Linwood Elementary School

3129 South Linwood St., Visalia, CA 93277

Michael Yates, Principal

CDS Code: 54 72256 6092795



Grade Level

K-6

Year Built

1992

Enrollment

525

Capacity

696

Building Area

39,413 SF

Site Acreage

12

Linwood Elementary School

EXISTING SITE



LEGEND

- ADMINISTRATION
- ATHLETICS
- AUDITORIUM
- CAFETERIA
- CLASSROOM
- GENERAL
- FINE ARTS
- KITCHEN
- LIBRARY
- MECHANICAL/ELECTRICAL
- MULTI-PURPOSE ROOM
- RESTROOMS
- SPECIAL EDUCATION
- SPECIALTY CLASSROOM
- STORAGE

Linwood Elementary School

FACILITY CONDITION INDEX (FCI%) BY BUILDING



Linwood Elementary School

PROPOSED SITE



Linwood Elementary School

SUMMARY OF RECOMMENDATIONS

PROPOSED NEW CONSTRUCTION

① Replace Portables with New Permanent Classroom Building with VAPA

RENOVATIONS / MODERNIZATIONS

- Additional Restrooms

ATHLETIC / PLAY AREA IMPROVEMENTS

- New Basketball Court

SITE IMPROVEMENTS

- Drainage Improvements

PARKING LOT / DRIVE RECONFIGURATION

- Expanded New Parking Lot

LINWOOD 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
Linwood Elementary School	**$1,514,336**	**$1,291,071**	**$2,805,406**	**$2,193,442**	**$1,113,155**	**$6,112,004**
Civil	$67,500	$1,021	$68,521			$68,521
Building Envelope	$1,020,236	$837,708	$1,857,944	$467,585	$110,615	$2,436,144
Architecture		$0	$0	$352,753	$407,321	$760,074
Mechanical	$422,550	$262,440	$684,990	$185,806	$595,219	$1,466,015
Electrical		$189,902	$189,902	$214,968		$404,869
Plumbing	$4,050		$4,050	$444,832		$448,882
Technology			$0	$409,403		$409,403
Life Safety & Security			$0	$118,097		$118,097

LINWOOD 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
2-0981	LWES - Building 1	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0982	LWES - Building 1	Roof Maintenance Roof needs cleaning. Temporay repairs throughout.	Roof- TPO	Building Envelope	Roof Maintenance	3
2-2842	LWES - Building 1	Roof Maintenance Roof needs cleaning and gutters need clearing.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-0980	LWES - Building 1	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	3
2-0978	LWES - Building 1	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
2-0979	LWES - Building 1	Continued Maintenace Recommended for Metal Panels.	Facade- Metal Panels	Building Envelope	Walls - Exterior Cleaning	4
4-0887	LWES - Building 1	Replace rooftop package unit. (2 of 2)	Rooftop Package Units 20+ years old	Mechanical	HVAC	1
4-0896	LWES - Building 1	Replace Exhaust Fans.	Ceiling Exhaust Fans 20 years old	Mechanical	HVAC	1
4-0888	LWES - Building 1	Replace rooftop package unit. (1 of 2)	Rooftop Package Units 13-15 years old	Mechanical	HVAC	2
3-6250	LWES - Building 1	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
2-0968	LWES - Building 2	Roof Replacement	Roof- BUR	Building Envelope	Roof Replacement	2
2-0967	LWES - Building 2	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0966	LWES - Building 2	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	3
2-0964	LWES - Building 2	Continued Maintenace Recommended for Stucco Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
2-0965	LWES - Building 2	Continued Maintenace Recommended for Metal Panels.	Facade- Metal Panels	Building Envelope	Walls - Exterior Cleaning	4
4-0900	LWES - Building 2	Replace large rooftop package unit. (4 of 6)	Rooftop Package Units Large 20+ years old	Mechanical	HVAC	1
4-0901	LWES - Building 2	Replace rooftop package unit. (6 of 6)	Rooftop Package Units 20+ years old	Mechanical	HVAC	1
4-0904	LWES - Building 2	Replace Exhaust Fans. (1 of 6)	Ceiling Exhaust Fans 20 years old	Mechanical	HVAC	1
4-0905	LWES - Building 2	Replace Exhaust Fans. (2 of 6)	Rooftop Exhaust Fans are 20+ years old	Mechanical	HVAC	1
4-0899	LWES - Building 2	Replace large rooftop package unit. (3 of 6)	Rooftop Package Units Large 4 years old	Mechanical	HVAC	4
4-0902	LWES - Building 2	Replace rooftop package unit. (5 of 6)	Rooftop Package Units 2 years old	Mechanical	HVAC	4
4-0925	LWES - Building 2	Replace water heater.	Water heater is 20+ years old	Plumbing	Plumbing - Water Heater	1
3-6251	LWES - Building 2	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
3-4792	LWES - Building 3	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 50%	Architecture	Walls - Interior Repair	3
3-4793	LWES - Building 3	Replace casework.	Casework - 30%	Architecture	Casework	3
3-4794	LWES - Building 3	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., frame H.M. - 30%	Architecture	Doors - Interior	3
3-4795	LWES - 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
3-4797	LWES - Building 3	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	3
3-4799	LWES - Building 3	Replace markerboards in classrooms.	Markerboard - 20%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-4791	LWES - Building 3	Repair / replace existing flooring and base throughout.	Floor- carpet / lam plastic - 20%	Architecture	Flooring - Carpet, Tile, Etc.	4
2-0977	LWES - Building 3	Roof Replacement Needs re-roof and cleaning. Coating failures throughout.	Roof- BUR	Building Envelope	Roof Replacement	1
2-0976	LWES - Building 3	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0975	LWES - Building 3	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Window - H.M. - 40%	Building Envelope	Windows	3
2-0973	LWES - Building 3	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
2-0974	LWES - Building 3	Continued Maintenace Recommended for Metal Panels.	Facade- Metal Panels	Building Envelope	Walls - Exterior Cleaning	4
3-4798	LWES - Building 3	Replace fluorescent lighting with LED.	Lighting - florescent - 50%	Electrical	Lighting - Interior	2
4-0907	LWES - Building 3	Replace rooftop package unit. (1 of 2)	Rooftop Package Units 20+ years old	Mechanical	HVAC	1
4-0913	LWES - Building 3	Replace Exhaust Fans.	Rooftop Exhaust Fans are 20+ years old	Mechanical	HVAC	1

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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
4-0908	LWES - Building 3	Replace rooftop package unit. (2 of 2)	Rooftop Package Units less than 10 years old	Mechanical	HVAC	4
3-4796	LWES - Building 3	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant 40%	Plumbing	Plumbing - Fixtures	3
3-4865	LWES - Building 4	Replace casework.	Casework 50%	Architecture	Casework	2
3-4867	LWES - Building 4	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 50%	Architecture	Ceiling	2
3-4863	LWES - Building 4	Repair / replace existing flooring and base throughout.	Floor - carpet/ vct - 30%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-4864	LWES - Building 4	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 50%	Architecture	Walls - Interior Repair	3
3-4866	LWES - Building 4	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. 40%	Architecture	Doors - Interior	3
3-4869	LWES - Building 4	Repair or replace interior door hardware as needed throughout.	Hardware pull/ push bar - 50%	Architecture	Doors - Hardware Only	3
3-4871	LWES - Building 4	Replace markerboards in classrooms.	Markerboard - 50%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
2-1028	LWES - Building 4	Roof Replacement Needs a re-roof and trees trimmed.	Roof- BUR	Building Envelope	Roof Replacement	1
2-1025	LWES - Building 4	Replace for Wood Facade. Early Stages of Dry Rot.	Facade- Wood	Building Envelope	Walls - Exterior Repair	2
2-1027	LWES - Building 4	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1026	LWES - Building 4	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - aluminum - 50%	Building Envelope	Windows	3
3-4870	LWES - Building 4	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	3
4-0926	LWES - Building 4	Replace Heat Pump units.	Bard Heat Pumps 10-15 years old.	Mechanical	HVAC	3
3-4868	LWES - Building 4	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant 50%	Plumbing	Plumbing - Fixtures	3
3-4877	LWES - Building 5	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 50%	Architecture	Ceiling	2
3-4873	LWES - Building 5	Repair / replace existing flooring and base throughout.	Floor - carpet 30%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-4874	LWES - Building 5	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 50%	Architecture	Walls - Interior Repair	3
3-4876	LWES - Building 5	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. 40%	Architecture	Doors - Interior	3
3-4879	LWES - Building 5	Repair or replace interior door hardware as needed throughout.	Hardware pull/ push bar - 50%	Architecture	Doors - Hardware Only	3
3-4881	LWES - Building 5	Replace markerboards in classrooms.	Markerboard - 50%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
2-1032	LWES - Building 5	Roof Maintenance Needs cleaning and tree trimming.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-1030	LWES - Building 5	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - aluminum - 50%	Building Envelope	Windows	3
2-1031	LWES - Building 5	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1029	LWES - Building 5	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-4880	LWES - Building 5	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	3
4-0928	LWES - Building 5	Replace Heat Pump units.	Bard Heat Pumps 10-15 years old.	Mechanical	HVAC	3
3-6252	LWES - Building 5	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
3-4817	LWES - Building 7	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - 12x12 tiles 60%	Architecture	Ceiling	2
3-4814	LWES - Building 7	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 40%	Architecture	Walls - Interior Repair	3
3-4815	LWES - Building 7	Replace casework.	Casework - 30%	Architecture	Casework	3
3-4816	LWES - Building 7	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M., frame H.M. 30%	Architecture	Doors - Interior	3
3-4819	LWES - Building 7	Repair or replace interior door hardware as needed throughout.	Hardware - pull/push bar 30%	Architecture	Doors - Hardware Only	3
3-4821	LWES - Building 7	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3

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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-4813	LWES - Building 7	Repair / replace existing flooring and base throughout.	Floors - carpet - 30%	Architecture	Flooring - Carpet, Tile, Etc.	4
2-1019	LWES - Building 7	Roof Replacement Pipe penetrations need sealant at supports and anchors. *Notated on District list of roofs to be replaced.	Roof- Shingle	Building Envelope	Roof Replacement	1
2-1017	LWES - Building 7	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - aluminum - 50%	Building Envelope	Windows	2
2-1016	LWES - Building 7	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	3
2-1018	LWES - Building 7	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1015	LWES - Building 7	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-4820	LWES - Building 7	Replace fluorescent lighting with LED.	Lighting - 1x4 florescent 50%	Electrical	Lighting - Interior	2
4-0946	LWES - Building 7	Replace rooftop package unit.	Rooftop Package Units 15+ years old	Mechanical	HVAC	2
3-4818	LWES - Building 7	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant 30%	Plumbing	Plumbing - Fixtures	3
3-4827	LWES - Building 8	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - 12x12 tiles 60%	Architecture	Ceiling	2
3-4824	LWES - Building 8	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 40%	Architecture	Walls - Interior Repair	3
3-4825	LWES - Building 8	Replace casework.	Casework - 30%	Architecture	Casework	3
3-4826	LWES - Building 8	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M., frame H.M. 30%	Architecture	Doors - Interior	3
3-4829	LWES - Building 8	Repair or replace interior door hardware as needed throughout.	Hardware - pull/push bar 30%	Architecture	Doors - Hardware Only	3
3-4831	LWES - Building 8	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-4823	LWES - Building 8	Repair / replace existing flooring and base throughout.	Floors - carpet - 30%	Architecture	Flooring - Carpet, Tile, Etc.	4
2-0998	LWES - Building 8	Roof Replacement Sagging at ridge. Some structural issues at soffit area, needs repair. *Notated on District list of roofs to be replaced.	Roof- Shingle	Building Envelope	Roof Replacement	1
2-0996	LWES - Building 8	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Windows - aluminum - 50%	Building Envelope	Windows	2
2-0997	LWES - Building 8	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0995	LWES - Building 8	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-4830	LWES - Building 8	Replace fluorescent lighting with LED.	Lighting - 1x4 florescent 50%	Electrical	Lighting - Interior	2
4-0947	LWES - Building 8	Replace rooftop package unit.	Rooftop Package Units 15+ years old	Mechanical	HVAC	2
3-4828	LWES - Building 8	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant 30%	Plumbing	Plumbing - Fixtures	3
3-4837	LWES - Building 9	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - 12x12 tiles 60%	Architecture	Ceiling	2
3-4834	LWES - Building 9	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 40%	Architecture	Walls - Interior Repair	3
3-4835	LWES - Building 9	Replace casework.	Casework - 30%	Architecture	Casework	3
3-4836	LWES - Building 9	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M., frame H.M. 30%	Architecture	Doors - Interior	3
3-4839	LWES - Building 9	Repair or replace interior door hardware as needed throughout.	Hardware - pull/push bar 30%	Architecture	Doors - Hardware Only	3
3-4841	LWES - Building 9	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-4833	LWES - Building 9	Repair / replace existing flooring and base throughout.	Floors - carpet - 30%	Architecture	Flooring - Carpet, Tile, Etc.	4
2-0986	LWES - Building 9	Roof Replacement Soffit issues. Perimeter separation. *Notated on District list of roofs to be replaced.	Roof- Shingle	Building Envelope	Roof Replacement	1
2-0984	LWES - Building 9	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Windows - aluminum - 50%	Building Envelope	Windows	2
2-0985	LWES - Building 9	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0983	LWES - Building 9	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4

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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-4840	LWES - Building 9	Replace fluorescent lighting with LED.	Lighting - 1x4 florescent 50%	Electrical	Lighting - Interior	2
4-0949	LWES - Building 9	Replace rooftop package unit.	Rooftop Package Units 15+ years old	Mechanical	HVAC	2
3-4838	LWES - Building 9	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant 30%	Plumbing	Plumbing - Fixtures	3
3-4844	LWES - Building 11	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 30%	Architecture	Walls - Interior Repair	3
3-4845	LWES - Building 11	Replace casework.	Casework - 40%	Architecture	Casework	3
3-4846	LWES - Building 11	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., frame H.M. 30%	Architecture	Doors - Interior	3
3-4847	LWES - Building 11	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system 20%	Architecture	Ceiling	3
3-4849	LWES - Building 11	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar / lever see pictures	Architecture	Doors - Hardware Only	3
3-4843	LWES - Building 11	Repair / replace existing flooring and base throughout.	Floor - carpet/ lam plastic tile - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-4851	LWES - Building 11	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0990	LWES - Building 11	Roof Replacement Rust throughout. Both need gutter cleaning and flashing resealed.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	1
2-0987	LWES - Building 11	Replace for Wood Facade. Early Stages of Dry Rot. Soffits- Plywood- Early Stages of Dry Rot.	Facade- Wood	Building Envelope	Walls - Exterior Repair	2
2-0988	LWES - Building 11	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Windows - aluminum 50%	Building Envelope	Windows	2
2-0989	LWES - Building 11	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
3-4850	LWES - Building 11	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	3
4-0951	LWES - Building 11	Replace Heat Pump units.	Bard Heat Pumps 10-15 years old.	Mechanical	HVAC	3
3-4848	LWES - Building 11	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant 30%	Plumbing	Plumbing - Fixtures	3
3-4883	LWES - Building 12	Repair / replace existing flooring and base throughout.	Floor - carpet / vct - 30%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-4884	LWES - Building 12	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 20%	Architecture	Walls - Interior Repair	3
3-4885	LWES - Building 12	Replace casework.	Casework - 30%	Architecture	Casework	3
3-4886	LWES - Building 12	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., frame H.M. 30%	Architecture	Doors - Interior	3
3-4887	LWES - 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
3-4889	LWES - Building 12	Repair or replace interior door hardware as needed throughout.	Hardware - lever / push bar - 30%	Architecture	Doors - Hardware Only	3
3-4891	LWES - Building 12	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
2-1002	LWES - Building 12	Roof Replacement Roof nearing it's life span. Repairs throughout. Hole in east membrane. Needs cleaning.	Roof- TPO	Building Envelope	Roof Replacement	1
2-1000	LWES - Building 12	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Windows - H.M. 40%	Building Envelope	Windows	3
2-1001	LWES - Building 12	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0999	LWES - Building 12	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-4890	LWES - Building 12	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	3
4-0953	LWES - Building 12	Replace Exhaust Fans.	Rooftop Exhaust Fans are 20+ years old	Mechanical	HVAC	1
4-0952	LWES - Building 12	Replace rooftop package unit.	Rooftop Package Units 11 years old	Mechanical	HVAC	3
3-4888	LWES - Building 12	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant - Lav is loose	Plumbing	Plumbing - Fixtures	3
3-4893	LWES - Building 13	Repair / replace existing flooring and base throughout.	Floor - carpet / vct - 30%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-4894	LWES - Building 13	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 20%	Architecture	Walls - Interior Repair	3
3-4895	LWES - Building 13	Replace casework.	Casework - 30%	Architecture	Casework	3

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3-4896	LWES - Building 13	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., frame H.M. 30%	Architecture	Doors - Interior	3
3-4897	LWES - 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
3-4899	LWES - Building 13	Repair or replace interior door hardware as needed throughout.	Hardware - lever / push bar - 30%	Architecture	Doors - Hardware Only	3
3-4901	LWES - Building 13	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
2-1014	LWES - Building 13	Roof Replacement Roof nearing it's life span. Repairs throughout. Hole in east membrane. Needs cleaning.	Roof- TPO	Building Envelope	Roof Replacement	1
2-1012	LWES - Building 13	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Windows - H.M. 40%	Building Envelope	Windows	3
2-1013	LWES - Building 13	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1011	LWES - Building 13	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-4900	LWES - Building 13	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	3
4-0956	LWES - Building 13	Replace Exhaust Fans.	Rooftop Exhaust Fans are 20+ years old	Mechanical	HVAC	1
4-0955	LWES - Building 13	Replace rooftop package unit.	Rooftop Package Units 11 years old	Mechanical	HVAC	3
3-4898	LWES - Building 13	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant - Lav is loose	Plumbing	Plumbing - Fixtures	3
3-4854	LWES - Building 14	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 30%	Architecture	Walls - Interior Repair	3
3-4855	LWES - Building 14	Replace casework.	Casework - 40%	Architecture	Casework	3
3-4856	LWES - Building 14	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., frame H.M. 30%	Architecture	Doors - Interior	3
3-4857	LWES - Building 14	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system 20%	Architecture	Ceiling	3
3-4859	LWES - Building 14	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar / lever see pictures	Architecture	Doors - Hardware Only	3
3-4853	LWES - Building 14	Repair / replace existing flooring and base throughout.	Floor - carpet - 10% see pictures	Architecture	Flooring - Carpet, Tile, Etc.	4
3-4861	LWES - Building 14	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0994	LWES - Building 14	Roof Replacement Rust throughout. Both need gutter cleaning and flashing resealed.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	1
2-0991	LWES - Building 14	Replace for Wood Facade. Early Stages of Dry Rot. Soffits- Plywood- Early Stages of Dry Rot.	Facade- Wood	Building Envelope	Walls - Exterior Repair	2
2-0992	LWES - Building 14	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Windows - aluminum 50%	Building Envelope	Windows	2
2-0993	LWES - Building 14	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
3-4860	LWES - Building 14	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	3
4-0997	LWES - Building 14	Replace Exhaust Fans.	Ceiling Exhaust Fans 5-10 years old	Mechanical	HVAC	3
4-0996	LWES - Building 14	Replace rooftop Heat Pump units.	Rooftop Package Units 4 years old	Mechanical	HVAC	4
3-4858	LWES - Building 14	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant 30%	Plumbing	Plumbing - Fixtures	3
3-4903	LWES - Building 15	Repair / replace existing flooring and base throughout.	Floor - carpet - 30%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-4904	LWES - Building 15	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 20%	Architecture	Walls - Interior Repair	3
3-4905	LWES - Building 15	Replace casework.	Casework - 30%	Architecture	Casework	3
3-4906	LWES - Building 15	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., frame H.M. 30%	Architecture	Doors - Interior	3
3-4907	LWES - Building 15	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system 30%	Architecture	Ceiling	3
3-4909	LWES - Building 15	Repair or replace interior door hardware as needed throughout.	Hardware - lever / push bar - 30%	Architecture	Doors - Hardware Only	3
3-4911	LWES - Building 15	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3

LINWOOD 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
2-1006	LWES - Building 15	Roof Replacement Gutters need cleaning. Pipe jacks need new boot.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	1
2-1004	LWES - Building 15	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - H.M. 40%	Building Envelope	Windows	3
2-1005	LWES - Building 15	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1003	LWES - Building 15	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-4910	LWES - Building 15	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	3
4-0998	LWES - Building 15	Replace Heat Pump units.	Bard Heat Pumps 10-15 years old.	Mechanical	HVAC	3
3-4908	LWES - Building 15	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant - Lav is loose	Plumbing	Plumbing - Fixtures	3
3-4913	LWES - Building 16	Repair / replace existing flooring and base throughout.	Floor - carpet - 30%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-4914	LWES - Building 16	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 20%	Architecture	Walls - Interior Repair	3
3-4915	LWES - Building 16	Replace casework.	Casework - 30%	Architecture	Casework	3
3-4916	LWES - Building 16	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., frame H.M. 30%	Architecture	Doors - Interior	3
3-4917	LWES - Building 16	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system 30%	Architecture	Ceiling	3
3-4919	LWES - Building 16	Repair or replace interior door hardware as needed throughout.	Hardware - lever / push bar - 30%	Architecture	Doors - Hardware Only	3
3-4921	LWES - Building 16	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
2-1010	LWES - Building 16	Roof Replacement Gutters need cleaning. Pipe jacks need new boot.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	1
2-1008	LWES - Building 16	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - H.M. 40%	Building Envelope	Windows	3
2-1009	LWES - Building 16	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1007	LWES - Building 16	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-4920	LWES - Building 16	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	3
4-1000	LWES - Building 16	Replace Heat Pump units.	Bard Heat Pumps 10-15 years old.	Mechanical	HVAC	3
3-4918	LWES - Building 16	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant - Lav is loose	Plumbing	Plumbing - Fixtures	3
3-4807	LWES - Building 17	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - 12x12 tiles 60%	Architecture	Ceiling	2
3-4804	LWES - Building 17	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 40%	Architecture	Walls - Interior Repair	3
3-4805	LWES - Building 17	Replace casework.	Casework - 30%	Architecture	Casework	3
3-4806	LWES - Building 17	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M., frame H.M. 30%	Architecture	Doors - Interior	3
3-4809	LWES - Building 17	Repair or replace interior door hardware as needed throughout.	Hardware - pull/push bar 30%	Architecture	Doors - Hardware Only	3
3-4811	LWES - Building 17	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-4803	LWES - Building 17	Repair / replace existing flooring and base throughout.	Floors - carpet - 30%	Architecture	Flooring - Carpet, Tile, Etc.	4
2-1024	LWES - Building 17	Roof Replacement HVAC curbs show signs of repairs throughout. *Notated on District list of roofs to be replaced.	Roof- Shingle	Building Envelope	Roof Replacement	1
2-1022	LWES - Building 17	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - aluminum - 50%	Building Envelope	Windows	2
2-1021	LWES - Building 17	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	3
2-1023	LWES - Building 17	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-1020	LWES - Building 17	Continued Maintenace Recommended for Stucco Facade. Holes at wall on West elevation need patch. Install electric conduit junction box covers at South elevation by Soffit.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-4810	LWES - Building 17	Replace fluorescent lighting with LED.	Lighting - 1x4 florescent 50%	Electrical	Lighting - Interior	2

LINWOOD 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
4-1002	LWES - Building 17	Replace rooftop package unit.	Rooftop Package Units 5-10 years old	Mechanical	HVAC	4
3-4808	LWES - Building 17	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant 30%	Plumbing	Plumbing - Fixtures	3
2-0971	LWES - New Building	New Portable 601 Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0969	LWES - New Building	New Portable 601 Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-0970	LWES - New Building	New Portable 601 Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
1-0172	LWES - Grounds (10)	Remove and replace all drive approaches to make ADA compliant.	All drive approaches not ADA & no walk around.	Civil		1
1-0173	LWES - Grounds (10)	Seal alligator cracking in the staff parking lot.	Alligator cracking in staff parking lot.	Civil		2
4-1449	LWES - Field Lighting (18)	Replace existing lighting fixtures with LED	Existing Exterior and Site Lighting	Electrical	Lighting - Exterior	3
4-1450	LWES - Grounds (10)	Replace existing Fire Alarm System	Fire Alarm System	Life Safety & Security	Fire Suppression - Fire Alarm System	3
4-1875	LWES - Grounds (10)	Replace existing Energy Management System	Existing Energy Management System	Mechanical	Control Systems	4
4-1451	LWES - Grounds (10)	Technology Upgrades	Technology Upgrades	Technology	Technology - General / Misc.	3
4-1452	LWES - Grounds (10)	Security System Upgrades	Security Upgrades	Technology	Security - Intrusion Alarm	3

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