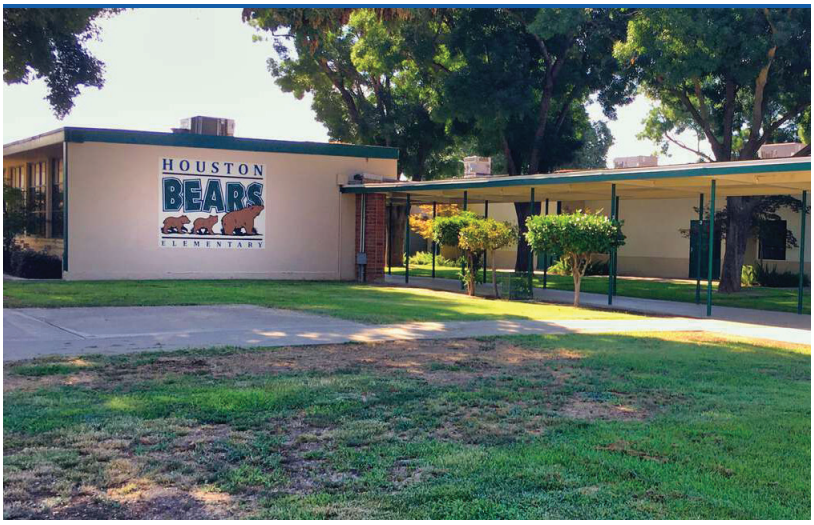
Houston Elementary School

1200 North Giddings St., Visalia, CA 93291

Monica Saenz, Principal

CDS Code: 54 72256 6054621



Grade Level

P-6

Year Built

1950

Enrollment

508

Capacity

684

Building Area

40,191 SF

Site Acreage

10.27

Houston Elementary School serves approximately 615 students in grades TK-6 in 2018-2019. 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.

The staff is committed to the mission: Building Educational Achievement through Rigorous Standards, an acronym for B.E.A.R.S – the school mascot. Houston Elementary School values the many languages and cultures of its students and their families.

Houston Elementary School

EXISTING SITE



Houston Elementary School

FACILITY CONDITION INDEX (FCI%) BY BUILDING



Houston Elementary School

PROPOSED SITE



Houston Elementary School

SUMMARY OF RECOMMENDATIONS

PROPOSED NEW CONSTRUCTION

1. Replace Existing Cafeteria/MPR and Kitchen with New Building to accommodate student population
2. Replace Portables with New Permanent Classroom Building with VAPA and SPED

RENOVATIONS / MODERNIZATIONS

- Additional Restrooms

SITE IMPROVEMENTS

- Drainage Improvements

PARKING LOT / DRIVE RECONFIGURATION

- New Parking Lots

HOUSTON 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
Houston Elementary School	**$3,010,757**	**$2,296,712**	**$5,307,468**	**$2,154,626**	**$606,025**	**$8,068,118**
Civil	$22,950	$152,543	$175,493			$175,493
Building Envelope	$2,337,107	$1,830,337	$4,167,443	$107,808	$43,186	$4,318,437
Architecture	$0	$0	$0	$701,300	$160,811	$862,111
Mechanical	$650,700		$650,700	$400,742	$323,119	$1,374,561
Electrical		$313,832	$313,832	$55,112	$61,903	$430,846
Plumbing			$0	$362,164	$17,006	$379,170
Technology			$0	$409,403		$409,403
Life Safety & Security			$0	$118,097		$118,097

HOUSTON ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-2306	HOUES - Building 1		They are using an old RR as their man sanitation station for staff (food, coffee, ice, etc)	Architecture		1
3-2294	HOUES - Building 1	Repair / replace existing flooring and base throughout.	Overall good condition, might be outdated - 30%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-2295	HOUES - Building 1	Repair / patch walls. Paint all previously painted interior surfaces.	Light stains - 20%	Architecture	Walls - Interior Repair	3
3-2296	HOUES - Building 1	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Has wear and tear that comes with age - 30%	Architecture	Ceiling	3
3-2301	HOUES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Average wear and tear, recommended paint touch up - 20%	Architecture	Doors - Interior	3
3-2311	HOUES - Building 1	Replace casework.	Chips, scuffs, wear and tear - 40%	Architecture	Casework	3
3-2313	HOUES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Some dents and chips - 30%	Architecture	Doors - Interior	3
3-2297	HOUES - Building 1	Replace casework.	Looks good - 10%	Architecture	Casework	4
2-0825	HOUES - Building 1	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors - Wood	Building Envelope	Doors - Exterior	1
2-2732	HOUES - Building 1	Roof Replacement Upper Roof Cap and perimeter openings throughout. Pipe penetrations failing. Gutter needs cleaning. Fascia failing. *Notated on District list of roofs to be replaced.	Roof- BUR	Building Envelope	Roof Replacement	1
2-0822	HOUES - Building 1	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-0823	HOUES - Building 1	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	3
2-0824	HOUES - Building 1	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Recommend cleaning - 20%	Building Envelope	Windows	3
2-0821	HOUES - Building 1	Continued Maintenace Recommended for Brick Facade.	Facade- Brick	Building Envelope	Walls - Exterior Cleaning	4
3-2299	HOUES - Building 1	Replace fluorescent lighting with LED.	Recommend to upgrade. some bulbs out - 35%	Electrical	Lighting - Interior	2
4-0684	HOUES - Building 1	Replace rooftop package units.	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1
4-0692	HOUES - Building 1	Replace Exhaust Fans.	Rooftop Exhaust Fans are 20+ years old	Mechanical	HVAC	1
3-2305	HOUES - Building 1	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	The fixtures show its age	Plumbing	Plumbing - Fixtures	3
3-2319	HOUES - Building 2	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Good - 10% | Watermarks, dirty, stained - 45%	Architecture	Ceiling	2
3-2324	HOUES - Building 2	Replace casework.	Scuffs, paint chips - 30%	Architecture	Casework	3
3-2327	HOUES - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear - 25%	Architecture	Doors - Interior	3
3-2317	HOUES - Building 2	Repair / replace existing flooring and base throughout.	Good - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-2318	HOUES - Building 2	Repair / patch walls. Paint all previously painted interior surfaces.	Good - 10% | Recommend paint touch up along edge, some tears - 35%	Architecture	Walls - Interior Repair	4
2-0819	HOUES - Building 2	Replace exterior doors and hardware to meet Visalia USD Standards. (Wood)	Doors- Wood	Building Envelope	Doors - Exterior	1
2-2731	HOUES - Building 2	Roof Replacement Upper Roof Cap and perimeter openings throughout. Pipe penetrations failing. Gutter needs cleaning. Fascia failing. *Notated on District list of roofs to be replaced.	Roof- BUR	Building Envelope	Roof Replacement	1
2-0818	HOUES - Building 2	Replace exterior doors and hardware to meet Visalia USD Standards. (Steel)	Doors- Steel	Building Envelope	Doors - Exterior	2
2-0816	HOUES - Building 2	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-0817	HOUES - Building 2	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommend cleaning - 20%	Building Envelope	Windows	3
2-0815	HOUES - Building 2	Continued Maintenace Recommended for Brick Facade.	Facade- Brick	Building Envelope	Walls - Exterior Cleaning	4
3-2326	HOUES - Building 2	Replace fluorescent lighting with LED.	Outdated - 30%	Electrical	Lighting - Interior	2
4-0693	HOUES - Building 2	Replace rooftop package units.	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1
4-0694	HOUES - Building 2	Replace Exhaust Fans.	Rooftop Exhaust Fans are 20+ years old	Mechanical	HVAC	1
4-0704	HOUES - Building 2	Replace ductless mini-split.	Ductless Mini-Splits are 20+ years old	Mechanical	HVAC	1

HOUSTON ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-2325	HOUES - Building 2	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	24" ? KD classroom ? - 20%	Plumbing	Plumbing - Fixtures	3
3-2331	HOUES - Building 3	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Good - 10% | Watermarks, dirty, stained - 45%	Architecture	Ceiling	2
3-2334	HOUES - Building 3	Replace toilet partitions.	Light wear and tear - 20%	Architecture	Restroom - Toilet Partitions	3
3-2335	HOUES - Building 3	Replace interior doors and hardware to meet Visalia USD Standards.	Small scuffs - 15%	Architecture	Doors - Interior	3
3-2336	HOUES - Building 3	Repair / replace existing flooring and base throughout.	Good, has small stains - 20%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-2337	HOUES - Building 3	Repair / patch walls. Paint all previously painted interior surfaces.	Recommend paint touch up along edge, some tears - 35%	Architecture	Walls - Interior Repair	3
3-2339	HOUES - Building 3	Replace casework.	Scuffs, paint chips - 30%	Architecture	Casework	3
3-2342	HOUES - Building 3	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear - 25%	Architecture	Doors - Interior	3
2-0813	HOUES - Building 3	Replace exterior doors and hardware to meet Visalia USD Standards. (Wood)	Doors- Wood	Building Envelope	Doors - Exterior	1
2-2730	HOUES - Building 3	Roof Replacement Upper Roof Cap and perimeter openings throughout. Pipe penetrations failing. Gutter needs cleaning. Fascia failing. *Notated on District list of roofs to be replaced.	Roof- BUR	Building Envelope	Roof Replacement	1
2-0812	HOUES - Building 3	Replace exterior doors and hardware to meet Visalia USD Standards. (Steel)	Doors- Steel	Building Envelope	Doors - Exterior	2
2-0810	HOUES - Building 3	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-0811	HOUES - Building 3	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommend cleaning - 20%	Building Envelope	Windows	3
2-0809	HOUES - Building 3	Continued Maintenace Recommended for Brick Facade.	Facade- Brick	Building Envelope	Walls - Exterior Cleaning	4
3-2341	HOUES - Building 3	Replace fluorescent lighting with LED.	Outdated - 30%	Electrical	Lighting - Interior	2
4-0698	HOUES - Building 3	Replace rooftop package units.	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1
4-0700	HOUES - Building 3	Replace Exhaust Fans.	Rooftop Exhaust Fans are 20+ years old	Mechanical	HVAC	1
3-2332	HOUES - Building 3	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	24" ? KD classroom ? - 20%	Plumbing	Plumbing - Fixtures	3
3-2359	HOUES - Building 4	Replace toilet partitions.	No ADA stall - 0%	Architecture	Restroom - Toilet Partitions	1
3-2346	HOUES - Building 4	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Good - 10% | Watermarks, dirty, stained - 45%	Architecture	Ceiling	2
3-2344	HOUES - Building 4	Repair / replace existing flooring and base throughout.	Good, has small stains - 20%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-2345	HOUES - Building 4	Repair / patch walls. Paint all previously painted interior surfaces.	Recommend paint touch up along edge, some tears - 35%	Architecture	Walls - Interior Repair	3
3-2347	HOUES - Building 4	Replace casework.	Scuffs, paint chips - 30%	Architecture	Casework	3
3-2350	HOUES - Building 4	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear - 25%	Architecture	Doors - Interior	3
3-2357	HOUES - Building 4	Replace toilet partitions.	Light wear and tear - 20%	Architecture	Restroom - Toilet Partitions	3
3-2358	HOUES - Building 4	Replace interior doors and hardware to meet Visalia USD Standards.	Small scuffs - 15%	Architecture	Doors - Interior	3
2-0806	HOUES - Building 4	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Steel	Building Envelope	Doors - Exterior	1
2-2729	HOUES - Building 4	Roof Replacement Upper Roof Cap and perimeter openings throughout. Pipe penetrations failing. Gutter needs cleaning. Fascia failing. *Notated on District list of roofs to be replaced.	Roof- BUR	Building Envelope	Roof Maintenance	1
2-0807	HOUES - Building 4	Continued Maintenance Recommended	Doors- Wood	Building Envelope	Doors - Exterior	3
2-0804	HOUES - Building 4	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-0805	HOUES - Building 4	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommend cleaning - 20%	Building Envelope	Windows	3
2-0803	HOUES - Building 4	Continued Maintenace Recommended for Brick Facade.	Facade- Brick	Building Envelope	Walls - Exterior Cleaning	4
3-2349	HOUES - Building 4	Replace fluorescent lighting with LED.	Outdated - 30%	Electrical	Lighting - Interior	2

HOUSTON ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
4-0699	HOUES - Building 4	Replace rooftop package units.	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1
4-0702	HOUES - Building 4	Replace Exhaust Fans.	Rooftop Exhaust Fans are 20+ years old	Mechanical	HVAC	1
3-2348	HOUES - Building 4	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	24" ? KD classroom ? - 20%	Plumbing	Plumbing - Fixtures	3
2-0801	HOUES - Building 5	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Steel	Building Envelope	Doors - Exterior	2
2-0802	HOUES - Building 5	Roof Replacement Shingles have excessive moss growth. Penetrations are open.	Roof- Shingle	Building Envelope	Roof Replacement	2
2-0800	HOUES - Building 5	Replace Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	2
2-0799	HOUES - Building 5	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
4-0720	HOUES - Building 5	Replace Exhaust Fans.	Rooftop Exhaust Fans are 20+ years old	Mechanical	HVAC	1
4-0719	HOUES - Building 5	Replace rooftop package unit.	Rooftop Package Unit is 3 years old	Mechanical	HVAC	4
3-6237	HOUES - 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
2-0775	HOUES - Building 9	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Wood	Building Envelope	Doors - Exterior	1
2-2728	HOUES - Building 9	Roof Replacement Upper Roof Cap and perimeter openings throughout. Pipe penetrations failing. Gutter needs cleaning. Fascia failing. *Notated on District list of roofs to be replaced.	Roof- BUR Gravel	Building Envelope	Roof Replacement	1
2-0774	HOUES - Building 9	Replace Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	1
2-0773	HOUES - Building 9	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-0772	HOUES - Building 9	Continued Maintenace Recommended for Brick Facade.	Facade- Brick	Building Envelope	Walls - Exterior Cleaning	4
3-2432	HOUES - Building 9	Replace/upgrade interior lighting.	Good - 10%	Electrical	Lighting - Interior	4
4-0715	HOUES - Building 9	Replace Exhaust Fans.	Rooftop Exhaust Fans are 20+ years old	Mechanical	HVAC	1
4-0723	HOUES - Building 9	Replace rooftop package units.	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1
3-6238	HOUES - Building 9	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
3-2422	HOUES - Building 15	Repair / replace existing flooring and base throughout.	Few stains - 20%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-2423	HOUES - Building 15	Repair / patch walls. Paint all previously painted interior surfaces.	Light marks - 20%	Architecture	Walls - Interior Repair	3
3-2424	HOUES - Building 15	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Decent - 15%	Architecture	Ceiling	4
3-2426	HOUES - Building 15	Replace casework.	Outdated but good condition - 10%	Architecture	Casework	4
3-2427	HOUES - Building 15	Replace interior doors and hardware to meet Visalia USD Standards.	Light scuffs - 15%	Architecture	Doors - Interior	4
2-0780	HOUES - Building 15	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Wood	Building Envelope	Doors - Exterior	1
2-0782	HOUES - Building 15	Roof Replacement Perimeter edge open in areas.	Roof- BUR	Building Envelope	Roof Replacement	2
2-0781	HOUES - Building 15	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0779	HOUES - Building 15	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	3
2-0777	HOUES - Building 15	Continued Maintenace Recommended for Brick Facade.	Facade- Brick	Building Envelope	Walls - Exterior Cleaning	4
2-0778	HOUES - Building 15	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-2428	HOUES - Building 15	Replace/upgrade interior lighting in kitchen.	Upgrade lighting - 45%	Electrical	Lighting - Interior	2
3-2425	HOUES - Building 15	Replace/upgrade interior lighting.	Very bright - 5%	Electrical	Lighting - Interior	4
4-0717	HOUES - Building 15	Replace large rooftop package units. (1 of 2)	Rooftop Package Units Large are 20+ years old	Mechanical	HVAC	1
4-0721	HOUES - Building 15	Replace MUA unit.	MUA unit is 20+ years old	Mechanical	HVAC	1

HOUSTON ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
4-0725	HOUES - Building 15	Replace Exhaust Fans.	Rooftop Exhaust Fans are 20+ years old	Mechanical	HVAC	1
4-0726	HOUES - Building 15	Replace rooftop Evap. Cooler units.	Rooftop Evap. Cooler Units are 20+ years old	Mechanical	HVAC	1
4-0718	HOUES - Building 15	Replace large rooftop package units. (2 of 2)	Rooftop Package Units Large are less than 5 years old	Mechanical	HVAC	4
3-6239	HOUES - Building 15	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
3-2362	HOUES - Building 17	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Watermarks, dirty, stained - 45%	Architecture	Ceiling	2
3-2360	HOUES - Building 17	Repair / replace existing flooring and base throughout.	Good, has small stains - 20%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-2361	HOUES - Building 17	Repair / patch walls. Paint all previously painted interior surfaces.	Recommend paint touch up along edge, some tears - 35%	Architecture	Walls - Interior Repair	3
3-2363	HOUES - Building 17	Replace casework.	Scuffs, paint chips - 30%	Architecture	Casework	3
3-2366	HOUES - Building 17	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear - 25%	Architecture	Doors - Interior	3
2-0760	HOUES - Building 17	Replace Wood Facade. Early Dry Rot.	Facade- Wood	Building Envelope	Walls - Exterior Repair	1
2-0762	HOUES - Building 17	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0763	HOUES - Building 17	Roof Maintenance Needs cleaning or power washing.	Roof- TPO	Building Envelope	Roof Maintenance	3
2-0761	HOUES - Building 17	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommend cleaning - 20%	Building Envelope	Windows	3
3-2365	HOUES - Building 17	Replace fluorescent lighting with LED.	Outdated - 30%	Electrical	Lighting - Interior	2
4-0732	HOUES - Building 17	Replace Heat Pump units.	Bard Heat Pumps less than 10-15 years old.	Mechanical	HVAC	3
3-2364	HOUES - Building 17	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	24" ? KD classroom ? - 20%	Plumbing	Plumbing - Fixtures	3
3-2376	HOUES - Building 18	Repair / replace existing flooring and base throughout.	Light stains, needs cleaning - 20%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-2378	HOUES - Building 18	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Outdated - 30%	Architecture	Ceiling	3
3-2379	HOUES - Building 18	Replace casework.	Some surface chips and cracks - 20%	Architecture	Casework	3
3-2381	HOUES - Building 18	Replace interior doors and hardware to meet Visalia USD Standards.	Wear and tear, no kickplate - 15%	Architecture	Doors - Interior	3
3-2377	HOUES - Building 18	Repair / patch walls. Paint all previously painted interior surfaces.	Some tears - 10%	Architecture	Walls - Interior Repair	4
2-0759	HOUES - Building 18	Roof Replacement Low spots in deck. Dry Rot. Perimeter edge open gutter need cleaning.	Roof- BUR	Building Envelope	Roof Replacement	1
2-0756	HOUES - Building 18	Replace Wood Facade. Early Dry Rot.	Facade- Wood	Building Envelope	Walls - Exterior Repair	2
2-0758	HOUES - Building 18	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0757	HOUES - Building 18	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommended to clean - 15%	Building Envelope	Windows	3
4-0734	HOUES - Building 18	Replace Heat Pump units.	Bard Heat Pumps less than 10-15 years old.	Mechanical	HVAC	3
3-6240	HOUES - Building 18	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
3-2370	HOUES - Building 19	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Watermarks, dirty, stained - 45%	Architecture	Ceiling	2
3-2368	HOUES - Building 19	Repair / replace existing flooring and base throughout.	Good, has small stains - 20%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-2369	HOUES - Building 19	Repair / patch walls. Paint all previously painted interior surfaces.	Recommend paint touch up along edge, some tears - 35%	Architecture	Walls - Interior Repair	3
3-2371	HOUES - Building 19	Replace casework.	Scuffs, paint chips - 30%	Architecture	Casework	3
3-2374	HOUES - Building 19	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear - 25%	Architecture	Doors - Interior	3

HOUSTON ELEMENTARY SCHOOL
DETAILED REPORT

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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-0767	HOUES - Building 19	Roof Replacement Gutters need cleaning. Roof needs cleaning.	Roof- TPO	Building Envelope	Roof Replacement	2
2-0766	HOUES - Building 19	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0764	HOUES - Building 19	Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3
2-0765	HOUES - Building 19	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommend cleaning - 20%	Building Envelope	Windows	3
3-2373	HOUES - Building 19	Replace fluorescent lighting with LED.	Outdated - 30%	Electrical	Lighting - Interior	2
4-0728	HOUES - Building 19	Replace Heat Pump units.	Bard Heat Pumps less than 10-15 years old.	Mechanical	HVAC	3
3-2372	HOUES - Building 19	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	24" ? KD classroom ? - 20%	Plumbing	Plumbing - Fixtures	3
3-2385	HOUES - Building 20	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Good - 10% | Watermarks, dirty, stained - 45%	Architecture	Ceiling	2
3-2383	HOUES - Building 20	Repair / replace existing flooring and base throughout.	Good, has small stains - 20%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-2384	HOUES - Building 20	Repair / patch walls. Paint all previously painted interior surfaces.	Recommend paint touch up along edge, some tears - 35%	Architecture	Walls - Interior Repair	3
3-2386	HOUES - Building 20	Replace casework.	Scuffs, paint chips - 30%	Architecture	Casework	3
3-2389	HOUES - Building 20	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear - 25%	Architecture	Doors - Interior	3
3-2398	HOUES - Building 20	Replace interior doors and hardware to meet Visalia USD Standards.	Light scuffs, no kickplate - 20%	Architecture	Doors - Interior	3
3-2395	HOUES - Building 20	Replace casework.	Great condition - 10%	Architecture	Casework	4
2-0768	HOUES - Building 20	Repair Stucco Facade. Damaged, substandard repairs.	Facade- Stucco	Building Envelope	Walls - Exterior Repair	1
2-0771	HOUES - Building 20	Roof Replacement Anchor sealant failing throughout. Gutters clogged. Needs Overlay.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	1
2-0770	HOUES - Building 20	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0769	HOUES - Building 20	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommend cleaning - 20%	Building Envelope	Windows	3
3-2388	HOUES - Building 20	Replace fluorescent lighting with LED.	Outdated - 30%	Electrical	Lighting - Interior	2
4-0735	HOUES - Building 20	Replace rooftop package units.	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1
4-0736	HOUES - Building 20	Replace Exhaust Fans.	Rooftop Exhaust Fans are 20+ years old	Mechanical	HVAC	1
4-0730	HOUES - Building 20	Replace Heat Pump units.	Bard Heat Pumps less than 10-15 years old.	Mechanical	HVAC	3
3-2387	HOUES - Building 20	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	24" ? KD classroom ? - 20%	Plumbing	Plumbing - Fixtures	3
3-2414	HOUES - Building 21	Repair / replace existing flooring and base throughout.	Light stains, needs cleaning - 20%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-2416	HOUES - Building 21	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Outdated - 30%	Architecture	Ceiling	3
3-2417	HOUES - Building 21	Replace casework.	Some surface chips and cracks - 20%	Architecture	Casework	3
3-2419	HOUES - Building 21	Replace interior doors and hardware to meet Visalia USD Standards.	Wear and tear, no kickplate - 15%	Architecture	Doors - Interior	3
3-2415	HOUES - Building 21	Repair / patch walls. Paint all previously painted interior surfaces.	Some tears - 10%	Architecture	Walls - Interior Repair	4
2-0786	HOUES - Building 21	Roof Replacement Lap joints failing. Pipe jack failing.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	1
2-0783	HOUES - Building 21	Replace Wood Facade. Wood Fascia- Dry Rot	Facade- Wood	Building Envelope	Walls - Exterior Repair	2
2-0785	HOUES - Building 21	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0784	HOUES - Building 21	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommended to clean - 15%	Building Envelope	Windows	3
3-2421	HOUES - Building 21	Replace fluorescent lighting with LED.	Lighting is very dim, can barely see, multiple bulbs out - 45%	Electrical	Lighting - Interior	2

HOUSTON ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
4-0738	HOUES - Building 21	Replace Heat Pump units.	Bard Heat Pumps less than 10-15 years old.	Mechanical	HVAC	3
3-2418	HOUES - Building 21	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	ADA compliant - 10%	Plumbing	Plumbing - Fixtures	4
3-2407	HOUES - Building 23	Repair / replace existing flooring and base throughout.	Light stains, needs cleaning - 20%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-2409	HOUES - Building 23	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Outdated - 30%	Architecture	Ceiling	3
3-2410	HOUES - Building 23	Replace casework.	Some surface chips and cracks - 20%	Architecture	Casework	3
3-2412	HOUES - Building 23	Replace interior doors and hardware to meet Visalia USD Standards.	Wear and tear, no kickplate - 15%	Architecture	Doors - Interior	3
3-2408	HOUES - Building 23	Repair / patch walls. Paint all previously painted interior surfaces.	Some tears - 10%	Architecture	Walls - Interior Repair	4
2-0791	HOUES - Building 23	Replace Wood Facade. Early Stages of Dry Rot.	Facade- Wood	Building Envelope	Walls - Exterior Repair	2
2-0794	HOUES - Building 23	Roof Replacement Needs cleaning and tree trimming.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	2
2-0793	HOUES - Building 23	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0792	HOUES - Building 23	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommended to clean - 15%	Building Envelope	Windows	3
4-0740	HOUES - Building 23	Replace Heat Pump units.	Bard Heat Pumps less than 10-15 years old.	Mechanical	HVAC	3
3-2411	HOUES - Building 23	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	ADA compliant - 10%	Plumbing	Plumbing - Fixtures	4
3-2400	HOUES - Building 24	Repair / replace existing flooring and base throughout.	Light stains, needs cleaning - 20%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-2402	HOUES - Building 24	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Outdated - 30%	Architecture	Ceiling	3
3-2403	HOUES - Building 24	Replace casework.	Some surface chips and cracks - 20%	Architecture	Casework	3
3-2405	HOUES - Building 24	Replace interior doors and hardware to meet Visalia USD Standards.	Wear and tear, no kickplate - 15%	Architecture	Doors - Interior	3
3-2401	HOUES - Building 24	Repair / patch walls. Paint all previously painted interior surfaces.	Some tears - 10%	Architecture	Walls - Interior Repair	4
2-0795	HOUES - Building 24	Replace Wood Facade. Early Stages of Dry Rot.	Facade- Wood	Building Envelope	Walls - Exterior Repair	2
2-0798	HOUES - Building 24	Roof Replacement Needs cleaning and tree trimming.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	2
2-0797	HOUES - Building 24	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0796	HOUES - Building 24	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommended to clean - 15%	Building Envelope	Windows	3
4-0742	HOUES - Building 24	Replace Heat Pump units.	Bard Heat Pumps less than 10-15 years old.	Mechanical	HVAC	3
3-6241	HOUES - Building 24	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
2-0790	HOUES - Building 26	Roof Replacement Lap joints failing. Pipe jack failing.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	1
2-0787	HOUES - Building 26	Repair Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Repair	2
2-0789	HOUES - Building 26	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0788	HOUES - Building 26	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	3
4-0744	HOUES - Building 26	Replace Heat Pump units.	Bard Heat Pumps less than 10-15 years old.	Mechanical	HVAC	3
4-0746	HOUES - Building 26	Replace Exhaust Fans.	Ceiling Exhaust Fans are 15 years old	Mechanical	HVAC	3
3-6242	HOUES - Building 26	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
3-2431		Library but no building number.	Outdated, showing wear and tear - 20%	Architecture	Ceiling	3
3-2429		Library but no building number.	Very good condition - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4

HOUSTON ELEMENTARY SCHOOL
DETAILED REPORT

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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-2430		Library but no building number.	Light marks - 15%	Architecture	Walls - Interior Repair	4
3-2433		Library but no building number.	Light wear and tear - 10%	Architecture	Doors - Interior	4
3-2435		Library but no building number.	Practically brand new - 5%	Architecture	Casework	4
1-0149	HOUES - Grounds (12)	Remove and replace ramp to make ADA compliant. (1 of 2)	Ramp has 9.0% slopes	Civil		1
1-0150	HOUES - Grounds (12)	Remove and replace ramp to make ADA compliant. (2 of 2)	Drop off DA: 13.5% and no truncated domes	Civil		1
1-0147	HOUES - Grounds (12)	Remove and replace concrete as needed to get proper drainage.	Dry well floods entire area to ramp and tables	Civil		2
1-0148	HOUES - Grounds (12)	Seal alligator cracking by dry well.	Alligator cracking by dry well	Civil		2
1-0151	HOUES - Grounds (12)	Remove and replace pavement	Drop off zone has 5.5% slope on pavement	Civil		2
4-1390	HOUES - Grounds (12)	Replace existing lighting fixtures with LED	Existing Exterior and Site Lighting	Electrical	Lighting - Exterior	3
4-1391	HOUES - Grounds (12)	Replace existing Fire Alarm System	Fire Alarm System	Life Safety & Security	Fire Suppression - Fire Alarm System	3
4-1872	HOUES - Grounds (12)	Replace existing Energy Management System	Existing Energy Management System	Mechanical	Control Systems	4
4-1392	HOUES - Grounds (12)	Technology Upgrades	Technology Upgrades	Technology	Technology - General / Misc.	3
4-1393	HOUES - Grounds (12)	Security System Upgrades	Security Upgrades	Technology	Security - Intrusion Alarm	3

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