Highland Elementary School

701 North Stevenson St., Visalia, CA 93291

Jessica Peredo, Principal

CDS Code: 54 72256 6054613



Grade Level

P-6

Year Built

1947

Enrollment

438

Capacity

714

Building Area

47,429 SF

Site Acreage

2.96

Highland Elementary School

EXISTING SITE



Highland Elementary School

FACILITY CONDITION INDEX (FCI%) BY BUILDING



Highland Elementary School

PROPOSED SITE



Highland Elementary School

SUMMARY OF RECOMMENDATIONS

PROPOSED NEW CONSTRUCTION

(1) Replace Portables with Permanent Classroom Building

RENOVATIONS / MODERNIZATIONS

- Additional Restrooms

HIGHLAND 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
Highland Elementary School	**$2,031,804**	**$1,820,000**	**$3,851,804**	**$1,883,204**	**$2,156,107**	**$7,891,115**
Civil	$106,650	$145,800	$252,450			$252,450
Building Envelope	$1,560,654	$1,368,020	$2,928,674	$308,850	$60,284	$3,297,807
Architecture			$0	$619,697	$578,580	$1,198,277
Mechanical	$364,500	$306,180	$670,680	$157,463	$646,238	$1,474,380
Electrical			$0	$147,662	$530,881	$678,543
Plumbing			$0	$334,608	$110,541	$445,148
Technology			$0	$314,925	$102,038	$416,963
Life Safety & Security			$0		$127,547	$127,547

HIGHLAND ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-4691	HLES - Building 1	Repair / replace existing flooring and base throughout.	Floor - carpet / tile - 20% | Floor - VCT 20%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-4692	HLES - Building 1	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackbaord - 20%	Architecture	Walls - Interior Repair	3
3-4693	HLES - Building 1	Replace casework.	Casework - 30%	Architecture	Casework	3
3-4694	HLES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Doors - Front -store front, int. doors, wood - 205	Architecture	Doors - Interior	3
3-4695	HLES - 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	3
3-4697	HLES - Building 1	Repair or replace interior door hardware as needed throughout.	Hardware - front pull/ bar, interior levers 30%	Architecture	Doors - Hardware Only	3
3-4704	HLES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Door - storefront door / H.M. doors - 30%	Architecture	Doors - Interior	3
3-4707	HLES - Building 1	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	3
3-4699	HLES - Building 1	Replace markerboards in classrooms.	Markerboard -10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0755	HLES - Building 1	Roof Replacement Capsheet/ coating burnt out. Needs complete Re-roof. *Notated on District list of roofs to be replaced.	Roof- BUR	Building Envelope	Roof Replacement	1
2-0752	HLES - Building 1	Continued Maintenance Recommended (Aluminum)	Doors- Aluminum	Building Envelope	Doors - Exterior	3
2-0754	HLES - Building 1	Continue Maintenace on Roll-up Door.	Doors- Roll Up- Steel	Building Envelope	Doors - Exterior	3
2-0753	HLES - Building 1	Continued Maintenance Recommended (Steel)	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0751	HLES - Building 1	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - storefront - 30%	Building Envelope	Windows	3
2-0750	HLES - Building 1	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-4698	HLES - Building 1	Replace fluorescent lighting in administration area with LED. Building observed to have both fluorescent and LED lighting in place.	Lighting - 2x4 florescent - 50%	Electrical	Lighting - Interior	3
3-4708	HLES - Building 1	Replace/upgrade interior lighting.	Lighting - LEDs 20%	Electrical	Lighting - Interior	4
4-0638	HLES - Building 1	Replace Exhaust Fans.	Rooftop Exhaust Fans are 20+ years old	Mechanical	HVAC	1
4-0634	HLES - Building 1	Replace rooftop package units. (2 of 2)	Rooftop Package Units are 15 years old	Mechanical	HVAC	2
4-0635	HLES - Building 1	Replace large rooftop package units.	Rooftop Package Units Large are 15 years old	Mechanical	HVAC	2
4-0637	HLES - Building 1	Replace ductless mini-split.	Ductless Mini-Splits are 15 years old	Mechanical	HVAC	2
4-0636	HLES - Building 1	Replace rooftop package units. (1 of 2)	Rooftop Package Units are 4 years old	Mechanical	HVAC	4
3-4706	HLES - Building 1	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - restroom LAV - ADA compliant - 30%	Plumbing	Plumbing - Fixtures	3
2-0717	HLES - Building 4	Roof Replacement Needs new roof coating is failing. Open perimeter laps.	Roof- BUR	Building Envelope	Roof Replacement	1
2-0716	HLES - Building 4	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0715	HLES - Building 4	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	3
2-0714	HLES - Building 4	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
4-0640	HLES - Building 4	Replace Exhaust Fans.	Rooftop Exhaust Fans are 20+ years old	Mechanical	HVAC	1
3-6234	HLES - Building 4	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
3-2145	HLES - Building 5	Repair / replace existing flooring and base throughout.	Very good condition - 10% | Floors are extremely stained/ dirty - 60%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-2157	HLES - Building 5	Replace toilet partitions.	Good - 20%	Architecture	Restroom - Toilet Partitions	3
3-2146	HLES - Building 5	Repair / patch walls. Paint all previously painted interior surfaces.	Light marks, some yellowing - 10%	Architecture	Walls - Interior Repair	4
3-2147	HLES - Building 5	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Good - 10%	Architecture	Ceiling	4
3-2151	HLES - Building 5	Replace interior doors and hardware to meet Visalia USD Standards.	Light marks, no kickplate - 5%	Architecture	Doors - Interior	4
3-2164	HLES - Building 5	Replace casework.	Good - 10%	Architecture	Casework	4
3-2167	HLES - Building 5	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear, paint touch up - 15%	Architecture	Doors - Interior	4

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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-0693	HLES - Building 5	Roof Replacement Evidence of repairs throughout. Gutters full. All flashings throughout need sealant. *Notated on District list of roofs to be replaced.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	1
2-0692	HLES - Building 5	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0690	HLES - Building 5	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-0691	HLES - Building 5	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Clean - 10%	Building Envelope	Windows	4
3-2149	HLES - Building 5	Replace/upgrade interior lighting.	Good -10%	Electrical	Lighting - Interior	4
4-0645	HLES - Building 5	Replace Exhaust Fans.	Rooftop Exhaust Fans are 20+ years old	Mechanical	HVAC	1
4-0646	HLES - Building 5	Replace rooftop package units. (2 of 2)	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1
4-0643	HLES - Building 5	Replace rooftop package units. (1 of 2)	Rooftop Package Units are 10-13 years old	Mechanical	HVAC	3
3-2150	HLES - Building 5	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	ADA compliant - 10%	Plumbing	Plumbing - Fixtures	4
3-2169	HLES - Building 6	Repair / replace existing flooring and base throughout.	Light stains, recommended to clean - 15%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-2170	HLES - Building 6	Repair / patch walls. Paint all previously painted interior surfaces.	Few scuffs and holes - 10%	Architecture	Walls - Interior Repair	3
3-2171	HLES - Building 6	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Good, few chips - 10%	Architecture	Ceiling	4
3-2172	HLES - Building 6	Replace casework.	Good - 10%	Architecture	Casework	4
3-2175	HLES - Building 6	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear, paint touch up - 15%	Architecture	Doors - Interior	4
2-0697	HLES - Building 6	Roof Replacement Anchors need resealing. Pipe Flashing needs resealing. Flashing and gutters need to be cleaned. Gutter- Sheet Metal- Behind Rm 44 needs Replacement. *Notated on District list of roofs to be replaced.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	2
2-0696	HLES - Building 6	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0694	HLES - Building 6	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-0695	HLES - Building 6	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Clean - 10%	Building Envelope	Windows	4
3-2177	HLES - Building 6	Replace/upgrade interior lighting.	Few of the lights have stains/ discoloration - 20%	Electrical	Lighting - Interior	3
4-0647	HLES - Building 6	Replace rooftop package units.	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1
3-2174	HLES - Building 6	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	ADA compliant - 15%	Plumbing	Plumbing - Fixtures	4
3-2243	HLES - Building 7	Repair / replace existing flooring and base throughout.	Very good condition - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-2244	HLES - Building 7	Repair / patch walls. Paint all previously painted interior surfaces.	Light marks, some yellowing - 10%	Architecture	Walls - Interior Repair	4
3-2245	HLES - Building 7	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Good - 10%	Architecture	Ceiling	4
3-2249	HLES - Building 7	Replace interior doors and hardware to meet Visalia USD Standards.	Light marks, no kickplate - 5%	Architecture	Doors - Interior	4
2-0733	HLES - Building 7	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0734	HLES - Building 7	Roof Maintenance Metal Penetrations Failing. Gutter and roof needs cleaning.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-0732	HLES - Building 7	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommended to clean	Building Envelope	Windows	3
2-0731	HLES - Building 7	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-2247	HLES - Building 7	Replace/upgrade interior lighting.	Good -10%	Electrical	Lighting - Interior	4
4-0652	HLES - Building 7	Replace rooftop package units.	Rooftop Package Units are 10 years old	Mechanical	HVAC	3
3-2248	HLES - Building 7	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	ADA compliant - 10%	Plumbing	Plumbing - Fixtures	4
3-2193	HLES - Building 11	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear, no kickplate - 10%	Architecture	Doors - Interior	3

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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-2182	HLES - Building 11	Replace casework.	Not outdated, all ADA compliant - 10%	Architecture	Casework	4
3-2202	HLES - Building 11	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling is in great condition here - 10% | Very good condition for age, high ceilings too	Architecture	Ceiling	4
3-2183	HLES - Building 11	Repair / replace existing flooring and base throughout.	Great condition - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-2186	HLES - Building 11	Repair / patch walls. Paint all previously painted interior surfaces.	Few holes/ scuffs - 10%	Architecture	Walls - Interior Repair	4
2-0730	HLES - Building 11	Roof Replacement Some ridging.	Roof- Shingle	Building Envelope	Roof Replacement	2
2-2727	HLES - Building 11	Roof Replacement Good mansard.	Roof- TPO	Building Envelope	Roof Replacement	2
2-0728	HLES - Building 11	Replace Wood frame window system.	Windows- Wood Frame | Recommended to clean - 10%	Building Envelope	Windows	2
2-0729	HLES - Building 11	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0727	HLES - Building 11	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-2188	HLES - Building 11	Replace/upgrade interior lighting.	Good - 10%	Electrical	Lighting - Interior	4
4-0656	HLES - Building 11	Replace large ground mount package unit.	Ground mount Package Unit Large is 12 years old	Mechanical	HVAC	3
3-2190	HLES - Building 11	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	ADA compliant - 15%	Plumbing	Plumbing - Fixtures	3
3-2203	HLES - Building 14	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Chips, watermarks - 20%	Architecture	Ceiling	3
3-2204	HLES - Building 14	Replace casework.	Outdated, inconsistent with rest of campus - 25%	Architecture	Casework	3
3-2199	HLES - Building 14	Repair / replace existing flooring and base throughout.	Good, light stains, could use cleaning - 15%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-2207	HLES - Building 14	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear and only 1 door has a kickplate - 15%	Architecture	Doors - Interior	4
2-0725	HLES - Building 14	Replace exterior doors and hardware to meet Visalia USD Standards. Replace Library Door	Doors- Wood	Building Envelope	Doors - Exterior	1
2-0726	HLES - Building 14	Roof Replacement Capsheet/ coating burnt out. Needs complete Re-roof.	Roof- BUR	Building Envelope	Roof Replacement	1
2-0723	HLES - Building 14	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	3
2-0724	HLES - Building 14	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Recommended to clean - 10%	Building Envelope	Windows	3
2-0722	HLES - Building 14	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
3-2205	HLES - Building 14	Replace/upgrade interior lighting.	Few bulbs out - 15%	Electrical	Lighting - Interior	4
4-0657	HLES - Building 14	Replace rooftop package units.	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1
4-0659	HLES - Building 14	Replace Exhaust Fans.	Rooftop Exhaust Fans are 20+ years old	Mechanical	HVAC	1
3-6235	HLES - Building 14	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
3-2196	HLES - Building 15	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear, no kickplate - 10%	Architecture	Doors - Interior	3
3-2184	HLES - Building 15	Repair / replace existing flooring and base throughout.	Great condition - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-2185	HLES - Building 15	Repair / patch walls. Paint all previously painted interior surfaces.	Few holes/ scuffs - 10%	Architecture	Walls - Interior Repair	4
3-2187	HLES - Building 15	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Some tiles warped/ chipped - 15%	Architecture	Ceiling	4
3-2189	HLES - Building 15	Replace casework.	Good, just looks outdated - 10%	Architecture	Casework	4
2-0709	HLES - Building 15	Roof Replacement Lots of rust and discoloration. Needs re-roof. *Notated on District list of roofs to be replaced.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	1
2-0706	HLES - Building 15	Replace Wood Facade. Soffit- plywood, Dry Rot due to roof leaks, back of units 13 & 14, Replace.	Facade- Wood	Building Envelope	Walls - Exterior Repair	2
2-0708	HLES - Building 15	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0707	HLES - Building 15	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommended to clean - 10%	Building Envelope	Windows	3

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3-2192	HLES - Building 15	Replace/upgrade interior lighting.	Good - 10%	Electrical	Lighting - Interior	4
4-0675	HLES - Building 15	Replace Heat Pump units.	Bard Heat Pumps less than 10+ years old.	Mechanical	HVAC	4
3-2194	HLES - Building 15	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	ADA compliant - 15%	Plumbing	Plumbing - Fixtures	3
2-0737	HLES - Building 16	Roof Replacement Perimeter pipe penetrations failing throughout.	Roof- BUR	Building Envelope	Roof Replacement	1
2-0736	HLES - Building 16	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0735	HLES - Building 16	Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3
4-0660	HLES - Building 16	Replace Exhaust Fans.	Rooftop Exhaust Fans are 20+ years old	Mechanical	HVAC	1
3-6236	HLES - Building 16	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in okay condition	Plumbing	Plumbing - Fixtures	3
3-2225	HLES - Building 17	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear, no kickplate - 10%	Architecture	Doors - Interior	3
3-2229	HLES - Building 17	Replace teaching surfaces.	Scuffs, rips, tears - 20%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-2290	HLES - Building 17	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear, no kickplate - 10%	Architecture	Doors - Interior	3
3-2222	HLES - Building 17	Repair / patch walls. Paint all previously painted interior surfaces.	Few holes/ scuffs - 10%	Architecture	Walls - Interior Repair	4
3-2227	HLES - Building 17	Replace casework.	Not outdated, all ADA compliant - 10%	Architecture	Casework	4
3-2228	HLES - Building 17	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling is in great condition here - 10% | Ceiling has few watermarks/ chips - 15%	Architecture	Ceiling	4
3-2286	HLES - Building 17	Repair / replace existing flooring and base throughout.	Great condition - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-2292	HLES - Building 17	Replace casework.	Not outdated, all ADA compliant - 10%	Architecture	Casework	4
2-0741	HLES - Building 17	Roof Replacement Wrinkles throughout. Gutter needs cleaning. *Notated on District list of roofs to be replaced.	Roof- PVC	Building Envelope	Roof Replacement	2
2-0740	HLES - Building 17	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0738	HLES - Building 17	Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3
2-0739	HLES - Building 17	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommended to clean - 10%	Building Envelope	Windows	3
3-2223	HLES - Building 17	Replace/upgrade interior lighting.	Good - 10%	Electrical	Lighting - Interior	4
4-0669	HLES - Building 17	Replace Heat Pump units.	Bard Heat Pumps less than 10+ years old.	Mechanical	HVAC	4
3-2224	HLES - Building 17	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Kinder class, so its compliant for them - 10%	Plumbing	Plumbing - Fixtures	3
3-2281	HLES - Building 18	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear, no kickplate - 10%	Architecture	Doors - Interior	3
3-2277	HLES - Building 18	Repair / replace existing flooring and base throughout.	Great condition - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-2278	HLES - Building 18	Repair / patch walls. Paint all previously painted interior surfaces.	Few holes/ scuffs - 10%	Architecture	Walls - Interior Repair	4
3-2283	HLES - Building 18	Replace casework.	Not outdated, all ADA compliant - 10%	Architecture	Casework	4
3-2284	HLES - Building 18	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling is in great condition here - 10%	Architecture	Ceiling	4
2-0745	HLES - Building 18	Roof Replacement Wrinkles throughout. Needs gutters.	Roof- TPO	Building Envelope	Roof Replacement	2
2-0744	HLES - Building 18	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0742	HLES - Building 18	Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3
2-0743	HLES - Building 18	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommended to clean - 10%	Building Envelope	Windows	3
3-2279	HLES - Building 18	Replace/upgrade interior lighting.	Good - 10%	Electrical	Lighting - Interior	4
4-0670	HLES - Building 18	Replace Heat Pump units.	Bard Heat Pumps less than 10+ years old.	Mechanical	HVAC	4

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3-2280	HLES - Building 18	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	ADA compliant - 15%	Plumbing	Plumbing - Fixtures	3
3-2206	HLES - Building 19	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear, no kickplate - 10%	Architecture	Doors - Interior	3
3-2181	HLES - Building 19	Replace casework.	Not outdated, all ADA compliant - 10%	Architecture	Casework	4
3-2201	HLES - Building 19	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling is in great condition here - 105	Architecture	Ceiling	4
3-2200	HLES - Building 19	Repair / replace existing flooring and base throughout.	Great condition - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-2209	HLES - Building 19	Repair / patch walls. Paint all previously painted interior surfaces.	Few holes/ scuffs - 10%	Architecture	Walls - Interior Repair	4
2-0713	HLES - Building 19	Roof Replacement Lots of rust and discoloration. Needs re-roof. *Notated on District list of roofs to be replaced.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	1
2-0710	HLES - Building 19	Replace Wood Facade. Soffit- plywood, Dry Rot due to roof leaks, back of units 13 & 14, Replace.	Facade- Wood	Building Envelope	Walls - Exterior Repair	2
2-0712	HLES - Building 19	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0711	HLES - Building 19	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommended to clean - 10%	Building Envelope	Windows	3
3-2180	HLES - Building 19	Replace/upgrade interior lighting.	Good - 10%	Electrical	Lighting - Interior	4
4-0666	HLES - Building 19	Replace Heat Pump units.	Bard Heat Pumps less than 10+ years old.	Mechanical	HVAC	4
3-2191	HLES - Building 19	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	ADA compliant - 15%	Plumbing	Plumbing - Fixtures	3
3-2214	HLES - Building 20	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear, no kickplate - 10%	Architecture	Doors - Interior	3
3-2219	HLES - Building 20	Repair / replace existing flooring and base throughout.	Clean, stained - 20%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-2256	HLES - Building 20	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear, no kickplate - 10%	Architecture	Doors - Interior	3
3-2216	HLES - Building 20	Replace casework.	Not outdated, all ADA compliant - 10%	Architecture	Casework	4
3-2217	HLES - Building 20	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling is in great condition here - 10% | Tile warped - 15%	Architecture	Ceiling	4
3-2253	HLES - Building 20	Repair / patch walls. Paint all previously painted interior surfaces.	Few holes/ scuffs - 10%	Architecture	Walls - Interior Repair	4
3-2258	HLES - Building 20	Replace casework.	Not outdated, all ADA compliant - 10%	Architecture	Casework	4
2-0718	HLES - Building 20	Continued Maintenace Recommended for Wood Facade. Soffit-Wood- Dry Rot at back of Unit 30.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3
2-0721	HLES - Building 20	Roof Maintenance Penetrations need proper pipe boots. *Notated on District list of roofs to be replaced, PBK assessed as P3.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-0720	HLES - Building 20	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0719	HLES - Building 20	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommended to clean - 10%	Building Envelope	Windows	4
3-2212	HLES - Building 20	Replace/upgrade interior lighting.	Good - 10%	Electrical	Lighting - Interior	4
4-0673	HLES - Building 20	Replace Heat Pump units.	Bard Heat Pumps less than 10+ years old.	Mechanical	HVAC	4
3-2255	HLES - Building 20	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	ADA compliant - 15%	Plumbing	Plumbing - Fixtures	3
3-2264	HLES - Building 21	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear, no kickplate - 10%	Architecture	Doors - Interior	3
3-2260	HLES - Building 21	Repair / replace existing flooring and base throughout.	Great condition - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-2261	HLES - Building 21	Repair / patch walls. Paint all previously painted interior surfaces.	Few holes/ scuffs - 10% | Baseboards are chipped/ damaged - 20%	Architecture	Walls - Interior Repair	4
3-2266	HLES - Building 21	Replace casework.	Not outdated, all ADA compliant - 10%	Architecture	Casework	4
3-2267	HLES - Building 21	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling is in great condition here - 10%	Architecture	Ceiling	4

HIGHLAND 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
2-0701	HLES - Building 21	Roof Replacement Capsheet/ coating burnt out. Needs complete Re-roof. *Notated on District list of roofs to be replaced.	Roof- BUR	Building Envelope	Roof Replacement	1
2-0700	HLES - Building 21	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0698	HLES - Building 21	Continued Maintenace Recommended for Stucco Facade. Foundation Timbers at bottom of wall, Dry Rot in places. Replaces as needed.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-0699	HLES - Building 21	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommended to clean - 10%	Building Envelope	Windows	3
3-2262	HLES - Building 21	Replace/upgrade interior lighting.	Good - 10%	Electrical	Lighting - Interior	4
4-0671	HLES - Building 21	Replace Heat Pump units.	Bard Heat Pumps less than 10+ years old.	Mechanical	HVAC	4
3-2263	HLES - Building 21	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	ADA compliant - 15%	Plumbing	Plumbing - Fixtures	3
3-2273	HLES - Building 22	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear, no kickplate - 10%	Architecture	Doors - Interior	3
3-2269	HLES - Building 22	Repair / replace existing flooring and base throughout.	Great condition - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-2270	HLES - Building 22	Repair / patch walls. Paint all previously painted interior surfaces.	Few holes/ scuffs - 10%	Architecture	Walls - Interior Repair	4
3-2275	HLES - Building 22	Replace casework.	Not outdated, all ADA compliant - 10%	Architecture	Casework	4
3-2276	HLES - Building 22	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling is in great condition here - 10%	Architecture	Ceiling	4
2-0705	HLES - Building 22	Roof Replacement Capsheet/ coating burnt out. Needs complete Re-roof. *Notated on District list of roofs to be replaced.	Roof- BUR	Building Envelope	Roof Replacement	1
2-0704	HLES - Building 22	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0702	HLES - Building 22	Continued Maintenace Recommended for Stucco Facade. Foundation Timbers at bottom of wall, Dry Rot in places. Replaces as needed.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-0703	HLES - Building 22	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommended to clean - 10%	Building Envelope	Windows	3
3-2271	HLES - Building 22	Replace/upgrade interior lighting.	Good - 10%	Electrical	Lighting - Interior	4
4-0672	HLES - Building 22	Replace Heat Pump units.	Bard Heat Pumps less than 10+ years old.	Mechanical	HVAC	4
3-2272	HLES - Building 22	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	ADA compliant - 15%	Plumbing	Plumbing - Fixtures	3
3-2237	HLES - Building 23	Replace interior doors and hardware to meet Visalia USD Standards.	Light wear and tear, no kickplate - 10%	Architecture	Doors - Interior	3
3-2233	HLES - Building 23	Repair / replace existing flooring and base throughout.	Great condition - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-2234	HLES - Building 23	Repair / patch walls. Paint all previously painted interior surfaces.	Few holes/ scuffs - 10%	Architecture	Walls - Interior Repair	4
3-2239	HLES - Building 23	Replace casework.	Not outdated, all ADA compliant - 10%	Architecture	Casework	4
3-2240	HLES - Building 23	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling is in great condition here - 10%	Architecture	Ceiling	4
2-0749	HLES - Building 23	Roof Replacement Needs cleaning. Roof needs new flashings.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	2
2-0748	HLES - Building 23	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-0747	HLES - Building 23	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommended to clean - 10%	Building Envelope	Windows	3
2-0746	HLES - Building 23	Continued Maintenace Recommended for Stucco Facade. Downspout- Aluminum- Damaged Replace at Back of Unit 31.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-2235	HLES - Building 23	Replace/upgrade interior lighting.	Good - 10%	Electrical	Lighting - Interior	4
4-0674	HLES - Building 23	Replace Heat Pump units.	Bard Heat Pumps less than 10+ years old.	Mechanical	HVAC	4
3-2236	HLES - Building 23	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	ADA compliant - 15%	Plumbing	Plumbing - Fixtures	3
1-0137	HLES - Grounds (13)	Add ramp and drive approach in bus drop off area.	Bus drop off has no ADA ramp or drive approach - see picture 1 - 7	Civil		1

HIGHLAND ELEMENTARY SCHOOL
DETAILED REPORT

Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
1-0139	HLES - Grounds (13)	Remove and replace raised concrete to avoid possible hazards.	Raised concrete concern for safety - see pictures 9 & 10	Civil		1
1-0142	HLES - Grounds (13)	Remove and replace concrete as needed to get proper drainage.	Flooding between buildings - see picture 15	Civil	Site Drainage	1
1-0143	HLES - Grounds (13)	Remove and replace drive approach to make ADA compliant.	Front entrance drive approach not ADA - see pictures 16-19	Civil		1
1-0144	HLES - Grounds (13)	Remove and replace both drive approaches to make ADA compliant.	Both drive approaches of Goshen not ADA - see pictures 20 - 25	Civil		1
1-0146	HLES - Grounds (13)	Add fencing around parking lot for safety.	No fencing around parking lot, multiple issues with safety	Civil		1
1-0145	HLES - Grounds (13)	Remove and replace section of asphalt at parking lot.	Parking lot raised asphalt, cracking and weathered - see picture 26-29	Civil	Site Paving - Maintenance	2
4-1369	HLES - Grounds (13)	Replace existing lighting fixtures with LED	Existing Exterior and Site Lighting	Electrical	Lighting - Exterior	3
4-1370	HLES - Grounds (13)	Replace existing Fire Alarm System	Fire Alarm System	Life Safety & Security	Fire Suppression - Fire Alarm System	4
4-1871	HLES - Grounds (13)	Replace existing Energy Management System	Existing Energy Management System	Mechanical	Control Systems	4
4-1371	HLES - Grounds (13)	Technology Upgrades	Technology Upgrades	Technology	Technology - General / Misc.	3
4-1372	HLES - Grounds (13)	Security System Upgrades	Security Upgrades	Technology	Security - Intrusion Alarm	4

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