Global Learning Charter School

1051 Robin Dr., Visalia, CA 93291

Jessica Wynn Principal

CDS Code: 54 72256 0135863



Grade Level

K-8

Year Built

1961

Enrollment

437

Capacity

692

Building Area

45,136 SF

Site Acreage

14.72

Global Learning Charter School (GLC) is a public charter school committed to offering relevant, personalized learning opportunities to prepare students to be global-ready in work and life. GLC opened in August of 2017. Currently, we serve approximately 420 students in grades K-8.

A charter school is a public school of choice. Charter schools are given more flexibility in meeting district and state expectations. GLC complements VUSD's elementary neighborhood school model by increasing choice for VUSD families. Authorized by the VUSD board, the central office provides infrastructure and financial support to the charter school, while allowing latitude in school programs and organization.

At GLC, we believe that students learn best when learning is engaging, relevant, and meaningful. We do our best to create learning experiences that allow students to see connections, apply their knowledge, and experience new concepts.

At GLC, we believe that schools prepare students for limitless opportunities by teaching not only core content areas, but also socio-emotional learning (SEL). SEL refers to the knowledge and skills that help manage emotions, achieve goals, feel empathy for others, develop positive relationships, and make responsible decisions.

A commitment to quality and continuous improvement are hallmarks of GLC.

Global Learning Charter School

EXISTING SITE



Global Learning Charter School

FACILITY CONDITION INDEX (FCI%) BY BUILDING



Global Learning Charter School

PROPOSED SITE



Global Learning Charter School

SUMMARY OF RECOMMENDATIONS

PROPOSED NEW CONSTRUCTION

① Replace Portables with New Permanent Classroom Building with VAPA

RENOVATIONS / MODERNIZATIONS

- Admin Renovations
- Additional Restrooms

SITE IMPROVEMENTS

- Drainage Improvements

PARKING LOT / DRIVE RECONFIGURATION

- New Expanded Parking Lot

GLOBAL LEARNING CHARTER 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
Global Learning Charter School	**$2,637,738**	**$3,850,525**	**$6,488,263**	**$1,959,117**	**$1,664,051**	**$10,111,431**
Civil	$305,424	$622,979	$928,403			$928,403
Building Envelope	$1,514,214	$2,897,046	$4,411,260	$402,491	$43,915	$4,857,667
Architecture		$0	$0	$399,182	$794,700	$1,193,882
Mechanical	$818,100	$196,830	$1,014,930		$323,119	$1,338,049
Electrical		$133,669	$133,669	$122,128	$336,506	$592,303
Plumbing			$0	$232,257	$165,811	$398,068
Technology			$0	$409,403		$409,403
Life Safety & Security			$0	$393,656		$393,656

GLOBAL LEARNING CHARTER SCHOOL
DETAILED REPORT

Proposed Work Items:
All Priority 1-4 cost estimates are in 2023 dollars and include soft costs and inflation based on the priority assigned.

Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-1789	GLCS - Building 1	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 5% | Walls - painted - 50% wood panels	Architecture	Walls - Interior Repair	3
3-1792	GLCS - Building 1	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 5% | Ceiling - soffit - T-bar system - 12x12 tile 50%	Architecture	Ceiling	3
3-1795	GLCS - Building 1	Replace casework.	Casework - 20%	Architecture	Casework	3
3-1796	GLCS - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M. frame H.M. - 30%	Architecture	Doors - Interior	3
3-1799	GLCS - Building 1	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 20%	Architecture	Doors - Hardware Only	3
3-1802	GLCS - Building 1	Replace markerboards in classrooms.	Markerboard 20%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-1788	GLCS - Building 1	Repair / replace existing flooring and base throughout.	Floor - carpet - 5%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-1790	GLCS - Building 1	Replace casework.	Casework - 5%	Architecture	Casework	4
3-1791	GLCS - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Door -front - storefront - 5% , interior wood - 5%	Architecture	Doors - Interior	4
3-1784	GLCS - Building 1	Repair or replace interior door hardware as needed throughout.	Hardware - front - pull/ push bar - 5%, interior- knobs - 5%	Architecture	Doors - Hardware Only	4
2-2486	GLCS - Building 1	Roof Replacement Metal diverters are damaged at roof edge. Granule loss throughout, Repair patches around HVAC gouges in capsheet. Vents south/west corner or roof installed incorrectly, west edge gravel stops. Delaminating along edge and perimeter edge, throughout internal gutter. *Notated on District list of roofs to be replaced.	Roof- BUR	Building Envelope	Roof Replacement	1
2-2485	GLCS - Building 1	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Wood	Building Envelope	Doors - Exterior	2
2-2483	GLCS - Building 1	Replace Steel frame window system.	Windows- Steel Frame | Windows - storefront/ H.M - 30% | Windows - H.M. frame, single pane - 70%	Building Envelope	Windows	2
2-2484	GLCS - Building 1	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2482	GLCS - Building 1	Continued Maintenace Recommended for Concrete Facade.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	3
3-1800	GLCS - Building 1	Replace fluorescent lighting with LED (pendant). Building observed to have both LED and fluorescent lighting in place.	Lighting - 1x4 pendent florescent 50%	Electrical	Lighting - Interior	3
3-1785	GLCS - Building 1	Replace/upgrade interior lighting. Building observed to have both LED and fluorescent lighting in place.	Lighting - 2x4 LED - 5%	Electrical	Lighting - Interior	4
4-0472	GLCS - Building 1	Replace rooftop package units. (2 of 2)	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1
4-0476	GLCS - Building 1	Replace Exhaust Fans.	Rooftop Exhaust Fans are 20+ years old	Mechanical	HVAC	1
4-0473	GLCS - Building 1	Replace rooftop package units. (1 of 2)	Rooftop Package Units are less than 3 years old	Mechanical	HVAC	4
3-1798	GLCS - Building 1	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant - 30%	Plumbing	Plumbing - Fixtures	3
3-4492	GLCS - Building 2	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - 20% / general maintenance	Architecture	Ceiling	3
3-4509	GLCS - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	Doors - 50% missing threshold	Architecture	Doors - Interior	3
3-4511	GLCS - Building 2	Replace toilet partitions.	Toilet partition - 50% general maintenance	Architecture	Restroom - Toilet Partitions	3
3-4490	GLCS - Building 2	Repair / replace existing flooring and base throughout.	Floors - 15%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-4491	GLCS - Building 2	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - 20%	Architecture	Walls - Interior Repair	4
3-4494	GLCS - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	Doors - 15%	Architecture	Doors - Interior	4
3-4496	GLCS - Building 2	Replace casework.	Casework - 10%	Architecture	Casework	4
3-4502	GLCS - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	Doors - 15% general maintenance	Architecture	Doors - Interior	4
2-2499	GLCS - Building 2	Roof Replacement Lots of Repair on Roof shows signs roof is at end of life (replace). Penetration sealant failure throughout. *Notated on District list of roofs to be replaced.	Roof- BUR/ Gravel	Building Envelope	Roof Replacement	1
2-2498	GLCS - Building 2	Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Wood	Building Envelope	Doors - Exterior	2
2-2496	GLCS - Building 2	Replace Steel frame window system.	Windows- Steel Frame | Windows - 15% / Title 24 Update/ Single panel	Building Envelope	Windows	2
2-2497	GLCS - Building 2	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3

GLOBAL LEARNING CHARTER SCHOOL
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-2495	GLCS - Building 2	Continued Maintenace Recommended for Concrete Facade.	Facade- Concrete	Building Envelope	Walls - Exterior Cleaning	3
3-4493	GLCS - Building 2	Replace/upgrade interior lighting.	Lighting - 15%	Electrical	Lighting - Interior	4
4-0475	GLCS - Building 2	Replace rooftop package units.	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1
4-0477	GLCS - Building 2	Replace Exhaust Fans.	Rooftop Exhaust Fans are 20+ years old	Mechanical	HVAC	1
3-4497	GLCS - Building 2	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Fixtures - 50% ADA update	Plumbing	Plumbing - Fixtures	4
3-1804	GLCS - Building 8	Repair / replace existing flooring and base throughout.	Floor - carpet/ vct - 50%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-1805	GLCS - Building 8	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 40%	Architecture	Walls - Interior Repair	3
3-1806	GLCS - Building 8	Replace casework.	Casework - 50%	Architecture	Casework	3
3-1807	GLCS - Building 8	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M. frame H.M. - 30%	Architecture	Doors - Interior	3
3-1808	GLCS - 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
3-1810	GLCS - Building 8	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	3
3-1813	GLCS - Building 8	Replace markerboards in classrooms.	Markerboard 20%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
2-2503	GLCS - Building 8	Roof Replacement Coating splits at laps. Delamination at perimeter edge. Condensation lines, penetrations need sealant.	Roof- BUR	Building Envelope	Roof Replacement	1
2-2502	GLCS - Building 8	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2501	GLCS - Building 8	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	3
2-2500	GLCS - Building 8	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
3-1811	GLCS - Building 8	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	2
4-0479	GLCS - Building 8	Replace Exhaust Fans.	Rooftop Exhaust Fans are 20+ years old	Mechanical	HVAC	1
4-0480	GLCS - Building 8	Replace rooftop package units.	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1
3-1809	GLCS - Building 8	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant - 30%	Plumbing	Plumbing - Fixtures	3
3-1855	GLCS - Building 9	Repair / replace existing flooring and base throughout.	Floor - carpet/ vct - 30%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-1856	GLCS - Building 9	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 40%	Architecture	Walls - Interior Repair	3
3-1857	GLCS - Building 9	Replace casework.	Casework - 50%	Architecture	Casework	3
3-1858	GLCS - Building 9	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M. frame H.M. - 50%	Architecture	Doors - Interior	3
3-1859	GLCS - Building 9	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 50%	Architecture	Ceiling	3
3-1861	GLCS - Building 9	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 50%	Architecture	Doors - Hardware Only	3
3-1864	GLCS - Building 9	Replace markerboards in classrooms.	Markerboard 30%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-1865	GLCS - Building 9	Replace casework.	Casework - 30%	Architecture	Casework	3
2-2515	GLCS - Building 9	Roof Replacement Delamination at perimeter edge. Open penetrations. Coating failure throughout.	Roof- BUR	Building Envelope	Roof Replacement	1
2-2513	GLCS - Building 9	Replace Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	2
2-2514	GLCS - Building 9	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2512	GLCS - Building 9	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
3-1862	GLCS - Building 9	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent - 50%	Electrical	Lighting - Interior	2
4-0482	GLCS - Building 9	Replace rooftop package units.	Rooftop Package Units are 2 years old	Mechanical	HVAC	4
3-1860	GLCS - Building 9	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant - 40%	Plumbing	Plumbing - Fixtures	3

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3-1844	GLCS - Building 10	Repair / replace existing flooring and base throughout.	Floor - carpet/ vct - 30%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-1845	GLCS - Building 10	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 40%	Architecture	Walls - Interior Repair	3
3-1846	GLCS - Building 10	Replace casework.	Casework - 50%	Architecture	Casework	3
3-1847	GLCS - Building 10	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M. frame H.M. - 50%	Architecture	Doors - Interior	3
3-1848	GLCS - Building 10	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 50%	Architecture	Ceiling	3
3-1850	GLCS - Building 10	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 50%	Architecture	Doors - Hardware Only	3
3-1853	GLCS - Building 10	Replace markerboards in classrooms.	Markerboard 30%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-1854	GLCS - Building 10	Replace casework.	Casework - 30%	Architecture	Casework	3
2-2519	GLCS - Building 10	Roof Replacement Delamination at perimeter edge. Open penetrations. Coating failure throughout.	Roof- BUR	Building Envelope	Roof Replacement	1
2-2517	GLCS - Building 10	Replace Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	2
2-2518	GLCS - Building 10	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2516	GLCS - Building 10	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
3-1851	GLCS - Building 10	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent - 50%	Electrical	Lighting - Interior	2
4-0484	GLCS - Building 10	Replace rooftop package units.	Rooftop Package Units are 2 years old	Mechanical	HVAC	4
3-1849	GLCS - Building 10	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant - 40%	Plumbing	Plumbing - Fixtures	3
3-4514	GLCS - Building 11	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - 40% general maintenance	Architecture	Ceiling	3
3-4512	GLCS - Building 11	Repair / replace existing flooring and base throughout.	Floors - 40% / general maintenance	Architecture	Flooring - Carpet, Tile, Etc.	4
3-4513	GLCS - Building 11	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - 10% general maintenance	Architecture	Walls - Interior Repair	4
3-4516	GLCS - Building 11	Replace interior doors and hardware to meet Visalia USD Standards.	Doors - 15% general maintenance	Architecture	Doors - Interior	4
3-4522	GLCS - Building 11	Replace interior doors and hardware to meet Visalia USD Standards.	Doors - 15% general maintenance	Architecture	Doors - Interior	4
3-4523	GLCS - Building 11	Replace casework.	Casework - 15% general maintenance	Architecture	Casework	4
3-4529	GLCS - Building 11	Replace interior doors and hardware to meet Visalia USD Standards.	Door - 15% general maintenance	Architecture	Doors - Interior	4
3-4530	GLCS - Building 11	Replace casework.	Casework - 15% general maintenance	Architecture	Casework	4
3-4535	GLCS - Building 11	Replace interior doors and hardware to meet Visalia USD Standards.	Doors - 15% general maintenance	Architecture	Doors - Interior	4
3-4537	GLCS - Building 11	Replace casework.	Casework - 15% general maintenance	Architecture	Casework	4
3-4543	GLCS - Building 11	Replace interior doors and hardware to meet Visalia USD Standards.	Door - 10% general maintenance	Architecture	Doors - Interior	4
3-4549	GLCS - Building 11	Replace interior doors and hardware to meet Visalia USD Standards.	Door - 10% general maintenance	Architecture	Doors - Interior	4
2-2531	GLCS - Building 11	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2532	GLCS - Building 11	Roof Maintenance Needs Cleaning. Waterways to drain need clearing. Coping needs attention at wall/ masonary.	Roof- PVC	Building Envelope	Roof Maintenance	3
2-2530	GLCS - Building 11	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Windows - 15% Title 24 update	Building Envelope	Windows	3
2-2528	GLCS - Building 11	Continued Maintenace Recommended for CMU Facade.	Facade- CMU	Building Envelope	Walls - Exterior Cleaning	4
2-2529	GLCS - Building 11	Continued Maintenace Recommended for Metal Cladding Facade.	Facade- Metal Cladding	Building Envelope	Walls - Exterior Cleaning	4
3-4515	GLCS - Building 11	Replace/upgrade interior lighting.	Lighting - 10% general maintenance	Electrical	Lighting - Interior	4
4-0486	GLCS - Building 11	Replace rooftop package units.	Rooftop Package Units are 20+ years old	Mechanical	HVAC	1
4-0487	GLCS - Building 11	Replace large rooftop package units. (1 of 2)	Rooftop Package Units Large is 20+ years old	Mechanical	HVAC	1

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4-0489	GLCS - Building 11	Replace Exhaust Fans.	Rooftop Exhaust Fans are 20+ years old	Mechanical	HVAC	1
4-0490	GLCS - Building 11	Replace rooftop Evap. Cooler units.	Rooftop Evap. Cooler Units are 20+ years old	Mechanical	HVAC	1
4-0491	GLCS - Building 11	Replace rooftop Duct Furnace units.	Rooftop Duct Furnace Units are 20+ years old	Mechanical	HVAC	1
4-0488	GLCS - Building 11	Replace large rooftop package units. (2 of 2)	Rooftop Package Units Large is 3 years old	Mechanical	HVAC	4
3-4524	GLCS - Building 11	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Fixtures - 15% general maintenance	Plumbing	Plumbing - Fixtures	4
2-2523	GLCS - Building 12	Roof Replacement Membrane dried out. Drain needs cleaning. Repair with caulking throughout.	Roof- PVC	Building Envelope	Roof Replacement	1
2-2521	GLCS - Building 12	Replace Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	2
2-2522	GLCS - Building 12	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2520	GLCS - Building 12	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-2527	GLCS - Building 13	Roof Replacement Membrane at end of life. Needs Cleaning.	Roof- PVC	Building Envelope	Roof Replacement	1
2-2526	GLCS - Building 13	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2524	GLCS - Building 13	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-2525	GLCS - Building 13	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	3
3-1835	GLCS - Building 15	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 30%	Architecture	Walls - Interior Repair	3
3-1836	GLCS - Building 15	Replace casework.	Casework - 30%	Architecture	Casework	3
3-1837	GLCS - Building 15	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M. frame H.M. - 20%	Architecture	Doors - Interior	3
3-1838	GLCS - Building 15	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 40%	Architecture	Ceiling	3
3-1843	GLCS - Building 15	Replace markerboards in classrooms.	Markerboard 20%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-1834	GLCS - Building 15	Repair / replace existing flooring and base throughout.	Floor - carpet - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-1840	GLCS - Building 15	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 20%	Architecture	Doors - Hardware Only	4
2-2507	GLCS - Building 15	Roof Replacement Internal gutter completely clogged, needs full maintenance.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	2
2-2506	GLCS - Building 15	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-2504	GLCS - Building 15	Continued Maintenace Recommended for Composite Panels.	Facade- Composite Panels	Building Envelope	Walls - Exterior Cleaning	4
2-2505	GLCS - Building 15	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - aluminum - 30%	Building Envelope	Windows	4
3-1841	GLCS - Building 15	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent - 50%	Electrical	Lighting - Interior	2
4-0492	GLCS - Building 15	Replace Heat Pump units.	Bard Heat Pumps less than 10+ years old.	Mechanical	HVAC	4
3-1839	GLCS - Building 15	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant - 20%	Plumbing	Plumbing - Fixtures	3
3-1825	GLCS - Building 16	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 30%	Architecture	Walls - Interior Repair	3
3-1826	GLCS - Building 16	Replace casework.	Casework - 30%	Architecture	Casework	3
3-1827	GLCS - Building 16	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M. frame H.M. - 20%	Architecture	Doors - Interior	3
3-1828	GLCS - Building 16	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 40%	Architecture	Ceiling	3
3-1833	GLCS - Building 16	Replace markerboards in classrooms.	Markerboard 20%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-1824	GLCS - Building 16	Repair / replace existing flooring and base throughout.	Floor - carpet - 10%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-1830	GLCS - Building 16	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 20%	Architecture	Doors - Hardware Only	4
2-2511	GLCS - Building 16	Roof Replacement Internal gutter completely clogged, needs full maintenance.	Roof- Standing Seam Metal	Building Envelope	Roof Replacement	2

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2-2510	GLCS - Building 16	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-2508	GLCS - Building 16	Continued Maintenace Recommended for Composite Panels.	Facade- Composite Panels	Building Envelope	Walls - Exterior Cleaning	4
2-2509	GLCS - Building 16	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - aluminum - 30%	Building Envelope	Windows	4
3-1831	GLCS - Building 16	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent - 50%	Electrical	Lighting - Interior	2
4-0493	GLCS - Building 16	Replace Heat Pump units.	Bard Heat Pumps less than 10+ years old.	Mechanical	HVAC	4
3-1829	GLCS - Building 16	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant - 20%	Plumbing	Plumbing - Fixtures	3
3-1814	GLCS - Building 17	Repair / replace existing flooring and base throughout.	Floor - carpet/ vct - 5%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-1815	GLCS - Building 17	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 5%	Architecture	Walls - Interior Repair	4
3-1816	GLCS - Building 17	Replace casework.	Casework - 5%	Architecture	Casework	4
3-1817	GLCS - Building 17	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M. frame H.M. - 5%	Architecture	Doors - Interior	4
3-1818	GLCS - Building 17	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar system - 5%	Architecture	Ceiling	4
3-1820	GLCS - Building 17	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 5%	Architecture	Doors - Hardware Only	4
3-1823	GLCS - Building 17	Replace markerboards in classrooms.	Markerboard 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-2490	GLCS - Building 17	Roof Maintenance Internal gutter needs cleaning. Anchors need resealing.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-2489	GLCS - Building 17	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-2487	GLCS - Building 17	Continued Maintenace Recommended for Composite Panels.	Facade- Composite Panels	Building Envelope	Walls - Exterior Cleaning	4
2-2488	GLCS - Building 17	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Windows - aluminum - 5%	Building Envelope	Windows	4
3-1821	GLCS - Building 17	Replace/upgrade interior lighting.	Lighting - 2x4 LED - 5%	Electrical	Lighting - Interior	4
4-0494	GLCS - Building 17	Replace Heat Pump units.	Bard Heat Pumps less than 10+ years old.	Mechanical	HVAC	4
3-1819	GLCS - Building 17	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - ADA compliant - 5%	Plumbing	Plumbing - Fixtures	4
2-2494	GLCS - Building 18	Roof Replacement The coating is at the end of its life, the paint is deteriorating and the roof is due for replacement.	Roof- BUR	Building Envelope	Roof Maintenance	1
2-2493	GLCS - Building 18	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2491	GLCS - Building 18	Continued Maintenace Recommended for Wood Facade.	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	3
2-2492	GLCS - Building 18	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	3
4-0502	GLCS - Building 18	Replace Heat Pump units.	Bard Heat Pumps less than 10+ years old.	Mechanical	HVAC	4
3-6231	GLCS - Building 18	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Okay condition.	Plumbing	Plumbing - Fixtures	3
1-0104	GLCS - Grounds (4)	Remove and replace damaged concrete panels at drop off area.	Concrete at drop - off needs to be replaced, damaged	Civil		1
1-0105	GLCS - Grounds (4)	Remove and replace drive approaches in drop off areas.	Drive approaches at drop-off to be replaced or maintenaced	Civil		1
1-0106	GLCS - Grounds (4)	Add dry well or other drainage options to prevent flooding or drainage issues.	Exterior face of building 2 major drainage - see picture 5	Civil	Site Drainage	1
1-0107	GLCS - Grounds (4)	Replace playground equipment.	Playset exterior coating cracking/ rusted - see picture 7	Civil	Playgrounds / Equipment	1
1-0109	GLCS - Grounds (4)	Add dry well and other drainage options to prevent flooding.	Exterior face of building 2 drainage - see picture 9	Civil	Site Drainage	1
1-0110	GLCS - Grounds (4)	Add handrails major tripping hazard.	DI near building 2 steep drop-off needs handrails - see picture 8 and 9	Civil		1
1-0111	GLCS - Grounds (4)	Add dry well and other drainage options to prevent flooding - southeast corner of building.	Southeast corner of building 2 backup, not drainage - see picture 10	Civil		1
1-0112	GLCS - Grounds (4)	Add handrails near cafeteria building to prevent possible hazards.	DI near cafeteria building II steep drop off - need handrails - see picture 11	Civil		1

GLOBAL LEARNING CHARTER 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
1-0113	GLCS - Grounds (4)	Remove and replace ramp with handrails to prevent possible hazards.	Ramp coming out of building II steep drop off, need handrails - see picture 12	Civil		1
1-0116	GLCS - Grounds (4)	Patch asphalt near basketball courts.	Asphalt washed away near basketball courts - see picture 17	Civil		1
1-0119	GLCS - Grounds (4)	Remove and replace drive approaches to make ADA compliant. (1 of 2)	Cracks on drive approaches on North side of school	Civil		1
1-0120	GLCS - Grounds (4)	Remove and replace drive approaches to make ADA compliant. (2 of 2)	North side DA crosswalk doesn't meet ADA standard requirements	Civil		1
1-0121	GLCS - Grounds (4)	Remove and replace ramps to make ADA compliant.	Teacher/ Staff parking lot on North side has ramps that don't meet ADA standards	Civil		1
1-0122	GLCS - Grounds (4)	Add signage to ADA parking.	Missing sign of ADA parking	Civil		1
1-0101	GLCS - Grounds (4)	Reseal alligator cracking in eastern parking lot.	Weathered and alligator cracking at eastern parking lot - see picture 4	Civil	Site Paving - New	2
1-0102	GLCS - Grounds (4)	Remove and replace ramp to make ADA compliant. Remove and replace striping in parking stalls	ADA ramp and ADA striping worn out - see picture 1 -3 not ADA	Civil		2
1-0103	GLCS - Grounds (4)	Remove and replace drive approach to make ADA compliant.	Drive approach eastern parking lot, not ADA, needs to be replaced	Civil		2
1-0115	GLCS - Grounds (4)	Remove and replace basketball court - major cracking.	Basketball court cracked and weathered - see picture 15 and 16	Civil		2
1-0117	GLCS - Grounds (4)	Remove and replace concrete.	ADA path of travel to office doesn't meet ADA standard width	Civil		2
1-0118	GLCS - Grounds (4)	Remove and replace concrete panels.	Drop off zone has minor cracks	Civil		2
1-0123	GLCS - Grounds (4)	Slurry seal alligator cracking in staff parking lot.	Staff parking lot has alligator cracking	Civil		2
1-0124	GLCS - Grounds (4)	Slurry seal cracking on basketball courts.	Cracking on basketball courts and by playground	Civil		2
4-1312	GLCS - Grounds (4)	Replace existing lighting fixtures with LED	Existing Exterior and Site Lighting	Electrical	Lighting - Exterior	3
4-1313	GLCS - Grounds (4)	Replace existing Fire Alarm System	Fire Alarm System	Life Safety & Security	Fire Suppression - Fire Alarm System	3
4-1868	GLCS - Grounds (4)	Replace existing Energy Management System	Existing Energy Management System	Mechanical	Control Systems	2
4-1314	GLCS - Grounds (4)	Technology Upgrades	Technology Upgrades	Technology	Technology - General / Misc.	3
4-1315	GLCS - Grounds (4)	Security System Upgrades	Security Upgrades	Technology	Security - Intrusion Alarm	3