fans.	Rooftop Exhaust Fans 20+ years old	Mechanical	HVAC	1
4-1156	MKES - Building 5	Replace rooftop package unit.	Rooftop Package Units 4 years old	Mechanical	HVAC	4
3-5082	MKES - Building 5	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant 10%	Plumbing	Plumbing - Fixtures	4
3-5087	MKES - Building 6	Repair / replace existing flooring and base throughout.	Floors - polish concrete - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-5088	MKES - Building 6	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 10%	Architecture	Walls - Interior Repair	4
3-5089	MKES - Building 6	Replace casework.	Casework - 10%	Architecture	Casework	4
3-5090	MKES - Building 6	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door. H.M., frame H.M. 10%	Architecture	Doors - Interior	4
3-5091	MKES - Building 6	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 10% - 12x12 tiles 20%	Architecture	Ceiling	4
3-5093	MKES - Building 6	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 10%	Architecture	Doors - Hardware Only	4
3-5095	MKES - Building 6	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-2778	MKES - Building 6	Roof Replacement Pipes need resealing, pipe jacks need replacing at some locations.	Roof- Shingle	Building Envelope	Roof Replacement	2
2-1093	MKES - Building 6	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1094	MKES - Building 6	Continued Maintenance Recommended. Door of Room 103 Dry Rot.	Doors- Wood	Building Envelope	Doors - Exterior	3
2-1090	MKES - Building 6	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-1092	MKES - Building 6	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	3
2-1091	MKES - Building 6	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - Aluminum - 30%	Building Envelope	Windows	4
3-5094	MKES - Building 6	Replace/upgrade interior lighting.	Lighting - 2x2 LEDs 10%	Electrical	Lighting - Interior	4
4-1159	MKES - Building 6	Replace rooftop package unit.	Rooftop Package Units 4 years old	Mechanical	HVAC	4
3-5092	MKES - Building 6	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant 10%	Plumbing	Plumbing - Fixtures	4
3-5107	MKES - Building 7	Repair / replace existing flooring and base throughout.	Floors - polish concrete - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-5108	MKES - Building 7	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 10%	Architecture	Walls - Interior Repair	4
3-5109	MKES - Building 7	Replace casework.	Casework - 10%	Architecture	Casework	4
3-5110	MKES - Building 7	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door. H.M., frame H.M. 10%	Architecture	Doors - Interior	4
3-5111	MKES - Building 7	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 10% - 12x12 tiles 20%	Architecture	Ceiling	4
3-5113	MKES - Building 7	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 10%	Architecture	Doors - Hardware Only	4
3-5115	MKES - Building 7	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-1110	MKES - Building 7	Replace exterior doors and hardware to meet Visalia USD Standards. Dry Rot	Doors- Wood	Building Envelope	Doors - Exterior	1
2-1111	MKES - Building 7	Roof Replacement	Roof- Shingle	Building Envelope	Roof Replacement	2
2-1108	MKES - Building 7	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	3
2-1109	MKES - Building 7	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1106	MKES - Building 7	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1107	MKES - Building 7	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - Aluminum - 30%	Building Envelope	Windows	4
3-5114	MKES - Building 7	Replace/upgrade interior lighting.	Lighting - 2x2 LEDs 10%	Electrical	Lighting - Interior	4
4-1161	MKES - Building 7	Replace rooftop package unit.	Rooftop Package Units 4 years old	Mechanical	HVAC	4
3-5112	MKES - Building 7	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant 10%	Plumbing	Plumbing - Fixtures	4
3-5097	MKES - Building 8	Repair / replace existing flooring and base throughout.	Floors - polish concrete - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4

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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-5098	MKES - Building 8	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 10%	Architecture	Walls - Interior Repair	4
3-5099	MKES - Building 8	Replace casework.	Casework - 10%	Architecture	Casework	4
3-5100	MKES - Building 8	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door. H.M., frame H.M. 10%	Architecture	Doors - Interior	4
3-5101	MKES - Building 8	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 10% - 12x12 tiles 20%	Architecture	Ceiling	4
3-5103	MKES - Building 8	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 10%	Architecture	Doors - Hardware Only	4
3-5105	MKES - Building 8	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-1100	MKES - Building 8	Replace exterior doors and hardware to meet Visalia USD Standards. Door of Room 103 Dry Rot.	Doors- Wood	Building Envelope	Doors - Exterior	1
2-1101	MKES - Building 8	Roof Replacement	Roof- Shingle	Building Envelope	Roof Replacement	1
2-1098	MKES - Building 8	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	3
2-1099	MKES - Building 8	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1096	MKES - Building 8	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1097	MKES - Building 8	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - Aluminum - 30%	Building Envelope	Windows	4
3-5104	MKES - Building 8	Replace/upgrade interior lighting.	Lighting - 2x2 LEDs 10%	Electrical	Lighting - Interior	4
4-1163	MKES - Building 8	Replace rooftop package unit.	Rooftop Package Units 4 years old	Mechanical	HVAC	4
4-1164	MKES - Building 8	Replace Exhaust Fans.	Rooftop Exhaust Fans less than 5 years old	Mechanical	HVAC	4
3-5102	MKES - Building 8	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant 10%	Plumbing	Plumbing - Fixtures	4
3-5117	MKES - Building 9	Repair / replace existing flooring and base throughout.	Floors - polish concrete - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-5118	MKES - Building 9	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 10%	Architecture	Walls - Interior Repair	4
3-5119	MKES - Building 9	Replace casework.	Casework - 10%	Architecture	Casework	4
3-5120	MKES - Building 9	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door. H.M., frame H.M. 10%	Architecture	Doors - Interior	4
3-5121	MKES - Building 9	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 10% - 12x12 tiles 20%	Architecture	Ceiling	4
3-5123	MKES - Building 9	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 10%	Architecture	Doors - Hardware Only	4
3-5125	MKES - Building 9	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-1130	MKES - Building 9	Replace exterior doors and hardware to meet Visalia USD Standards. Dry Rot	Doors- Wood	Building Envelope	Doors - Exterior	1
2-1131	MKES - Building 9	Roof Replacement Ridge cap damaged throughout. Pipe jacks damaged or missing.	Roof- Shingle	Building Envelope	Roof Replacement	1
2-1128	MKES - Building 9	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	3
2-1129	MKES - Building 9	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1126	MKES - Building 9	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1127	MKES - Building 9	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - Aluminum - 30%	Building Envelope	Windows	4
3-5124	MKES - Building 9	Replace/upgrade interior lighting.	Lighting - 2x2 LEDs 10%	Electrical	Lighting - Interior	4
4-1166	MKES - Building 9	Replace rooftop package unit.	Rooftop Package Units 4 years old	Mechanical	HVAC	4
4-1167	MKES - Building 9	Replace Exhaust Fans.	Rooftop Exhaust Fans less than 5 years old	Mechanical	HVAC	4
3-5122	MKES - Building 9	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant 10%	Plumbing	Plumbing - Fixtures	4
3-5127	MKES - Building 10	Repair / replace existing flooring and base throughout.	Floors - polish concrete - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-5128	MKES - Building 10	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 10%	Architecture	Walls - Interior Repair	4
3-5129	MKES - Building 10	Replace casework.	Casework - 10%	Architecture	Casework	4

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3-5130	MKES - Building 10	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door. H.M., frame H.M. 10%	Architecture	Doors - Interior	4
3-5131	MKES - Building 10	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 10% - 12x12 tiles 20%	Architecture	Ceiling	4
3-5133	MKES - Building 10	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 10%	Architecture	Doors - Hardware Only	4
3-5135	MKES - Building 10	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-1116	MKES - Building 10	Replace exterior doors and hardware to meet Visalia USD Standards. Dry Rot	Doors- Wood	Building Envelope	Doors - Exterior	1
2-1117	MKES - Building 10	Roof Replacement Ridge cap damaged throughout. Pipe jacks damaged or missing.	Roof- Shingle	Building Envelope	Roof Replacement	1
2-1114	MKES - Building 10	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	3
2-1115	MKES - Building 10	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1112	MKES - Building 10	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1113	MKES - Building 10	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - Aluminum - 30%	Building Envelope	Windows	4
3-5134	MKES - Building 10	Replace/upgrade interior lighting.	Lighting - 2x2 LEDs 10%	Electrical	Lighting - Interior	4
4-1169	MKES - Building 10	Replace rooftop package unit.	Rooftop Package Units 4 years old	Mechanical	HVAC	4
3-5132	MKES - Building 10	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant 10%	Plumbing	Plumbing - Fixtures	4
2-1134	MKES - Building 13	Replace exterior doors and hardware to meet Visalia USD Standards. Damaged Warped, Replace.	Doors- Steel	Building Envelope	Doors - Exterior	1
2-2779	MKES - Building 13	Roof Replacement BUR System installation issues.	Roof- BUR	Building Envelope	Roof Replacement	1
2-1135	MKES - Building 13	Roof Replacement Shingles need replacement.	Roof- Shingle	Building Envelope	Roof Replacement	1
2-1133	MKES - Building 13	Replace window system.	Windows- Plywood	Building Envelope	Windows	1
2-1132	MKES - Building 13	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
4-1172	MKES - Building 13	Replace Exhaust Fans.	Rooftop Exhaust Fans 20+ years old	Mechanical	HVAC	1
4-1171	MKES - Building 13	Replace evaporative cooler unit.	Evap coolers are more than 10+ years old	Mechanical	HVAC	3
2-1138	MKES - Building 14	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Steel	Building Envelope	Doors - Exterior	1
2-1137	MKES - Building 14	Replace Wood Facade. Fascia Dry Rot, Replace.	Facade- Wood	Building Envelope	Walls - Exterior Repair	1
2-2780	MKES - Building 14	Roof Replacement Addition roof needs replacement	Roof- Metal Flat	Building Envelope	Roof Replacement	1
2-1136	MKES - Building 14	Continued Maintenace Recommended for Metal Panels.	Facade- Metal Panels	Building Envelope	Walls - Exterior Cleaning	3
2-1139	MKES - Building 14	Roof Maintenance	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-1118	MKES - Building 18	Repair Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Repair	2
2-1120	MKES - Building 18	Continued Maintenace Recommended for Roll up Door.	Doors- Roll Up- Steel	Building Envelope	Doors - Exterior	3
2-1119	MKES - Building 18	Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3
2-1121	MKES - Building 18	Roof Maintenance	Roof- Shingle	Building Envelope	Roof Maintenance	3
2-1105	MKES - Building 19	Roof Replacement	Roof- Shingle	Building Envelope	Roof Replacement	1
2-1103	MKES - Building 19	Replace Wood Facade. Fascia- Wood- Dry Rot, replace.	Facade- Wood	Building Envelope	Walls - Exterior Repair	2
2-1104	MKES - Building 19	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1102	MKES - Building 19	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
4-1173	MKES - Building 19	Replace Exhaust Fans.	Rooftop Exhaust Fans 20+ years old	Mechanical	HVAC	1
3-5137	MKES - Building 21	Repair / replace existing flooring and base throughout.	Floors - carpet - 20%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-5138	MKES - Building 21	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 20%	Architecture	Walls - Interior Repair	3
3-5139	MKES - Building 21	Replace casework.	Casework - 30%	Architecture	Casework	3

MINERAL KING 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
3-5140	MKES - Building 21	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door. H.M., frame H.M. 30%	Architecture	Doors - Interior	3
3-5141	MKES - Building 21	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 20%	Architecture	Ceiling	3
3-5143	MKES - Building 21	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	3
2-1142	MKES - Building 21	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1140	MKES - Building 21	Continued Maintenace Recommended for Wood Facade. Unit Joint Louver at Vertical and Soffit separating. Track Progress.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3
2-1143	MKES - Building 21	Roof Maintenance Pipe gaskets and boots. Need to be replaced.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-1141	MKES - Building 21	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - Aluminum - 50%	Building Envelope	Windows	3
3-5144	MKES - Building 21	Replace fluorescent lighting with LED.	Lighting - 2x2 fluorescent - 50%	Electrical	Lighting - Interior	2
4-1174	MKES - Building 21	Replace Heat Pump units.	Bard Heat Pumps 5-10 years old.	Mechanical	HVAC	4
3-6255	MKES - Building 21	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in good condition	Plumbing	Plumbing - Fixtures	4
3-5147	MKES - Building 22	Repair / replace existing flooring and base throughout.	Floors - carpet - 20%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-5148	MKES - Building 22	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 20%	Architecture	Walls - Interior Repair	3
3-5149	MKES - Building 22	Replace casework.	Casework - 30%	Architecture	Casework	3
3-5150	MKES - Building 22	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door. H.M., frame H.M. 30%	Architecture	Doors - Interior	3
3-5151	MKES - Building 22	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 20%	Architecture	Ceiling	3
3-5153	MKES - Building 22	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	3
2-2783	MKES - Building 22	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2781	MKES - Building 22	Continued Maintenace Recommended for Wood Facade. Unit Joint Louver at Vertical and Soffit separating. Track Progress.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3
2-2784	MKES - Building 22	Roof Maintenance Pipe gaskets and boots. Need to be replaced.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-2782	MKES - Building 22	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - Aluminum - 50%	Building Envelope	Windows	3
3-5154	MKES - Building 22	Replace fluorescent lighting with LED.	Lighting - 2x2 fluorescent - 50%	Electrical	Lighting - Interior	2
4-1175	MKES - Building 22	Replace Heat Pump units.	Bard Heat Pumps 5-10 years old.	Mechanical	HVAC	4
3-6256	MKES - Building 22	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in good condition	Plumbing	Plumbing - Fixtures	4
3-5158	MKES - Building 23	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 50%	Architecture	Walls - Interior Repair	3
3-5159	MKES - Building 23	Replace casework.	Casework - 20%	Architecture	Casework	3
3-5160	MKES - Building 23	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door. H.M., frame H.M. 40%	Architecture	Doors - Interior	3
3-5161	MKES - Building 23	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 30%	Architecture	Ceiling	3
3-5163	MKES - Building 23	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	3
3-5157	MKES - Building 23	Repair / replace existing flooring and base throughout.	Floors - carpet - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-5165	MKES - Building 23	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-1146	MKES - Building 23	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1147	MKES - Building 23	Roof Maintenance	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-1145	MKES - Building 23	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - Aluminum - 50%	Building Envelope	Windows	3
2-1144	MKES - Building 23	Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	4
3-5164	MKES - Building 23	Replace fluorescent lighting with LED.	Lighting - 2x4 fluorescent - 50%	Electrical	Lighting - Interior	2

MINERAL KING ELEMENTARY SCHOOL
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Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
4-1178	MKES - Building 23	Replace Heat Pump units.	Bard Heat Pumps 5-10 years old.	Mechanical	HVAC	4
3-5162	MKES - Building 23	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant 20%	Plumbing	Plumbing - Fixtures	3
3-5170	MKES - Building 24	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door. H.M., frame H.M. 30%	Architecture	Doors - Interior	3
3-5171	MKES - Building 24	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 20%	Architecture	Ceiling	3
3-5173	MKES - Building 24	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 20%	Architecture	Doors - Hardware Only	3
3-5167	MKES - Building 24	Repair / replace existing flooring and base throughout.	Floors - carpet/ lam plastic - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-5168	MKES - Building 24	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 20%	Architecture	Walls - Interior Repair	4
3-5175	MKES - Building 24	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-1125	MKES - Building 24	Roof Maintenance Needs cleaning. Tree trimming.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-1124	MKES - Building 24	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1122	MKES - Building 24	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-1123	MKES - Building 24	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - Aluminum - 50%	Building Envelope	Windows	4
3-5174	MKES - Building 24	Replace fluorescent lighting with LED.	Lighting - 2x4 fluorescent - 50%	Electrical	Lighting - Interior	2
4-1180	MKES - Building 24	Replace Heat Pump units.	Bard Heat Pumps 5-10 years old.	Mechanical	HVAC	4
4-1181	MKES - Building 24	Replace Exhaust Fans.	Rooftop Exhaust Fans 5-10 years old	Mechanical	HVAC	4
3-5172	MKES - Building 24	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - restrooms ADA compliant 20%	Plumbing	Plumbing - Fixtures	3
3-6218	MKES - Grounds (15)	Remove all temporary portables on site and replace with permanent modulars.		Architecture	Permanent Modular	4
1-0180	MKES - Grounds (15)	Replace playground equipment.	Playground equipment coating deteriorating - see picture 6	Civil	Playgrounds / Equipment	1
1-0182	MKES - Grounds (15)	Remove and replace area between storage and portables - severely weathered and cracked.	Area between storage & portable weathered & severe cracking - see picture 8	Civil	Site Paving - New	1
1-0183	MKES - Grounds (15)	Replace kindergarten playground equipment.	Kindergarten playground equipment deteriorating - see picture 9 and 10	Civil	Playgrounds / Equipment	1
1-0187	MKES - Grounds (15)	Add truncated domes for ADA compliance at drop off.	Drop off not ADA compliant - see picture 17	Civil		1
1-0188	MKES - Grounds (15)	Add drainage or dry wells to get proper drainage and prevent flooding in parking lot.	Flooding in parking lot 0 see picture 18 and 19	Civil	Site Drainage	1
1-0189	MKES - Grounds (15)	Add drainage or dry wells to get proper drainage and prevent flooding near solar panels.	Flooding near solar panels - see picture 20	Civil	Site Drainage	1
1-0190	MKES - Grounds (15)	Add drainage or dry wells to get proper drainage and prevent flooding near center corridor.	Flooding by center corridor - see picture 22	Civil	Site Drainage	1
1-0191	MKES - Grounds (15)	Add drainage or dry wells to get proper drainage and prevent flooding near middle corridor.	Flooding near middle corridor - see picture 23 and 24	Civil	Site Drainage	1
1-0192	MKES - Grounds (15)	Add drainage or dry wells to get proper drainage and prevent flooding near cafeteria.	Flooding cafeteria line - see picture 25	Civil	Site Drainage	1
1-0181	MKES - Grounds (15)	Seal basketball court and restripe for weathering.	Basketball courts weathered - see picture 7	Civil	Site Paving - Maintenance	2
1-0185	MKES - Grounds (15)	Seal basketball court for weathering.	Basketball courts near freeway weathered - see picture 13	Civil	Site Paving - Maintenance	2
4-1481	MKES - Grounds (15)	Replace existing lighting fixtures with LED	Existing Exterior and Site Lighting	Electrical	Lighting - Exterior	3
4-1482	MKES - Grounds (15)	Replace existing Fire Alarm System	Fire Alarm System	Life Safety & Security	Fire Suppression - Fire Alarm System	4
4-1877	MKES - Grounds (15)	Replace existing Energy Management System	Existing Energy Management System	Mechanical	Control Systems	4
4-1483	MKES - Grounds (15)	Technology Upgrades	Technology Upgrades	Technology	Technology - General / Misc.	3
4-1484	MKES - Grounds (15)	Security System Upgrades	Security Upgrades	Technology	Security - Intrusion Alarm	3

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