Washington Elementary School

500 South Garden, Visalia, CA 93277

Brittney Guerrero, Principal

CDS Code: 54 72256 6054720



PATRIOTS
WASHINGTON ELEMENTARY

Grade Level

K-8

Year Built

1945

Enrollment

284

Capacity

300

Building Area

24,259 SF

Site Acreage

2.81

At Washington, we reach hearts to educate minds by building relationships with our students and their families through a variety of diverse efforts such as classroom instruction, extracurricular activities, supportive school environment and involvement in the community, so they can be empowered in a challenging world.

Students at Washington Elementary School are guided by a classroom environment that promotes respect, cooperation, courtesy, and acceptance of others. The school's discipline philosophy is built around a mixture of ideas from "Character Counts," "RISE" and positive behavior intervention systems that promotes a safe school, a warm, friendly classroom environment, and demonstrates that positive discipline is a solid foundation on which to build an effective school.

The goal of Washington Elementary School's culture is to provide students with opportunities to learn self-discipline through a system of consistent rewards and consequences for their behavior. Parents and students are informed of discipline policies at the beginning of each school year through classroom orientation and individual Parent/Student Handbooks. Rules are reinforced throughout the year in classroom postings, newsletters, parent meetings, and letters.

Washington Elementary School

EXISTING SITE



Washington Elementary School

FACILITY CONDITION INDEX (FCI%) BY BUILDING



Washington Elementary School

PROPOSED SITE



Washington Elementary School

SUMMARY OF RECOMMENDATIONS

PROPOSED NEW CONSTRUCTION

1. Replace Portables with New Permanent Classroom Building
2. New Kinder Classroom Building

ATHLETIC / PLAY AREA IMPROVEMENTS

- New Playground
- New Kinder Playground

SITE IMPROVEMENTS

- Drainage Improvements

PARKING LOT / DRIVE RECONFIGURATION

- New Staff Parking Lot

WASHINGTON 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
Washington Elementary School	**$574,425**	**$971,247**	**$1,545,672**	**$1,143,323**	**$9,531,425**	**$12,220,419**
Civil	$58,050	$31,712	$89,762			$89,762
Building Envelope	$340,200	$588,041	$928,241	$478,579	$47,345	$1,454,165
Architecture		$0	$0	$145,117	$8,763,117	$8,908,234
Mechanical	$176,175	$262,440	$438,615		$408,150	$846,765
Electrical		$89,055	$89,055	$55,112	$104,486	$248,653
Plumbing			$0	$55,112	$80,780	$135,892
Technology			$0	$409,403		$409,403
Life Safety & Security			$0		$127,547	$127,547

WASHINGTON ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-1476	WSHES - Building 1	Continued Maintenance Recommended (Aluminum)	Doors- Aluminum	Building Envelope	Doors - Exterior	3
2-1475	WSHES - Building 1	Continued Maintenance Recommended (Steel)	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1473	WSHES - Building 1	Continued Maintenace Recommended for Stucco Facade. Open Penetrations, Grade Level Damage. Building under remodel.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-1477	WSHES - Building 1	Roof Maintenance Wall removed holes need sealing.	Roof- BUR	Building Envelope	Roof Maintenance	3
2-1474	WSHES - Building 1	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	3
4-0408	WSHES - Building 1	Replace rooftop package units. (2 of 2)	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1
4-0409	WSHES - Building 1	Replace rooftop package units. (1 of 2)	Rooftop Package Unit is 2 years old	Mechanical	HVAC	4
3-6267	WSHES - 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
3-5823	WSHES - Building 2	Repair / replace existing flooring and base throughout.	Floor - concrete polish 5%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-5824	WSHES - Building 2	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 5%	Architecture	Walls - Interior Repair	4
3-5825	WSHES - Building 2	Replace casework.	Casework - 5%	Architecture	Casework	4
3-5826	WSHES - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M. frame H.M. 5%	Architecture	Doors - Interior	4
3-5828	WSHES - Building 2	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system 5%	Architecture	Ceiling	4
3-5829	WSHES - Building 2	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar 5%	Architecture	Doors - Hardware Only	4
3-5832	WSHES - Building 2	Replace markerboards in classrooms.	Markerboard - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-1463	WSHES - Building 2	Roof Replacement Coating failing throughout spots. Cracks in insulation plate exposed.	Roof- BUR	Building Envelope	Roof Replacement	1
2-1462	WSHES - Building 2	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1461	WSHES - Building 2	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	3
2-1460	WSHES - Building 2	Continued Maintenace Recommended for Concrete Facade.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	4
3-5830	WSHES - Building 2	Replace/upgrade interior lighting.	Lighting - 2x4 LED 5%	Electrical	Lighting - Interior	4
4-0410	WSHES - Building 2	Replace rooftop package units.	Rooftop Package Units are 10-15 years old	Mechanical	HVAC	2
3-5827	WSHES - Building 2	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixture - sink ADA compliant 5%; Plumbing Fixtures are in really good condition. Classrooms seem updated/renovated.	Plumbing	Plumbing - Fixtures	4
2-1472	WSHES - Building 3	Roof Replacement Perimeter edge open needs 3 coursed.	Roof- BUR	Building Envelope	Roof Replacement	2
2-1471	WSHES - Building 3	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1469	WSHES - Building 3	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-1470	WSHES - Building 3	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	3
4-0411	WSHES - Building 3	Replace rooftop package units.	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1
3-5836	WSHES - Building 4	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M. frame H.M. 60%	Architecture	Doors - Interior	2
3-5839	WSHES - Building 4	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar 20%	Architecture	Doors - Hardware Only	2
3-5833	WSHES - Building 4	Repair / replace existing flooring and base throughout.	Floor - VCT 30% | Floor - carpet - 5%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-5834	WSHES - Building 4	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - FRP - 30%	Architecture	Walls - Interior Repair	3
3-5838	WSHES - Building 4	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - GYP board 20% | Ceiling - 12x12 tiles 30%	Architecture	Ceiling	3
3-5845	WSHES - Building 4	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M. frame H.M. 20%	Architecture	Doors - Interior	3
3-5848	WSHES - Building 4	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar 30%	Architecture	Doors - Hardware Only	3

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3-5844	WSHES - Building 4	Replace casework.	Casework - 5%	Architecture	Casework	4
2-1467	WSHES - Building 4	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Steel	Building Envelope	Doors - Exterior	2
2-1466	WSHES - Building 4	Replace Wood frame window system.	Windows- Wood Frame | Window - H.M. 50%	Building Envelope	Windows	2
2-1465	WSHES - Building 4	Continued Maintenace Recommended for Brick Facade.	Facade- Brick	Building Envelope	Walls - Exterior Cleaning	3
2-1464	WSHES - Building 4	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-1468	WSHES - Building 4	Roof Maintenance Roof in good condition.	Roof- Shingle	Building Envelope	Roof Maintenance	3
3-5840	WSHES - Building 4	Replace fluorescent lighting with LED.	Lighting - 1x4 florescent 50% (Cafeteria); Lighting - 1x8 ceiling mounted - florescent 50% (Library)	Electrical	Lighting - Interior	2
4-0421	WSHES - Building 4	Replace evaporative cooler unit.	Evap cooler is 20+ years old	Mechanical	HVAC	1
4-0425	WSHES - Building 4	Replace Exhaust Fans.	Rooftop Exhaust Fan is 20+ years old	Mechanical	HVAC	1
4-0420	WSHES - Building 4	Replace split system unit	Split system is 15+ years old	Mechanical	HVAC	2
4-0418	WSHES - Building 4	Replace rooftop package units.	Rooftop Package Unit is 5 years old	Mechanical	HVAC	4
3-5846	WSHES - Building 4	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Fixture - sink not ADA	Plumbing	Plumbing - Fixtures	4
3-5863	WSHES - Building 6	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 20%	Architecture	Walls - Interior Repair	3
3-5864	WSHES - Building 6	Replace casework.	Casework - 50%	Architecture	Casework	3
3-5865	WSHES - Building 6	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M. frame H.M. 50%	Architecture	Doors - Interior	3
3-5866	WSHES - Building 6	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system 20%	Architecture	Ceiling	3
3-5868	WSHES - Building 6	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar 50%	Architecture	Doors - Hardware Only	3
3-5862	WSHES - Building 6	Repair / replace existing flooring and base throughout.	Floor - carpet - 5%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-5871	WSHES - Building 6	Replace markerboards in classrooms.	Markerboard - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-1458	WSHES - Building 6	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1459	WSHES - Building 6	Roof Maintenance Gutters need cleaning.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-1457	WSHES - Building 6	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Window - aluminum - 50%	Building Envelope	Windows	3
2-1456	WSHES - Building 6	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-5869	WSHES - Building 6	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	2
4-0419	WSHES - Building 6	Replace Heat Pump units.	Bard Heat Pumps are 5-10 years old.	Mechanical	HVAC	4
3-5867	WSHES - Building 6	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixture - sink ADA compliant	Plumbing	Plumbing - Fixtures	3
3-5853	WSHES - Building 7	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 20%	Architecture	Walls - Interior Repair	3
3-5854	WSHES - Building 7	Replace casework.	Casework - 50%	Architecture	Casework	3
3-5855	WSHES - Building 7	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M. frame H.M. 50%	Architecture	Doors - Interior	3
3-5856	WSHES - Building 7	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system 20%	Architecture	Ceiling	3
3-5858	WSHES - Building 7	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar 50%	Architecture	Doors - Hardware Only	3
3-5852	WSHES - Building 7	Repair / replace existing flooring and base throughout.	Floor - LAM /carpet - 5%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-5861	WSHES - Building 7	Replace markerboards in classrooms.	Markerboard - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4

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2-1452	WSHES - Building 7	Repair Stucco Facade. Cracks Observed Throughout.	Facade- Stucco	Building Envelope	Walls - Exterior Repair	1
2-1454	WSHES - Building 7	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1455	WSHES - Building 7	Roof Maintenance Penetrations need new sealant.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-1453	WSHES - Building 7	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Window - aluminum - 50%	Building Envelope	Windows	3
3-5859	WSHES - Building 7	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	2
4-0424	WSHES - Building 7	Replace Heat Pump units.	Bard Heat Pumps are 5-10 years old.	Mechanical	HVAC	4
3-5857	WSHES - Building 7	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixture - sink ADA compliant	Plumbing	Plumbing - Fixtures	3
3-5872	WSHES - Building 8	Repair / replace existing flooring and base throughout.	Floor - carpet - 30%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-5873	WSHES - Building 8	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 50%	Architecture	Walls - Interior Repair	3
3-5874	WSHES - Building 8	Replace casework.	Casework - 50%	Architecture	Casework	3
3-5875	WSHES - Building 8	Replace interior doors and hardware to meet Visalia USD Standards.	Door - door H.M. frame H.M. 50%	Architecture	Doors - Interior	3
3-5876	WSHES - Building 8	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system 30%	Architecture	Ceiling	3
3-5878	WSHES - Building 8	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar 50%	Architecture	Doors - Hardware Only	3
3-5881	WSHES - Building 8	Replace markerboards in classrooms.	Markerboard - 20%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
2-1450	WSHES - Building 8	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-1448	WSHES - Building 8	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-1449	WSHES - Building 8	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Window - aluminum - 50%	Building Envelope	Windows	3
2-1451	WSHES - Building 8	Roof Maintenance	Roof- TPO	Building Envelope	Roof Maintenance	4
3-5879	WSHES - Building 8	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	2
4-0422	WSHES - Building 8	Replace Heat Pump units. (2 of 2)	Bard Heat Pumps in new portables.	Mechanical	HVAC	4
4-0423	WSHES - Building 8	Replace Heat Pump units. (1 of 2)	Bard Heat Pumps are 5-10 years old.	Mechanical	HVAC	4
3-5877	WSHES - Building 8	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixture - sink ADA compliant - 30%	Plumbing	Plumbing - Fixtures	4
3-6229	WSHES - Grounds (5)	Remove all temporary portables on site and replace with permanent modulars.		Architecture	Permanent Modular	4
1-0206	WSHES - Grounds (5)	Install designated ADA parking.	No ADA parking.	Civil		1
1-0207	WSHES - Grounds (5)	Remove and replace all four ramps to make ADA compliant.	No parking lot. School utilizes street parking. Safe route to school needs to made ADA compliant for intersection of Myrtle Ave and Garden St. All four ramps at intersection need to be made ADA compliant.	Civil		1
1-0208	WSHES - Grounds (5)	Remove and replace stripping for fire lanes, pedestrian cross walk, and handicap zones all around school site.	No drop off zone. Restripe fire lanes, pedestrian cross walks, and handicap zone all around school site.	Civil		1
1-0209	WSHES - Grounds (5)	Add drainage or dry wells to get proper drainage and prevent flooding (solar panels).	By solar panels, there is flooding caused by no DI.	Civil		2
1-0210	WSHES - Grounds (5)	Add drainage or dry wells to get proper drainage and prevent flooding (playground entrance).	Flooding by playground entrance.	Civil		2
1-0211	WSHES - Grounds (5)	Add drainage or dry wells to get proper drainage and prevent flooding.	No drainage inlet onsite.	Civil		2
4-1575	WSHES - Grounds (5)	Replace existing lighting fixtures with LED	Existing Exterior and Site Lighting	Electrical	Lighting - Exterior	3
4-1576	WSHES - Grounds (5)	Replace existing Fire Alarm System	Fire Alarm System	Life Safety & Security	Fire Suppression - Fire Alarm System	4

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4-1885	WSHES - Grounds (5)	Replace existing Energy Management System	Existing Energy Management System	Mechanical	Control Systems	4
4-1577	WSHES - Grounds (5)	Technology Upgrades	Technology Upgrades	Technology	Technology - General / Misc.	3
4-1578	WSHES - Grounds (5)	Security System Upgrades	Security Upgrades	Technology	Security - Intrusion Alarm	3