Four Creeks Elementary School

1844 North Burke St., Visalia, CA 93291

Carrie Kears, Principal

CDS Code: 54 72256 0105783



Grade Level

P-6

Year Built

2003

Enrollment

659

Capacity

714

Building Area

47,892 SF

Site Acreage

12.37

Four Creeks Elementary School serves approximately 750 students in grades Pre-K-6. Our teachers and staff are dedicated to ensuring the academic success of every student and providing a safe and productive learning experience. Our 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 common core state standards, as well as increasing the overall student achievement of all subgroups.

All students at Four Creeks will receive rigorous standards-based instruction through researched based practices and curriculum in preparation for college and career. We will guide students to become contributing self-sufficient individuals by holding the highest expectations in academics and citizenship. We will partner with our students and their families to share the responsibility of preparing children for their future by demonstrating positive attitude, academic focus, wise choices, and showing respect.

Four Creeks Elementary School

EXISTING SITE



Four Creeks Elementary School

FACILITY CONDITION INDEX (FCI%) BY BUILDING



Four Creeks Elementary School

PROPOSED SITE



Four Creeks Elementary School

SUMMARY OF RECOMMENDATIONS

PROPOSED NEW CONSTRUCTION

1. New Admin and Classroom Building to Replace Portables
2. New Cafeteria / MPR and Kitchen Building

RENOVATIONS / MODERNIZATIONS

- Additional Restrooms

SITE IMPROVEMENTS

- Drainage Improvements

PARKING LOT / DRIVE RECONFIGURATION

- New Expanded Parking Lot

FOUR CREEKS 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
Four Creeks Elementary School	**$1,250,127**	**$574,000**	**$1,824,127**	**$2,751,019**	**$11,020,669**	**$15,595,816**
Civil	$48,627		$48,627			$48,627
Building Envelope		$574,000	$574,000	$1,045,693	$773,068	$2,392,761
Architecture			$0	$742,349	$8,904,828	$9,647,177
Mechanical	$1,201,500		$1,201,500	$244,067	$217,680	$1,663,247
Electrical			$0	$403,986	$274,780	$678,766
Plumbing			$0		$323,119	$323,119
Technology			$0	$314,925	$102,038	$416,963
Life Safety & Security			$0		$425,156	$425,156

FOUR CREEKS 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
3-0003	FCES - Building 1	Replace casework.	Casework - 20%	Architecture	Casework	3
3-0004	FCES - Building 1	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Decent - 15% | Good; some tiles are chipped - 20% | TBar system - 5%	Architecture	Ceiling	3
3-0009	FCES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Wear and tear - 25%	Architecture	Doors - Interior	3
3-0010	FCES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Wear and tear; paint chips - 15%	Architecture	Doors - Interior	3
3-0011	FCES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Wear and tear; paint chips - 15%	Architecture	Doors - Interior	3
3-0013	FCES - Building 1	Repair / replace existing flooring and base throughout.	Showing cracks; wear and tear - 40% | Tiles look worn - 40% | Carpet - 5%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-0023	FCES - Building 1	Repair / patch walls. Paint all previously painted interior surfaces.	Scuffs; holes - 30% | FRP is decent; stained - 25% | Scuffs; holes - 30% | Gypboard-Tackboard - 10%	Architecture	Walls - Interior Repair	3
3-0001	FCES - Building 1	Replace casework.	Scratches along bottom - 20%	Architecture	Casework	4
3-0002	FCES - Building 1	Replace casework.	Scratches along bottom - 20%	Architecture	Casework	4
3-0008	FCES - Building 1	Repair or replace interior door hardware as needed throughout.	Entry: pull/push bar; Offices: lever - 5%	Architecture	Doors - Hardware Only	4
3-0012	FCES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Hollow Metal doors and frames - 5%	Architecture	Doors - Interior	4
3-4481	FCES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Doors - Kickplate/ panic - 10%	Architecture	Doors - Interior	4
3-4482	FCES - Building 1	Replace casework.	Casework - metal rack - 10%	Architecture	Casework	4
3-4487	FCES - Building 1	Replace interior doors and hardware to meet Visalia USD Standards.	Doors - Kickplate/ panic / window lite - 10%	Architecture	Doors - Interior	4
3-4488	FCES - Building 1	Replace casework.	Casework - 10%	Architecture	Casework	4
2-0004	FCES - Building 1	Roof Replacement Granule loss throughout. Open laps at parapet. Alligatoring in field, penetration base open.	Roof- BUR	Building Envelope	Roof Replacement	2
2-0003	FCES - Building 1	Continued Maintenance Recommended	Doors- Steel with Glass	Building Envelope	Doors - Exterior	4
2-0001	FCES - Building 1	Continued Maintenace Recommended for stucco facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-0002	FCES - Building 1	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Storefront - 5%	Building Envelope	Windows	4
3-4486	FCES - Building 1	Replace/upgrade interior lighting in library.	Lighting - 40%	Electrical	Lighting - Interior	3
3-0017	FCES - Building 1	Replace/upgrade interior lighting.	New LED lights - 5%	Electrical	Lighting - Interior	4
4-0001	FCES - Building 1	Replace rooftop package units.	Rooftop Package Units are 20 years old	Mechanical	HVAC	1
4-0002	FCES - Building 1	Replace ductless mini-splits.	Ductless Mini-Splits are 20 years old	Mechanical	HVAC	1
3-0021	FCES - Building 1	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Good - 20%	Plumbing	Plumbing - Fixtures	4
3-0032	FCES - Building 2	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	TBar System - 10%	Architecture	Ceiling	3
3-0035	FCES - Building 2	Repair / replace existing flooring and base throughout.	VCT/Carpet - 20%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-0039	FCES - Building 2	Replace tackboards in classrooms.	Tackboard - 30%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-0031	FCES - Building 2	Replace casework.	Casework - 5%	Architecture	Casework	4
3-0033	FCES - Building 2	Repair or replace interior door hardware as needed throughout.	Pull/push Bar - 5%	Architecture	Doors - Hardware Only	4
3-0034	FCES - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	Hollow Metal Door and Frame - 5%	Architecture	Doors - Interior	4
3-0038	FCES - Building 2	Replace markerboards in classrooms.	Markerboards - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0040	FCES - Building 2	Roof Maintenance All penetrations need to be sealed. Gutters need cleaning.	Roof- Shingle	Building Envelope	Roof Maintenance	3
2-0039	FCES - Building 2	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0037	FCES - Building 2	Continued Maintenace Recommended for stucco facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-0038	FCES - Building 2	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Hollow Metal - 5%	Building Envelope	Windows	4
3-0036	FCES - Building 2	Replace fluorescent lighting with LED.	2x4 Fluorescent - 50%	Electrical	Lighting - Interior	3
4-0003	FCES - Building 2	Replace split system furnace units.	Split System Furnace Units are 20 years old	Mechanical	HVAC	1

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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
4-0018	FCES - Building 2	Replace wall mount heat pump units.	Relocatable rooms 202 & 203 Wall Mount Heat Pump Units approx. 10 years old	Mechanical	HVAC	3
3-0037	FCES - Building 2	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Sink ADA compliant - 5%	Plumbing	Plumbing - Fixtures	4
3-0041	FCES - Building 3	Replace casework.	Casework - 20%	Architecture	Casework	3
3-0042	FCES - Building 3	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	TBar System - 20%	Architecture	Ceiling	3
3-0045	FCES - Building 3	Repair / replace existing flooring and base throughout.	Carpet - 30%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-0048	FCES - Building 3	Replace tackboards in classrooms.	Tackboard - 20%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-0043	FCES - Building 3	Repair or replace interior door hardware as needed throughout.	Pull / Push Bar - 5%	Architecture	Doors - Hardware Only	4
3-0044	FCES - Building 3	Replace interior doors and hardware to meet Visalia USD Standards.	Hollow Metal doors and frames - 5%	Architecture	Doors - Interior	4
3-0049	FCES - Building 3	Replace markerboards in classrooms.	Markerboards - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0036	FCES - Building 3	Roof Maintenance. Pipe penetrations need to be sealed. Gutters need cleaning.	Roof- Shingle	Building Envelope	Roof Maintenance	3
2-0035	FCES - Building 3	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0033	FCES - Building 3	Continued Maintenace Recommended for stucco facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-0034	FCES - Building 3	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Storefront - 5%	Building Envelope	Windows	4
3-0046	FCES - Building 3	Replace fluorescent lighting with LED.	2x4 Fluorescent - 50%	Electrical	Lighting - Interior	3
4-0004	FCES - Building 3	Replace split system furnace units. (2 of 2)	Split System Furnace Units are 20 years old	Mechanical	HVAC	1
4-0005	FCES - Building 3	Replace split system furnace units. (1 of 2)	Split System Furnace Unit is approx. 10 years old	Mechanical	HVAC	3
3-0047	FCES - Building 3	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Sink ADA Compliant	Plumbing	Plumbing - Fixtures	4
3-0051	FCES - Building 4	Replace casework.	Casework - 20%	Architecture	Casework	3
3-0052	FCES - Building 4	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	TBar System - 20%	Architecture	Ceiling	3
3-0055	FCES - Building 4	Repair / replace existing flooring and base throughout.	Carpet - 30%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-0058	FCES - Building 4	Replace tackboards in classrooms.	Tackboard - 20%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-0053	FCES - Building 4	Repair or replace interior door hardware as needed throughout.	Pull / Push Bar - 5%	Architecture	Doors - Hardware Only	4
3-0054	FCES - Building 4	Replace interior doors and hardware to meet Visalia USD Standards.	Hollow Metal doors and frames - 5%	Architecture	Doors - Interior	4
3-0059	FCES - Building 4	Replace markerboards in classrooms.	Markerboards - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0032	FCES - Building 4	Roof Maintenance. Pipe penetrations/ gutters need cleaning.	Roof- Shingle	Building Envelope	Roof Maintenance	3
2-0031	FCES - Building 4	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0029	FCES - Building 4	Continued Maintenace Recommended for stucco facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-0030	FCES - Building 4	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Storefront - 5%	Building Envelope	Windows	4
3-0056	FCES - Building 4	Replace fluorescent lighting with LED.	2x4 Fluorescent - 50%	Electrical	Lighting - Interior	3
4-0006	FCES - Building 4	Replace split system furnace units.	Split System Furnace Units are 20 years old	Mechanical	HVAC	1
4-0017	FCES - Building 4	Replace rooftop package units.	Relocatable rooms 405 & 406 Rooftop Package Units are 20 years old	Mechanical	HVAC	1
4-0019	FCES - Building 4	Replace wall mount heat pump units.	Relocatable rooms 407, 408 & 409 Wall Mount Heat Pump Units approx. 10 years old	Mechanical	HVAC	3
3-0057	FCES - Building 4	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Sink ADA Compliant	Plumbing	Plumbing - Fixtures	4

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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-0061	FCES - Building 5	Replace casework.	Casework - 20%	Architecture	Casework	3
3-0062	FCES - Building 5	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	TBar System - 20%	Architecture	Ceiling	3
3-0065	FCES - Building 5	Repair / replace existing flooring and base throughout.	Carpet - 30%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-0068	FCES - Building 5	Replace tackboards in classrooms.	Tackboard - 20%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	3
3-0063	FCES - Building 5	Repair or replace interior door hardware as needed throughout.	Pull / Push Bar - 5%	Architecture	Doors - Hardware Only	4
3-0064	FCES - Building 5	Replace interior doors and hardware to meet Visalia USD Standards.	Hollow Metal doors and frames - 5%	Architecture	Doors - Interior	4
3-0069	FCES - Building 5	Replace markerboards in classrooms.	Markerboards - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0028	FCES - Building 5	Roof Maintenance. Pipe penetrations/ gutters need cleaning.	Roof- Shingle	Building Envelope	Roof Maintenance	3
2-0027	FCES - Building 5	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0025	FCES - Building 5	Continued Maintenace Recommended for stucco facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-0026	FCES - Building 5	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Storefront - 5%	Building Envelope	Windows	4
3-0066	FCES - Building 5	Replace fluorescent lighting with LED.	2x4 Fluorescent - 50%	Electrical	Lighting - Interior	3
4-0007	FCES - Building 5	Replace split system furnace units.	Split System Furnace Units are 20 years old	Mechanical	HVAC	1
3-0067	FCES - Building 5	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Sink ADA Compliant	Plumbing	Plumbing - Fixtures	4
3-4443	FCES - Building 6	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar - 40% | Water marks on ceiling	Architecture	Ceiling	3
3-4441	FCES - Building 6	Repair / replace existing flooring and base throughout.	Floors - carpet - lvt - 30%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-4442	FCES - Building 6	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tack - 30% - holes - whiteboards	Architecture	Walls - Interior Repair	4
3-4445	FCES - Building 6	Replace interior doors and hardware to meet Visalia USD Standards.	Doors - kickplate / narrow lite / panic	Architecture	Doors - Interior	4
3-4446	FCES - Building 6	Replace casework.	Casework - ADA compliant	Architecture	Casework	4
2-0024	FCES - Building 6	Roof Needs Maintenance. All penetrations need to be sealed. Gutters need cleaning.	Roof- Shingle	Building Envelope	Roof Maintenance	3
2-0023	FCES - Building 6	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0021	FCES - Building 6	Continued Maintenace Recommended for stucco facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-0022	FCES - Building 6	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
3-4444	FCES - Building 6	Replace/upgrade interior lighting.	Lighting - 40%	Electrical	Lighting - Interior	3
4-0008	FCES - Building 6	Replace split system furnace units. (2 of 2)	Split System Furnace Units are 20 years old	Mechanical	HVAC	1
4-0009	FCES - Building 6	Replace split system furnace units. (1 of 2)	Split System Furnace Unit is approx. 10 years old	Mechanical	HVAC	3
3-6269	FCES - Building 6	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in good condition	Plumbing	Plumbing - Fixtures	4
3-0073	FCES - Building 7	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Warped tiles - 25%	Architecture	Ceiling	3
3-0079	FCES - Building 7	Repair / patch walls. Paint all previously painted interior surfaces.	Minor holes / scratches - 20%.	Architecture	Walls - Interior Repair	3
3-0072	FCES - Building 7	Replace casework.	Good - 10%	Architecture	Casework	4
3-0074	FCES - Building 7	Replace interior doors and hardware to meet Visalia USD Standards.	Good - 10%	Architecture	Doors - Interior	4
3-0075	FCES - Building 7	Repair / replace existing flooring and base throughout.	Carpet in great condition - 15%.	Architecture	Flooring - Carpet, Tile, Etc.	4
3-0078	FCES - Building 7	Replace markerboards in classrooms.	Light wear and tear - 15%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0020	FCES - Building 7	Roof Needs Maintenance. All penetrations need to be sealed. Gutters need cleaning.	Roof- Shingle	Building Envelope	Roof Maintenance	3
2-0019	FCES - Building 7	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4

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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-0017	FCES - Building 7	Continued Maintenace Recommended for stucco facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-0018	FCES - Building 7	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommend to be cleaned - 15%	Building Envelope	Windows	4
3-0076	FCES - Building 7	Replace/upgrade interior lighting.	Decent, could be improved - 15%	Electrical	Lighting - Interior	4
4-0010	FCES - Building 7	Replace split system furnace units.	Split System Furnace Units are 20 years old	Mechanical	HVAC	1
3-0077	FCES - Building 7	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	ADA Compliant - 15%	Plumbing	Plumbing - Fixtures	4
3-0082	FCES - Building 8	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Warped tiles - 25% | Needs cleaning - 30%	Architecture	Ceiling	3
3-0090	FCES - Building 8	Replace toilet partitions.	Minor scuffs - 30%	Architecture	Restroom - Toilet Partitions	3
3-0092	FCES - Building 8	Repair / patch walls. Paint all previously painted interior surfaces.	Minor holes / scratches - 20%.	Architecture	Walls - Interior Repair	3
3-0081	FCES - Building 8	Replace casework.	Good - 10%	Architecture	Casework	4
3-0084	FCES - Building 8	Replace interior doors and hardware to meet Visalia USD Standards.	Good - 10%	Architecture	Doors - Interior	4
3-0085	FCES - Building 8	Repair / replace existing flooring and base throughout.	Carpet in great condition - 15%.	Architecture	Flooring - Carpet, Tile, Etc.	4
3-0091	FCES - Building 8	Replace markerboards in classrooms.	Light wear and tear - 15%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0016	FCES - Building 8	Roof Needs Maintenance. All penetrations need to be sealed. Gutters need cleaning.	Roof- Shingle	Building Envelope	Roof Maintenance	3
2-0015	FCES - Building 8	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0013	FCES - Building 8	Continued Maintenace Recommended for stucco facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-0014	FCES - Building 8	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Minor holes and scratches - 35%	Building Envelope	Windows	4
3-0087	FCES - Building 8	Replace/upgrade interior lighting.	Decent, could be improved - 15%	Electrical	Lighting - Interior	4
4-0011	FCES - Building 8	Replace split system furnace units. (2 of 2)	Split System Furnace Units are 20 years old	Mechanical	HVAC	1
4-0012	FCES - Building 8	Replace split system furnace units. (1 of 2)	Split System Furnace Unit is approx. 10 years old	Mechanical	HVAC	3
3-0088	FCES - Building 8	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	ADA Compliant - 15%	Plumbing	Plumbing - Fixtures	4
3-4452	FCES - Building 9	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar 40%	Architecture	Ceiling	3
3-4450	FCES - Building 9	Repair / replace existing flooring and base throughout.	Floor - carpet - 30%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-4451	FCES - Building 9	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tack - 20% whiteboard	Architecture	Walls - Interior Repair	4
3-4454	FCES - Building 9	Replace interior doors and hardware to meet Visalia USD Standards.	Door - panic / kickplate / narrow lite	Architecture	Doors - Interior	4
3-4455	FCES - Building 9	Replace casework.	Casework - 10%	Architecture	Casework	4
3-4460	FCES - Building 9	Replace interior doors and hardware to meet Visalia USD Standards.	Door - kickplate / narrow lite / panic	Architecture	Doors - Interior	4
3-4461	FCES - Building 9	Replace casework.	Casework - 10%	Architecture	Casework	4
3-4466	FCES - Building 9	Replace interior doors and hardware to meet Visalia USD Standards.	Door - narrow lite / kickplate/ panic	Architecture	Doors - Interior	4
3-4467	FCES - Building 9	Replace casework.	Casework - 15%	Architecture	Casework	4
3-4474	FCES - Building 9	Replace interior doors and hardware to meet Visalia USD Standards.	Doors - kickplate / window lite / levers	Architecture	Doors - Interior	4
3-4476	FCES - Building 9	Replace casework.	Casework - ADA compliant - 10%	Architecture	Casework	4
2-0012	FCES - Building 9	Roof Needs Maintenance. Pipe penetrations & gutters need attention/ maintenance.	Roof- Shingle	Building Envelope	Roof Maintenance	3
2-0011	FCES - Building 9	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0009	FCES - Building 9	Continued Maintenace Recommended for stucco facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-0010	FCES - Building 9	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
3-4453	FCES - Building 9	Replace/upgrade interior lighting.	Lighting - 30%	Electrical	Lighting - Interior	3
4-0013	FCES - Building 9	Replace split system furnace units. (2 of 2)	Split System Furnace Units are 20 years old	Mechanical	HVAC	1

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4-0014	FCES - Building 9	Replace split system furnace units. (1 of 2)	Split System Furnace Unit is approx. 10 years old	Mechanical	HVAC	3
3-6270	FCES - Building 9	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in good condition	Plumbing	Plumbing - Fixtures	4
3-0097	FCES - Building 10	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Majority of celling tiles are warped - 40% | Ceiling - T-bar 50% warp and water marks | Ceiling - T-bar 50%	Architecture	Ceiling	3
3-0100	FCES - Building 10	Repair / replace existing flooring and base throughout.	No rips or tears but recommend cleaning - 30% | Floors - carpet - 10% | Floors - lvt - 50%	Architecture	Flooring - Carpet, Tile, Etc.	3
3-0104	FCES - Building 10	Repair / patch walls. Paint all previously painted interior surfaces.	Minor holes and scratches - 20% | Walls - tack - 10%	Architecture	Walls - Interior Repair	3
3-0096	FCES - Building 10	Replace casework.	Good condition - 15%	Architecture	Casework	4
3-0098	FCES - Building 10	Upgrade master clock system to an IP clock system.	Equipped - 5%	Architecture	Clock	4
3-0099	FCES - Building 10	Clean doors.	Recommend to be cleaned - 10%	Architecture	Doors - Exterior	4
3-0103	FCES - Building 10	Replace markerboards in classrooms.	Good - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
3-4431	FCES - Building 10	Replace interior doors and hardware to meet Visalia USD Standards.	Door -kickplate/ panic - 15%	Architecture	Doors - Interior	4
3-4432	FCES - Building 10	Replace casework.	Casework - 25%	Architecture	Casework	4
3-4435	FCES - Building 10	Replace markerboards in classrooms.	Markerboards - 15%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0008	FCES - Building 10	Roof Maintenance Modlines need proper terminations.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-0007	FCES - Building 10	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0005	FCES - Building 10	Continued Maintenace Recommended for texture board facade.	Facade- Texture Board	Building Envelope	Walls - Exterior Cleaning	4
2-0006	FCES - Building 10	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Recommend to be cleaned - 10%	Building Envelope	Windows	4
3-0101	FCES - Building 10	Replace/upgrade interior lighting.	Functional - 1 bulb is out - 20%	Electrical	Lighting - Interior	3
4-0015	FCES - Building 10	Replace rooftop package units.	Rooftop Package Units are 20 years old	Mechanical	HVAC	1
3-0102	FCES - Building 10	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	ADA compliant - 10%	Plumbing	Plumbing - Fixtures	4
3-0108	FCES - Building 12	Replace casework.	Casework - 5%	Architecture	Casework	4
3-0109	FCES - Building 12	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	TBar System - 5%	Architecture	Ceiling	4
3-0110	FCES - Building 12	Repair or replace interior door hardware as needed throughout.	Pull / Push Bar	Architecture	Doors - Hardware Only	4
3-0111	FCES - Building 12	Replace interior doors and hardware to meet Visalia USD Standards.	Hollow metal doors and frame - 5%	Architecture	Doors - Interior	4
3-0112	FCES - Building 12	Repair / replace existing flooring and base throughout.	Walk off mat / carpet - 5% Room 204 | Carpet / Wood Laminate	Architecture	Flooring - Carpet, Tile, Etc.	4
3-0115	FCES - Building 12	Replace tackboards in classrooms.	Tackboard - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
3-0116	FCES - Building 12	Replace markerboards in classrooms.	Markerboards - 5%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0044	FCES - Building 12	Roof Needs Maintenance. All penetrations need to be sealed. Gutters need cleaning.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	3
2-0043	FCES - Building 12	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0041	FCES - Building 12	Continued Maintenace Recommended for stucco facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-0042	FCES - Building 12	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame | Aluminum - 10%	Building Envelope	Windows	4
3-0114	FCES - Building 12	Replace/upgrade interior lighting.	2x4 LED	Electrical	Lighting - Interior	4
4-0016	FCES - Building 12	Replace rooftop package units.	Rooftop Package Units are 20 years old	Mechanical	HVAC	1
3-6211	FCES - Grounds (11)	Remove all temporary portables on site and replace with permanent modulars.		Architecture	Permanent Modular	4
2-0047	FCES - New Building	Room 405 Newly installed, not on site map Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4

FOUR CREEKS ELEMENTARY SCHOOL
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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
2-2717	FCES - New Building	Room 406 Newly installed, not on-site map Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0051	FCES - New Building	Room 407 Newly installed, not on-site map Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-2721	FCES - New Building	Room 408 Newly installed, not on-site map Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-2725	FCES - New Building	Room 409 Newly installed, not on-site map Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0045	FCES - New Building	Room 405 Continued Maintenace Recommended for stucco facade. Newly installed, not on-site map	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-2715	FCES - New Building	Room 406 Continued Maintenace Recommended for stucco facade. Newly installed, not on-site map	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-0049	FCES - New Building	Room 407 Continued Maintenace Recommended for wood facade. Newly installed, not on-site map	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	4
2-2719	FCES - New Building	Room 408 Continued Maintenace Recommended for wood facade. Newly installed, not on-site map	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	4
2-2723	FCES - New Building	Room 409 Continued Maintenace Recommended for wood facade. Newly installed, not on-site map	Facade- Wood	Building Envelope	Walls - Exterior Cleaning	4
2-0048	FCES - New Building	Room 405 Continued Maintenace Recommended for Roof. Newly installed, not on-site map	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	4
2-2718	FCES - New Building	Room 406 Continued Maintenace Recommended for Roof. Newly installed, not on-site map	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	4
2-0052	FCES - New Building	Room 407 Continued Maintenace Recommended for Roof. Newly installed, not on-site map	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	4
2-2722	FCES - New Building	Room 408 Continued Maintenace Recommended for Roof. Newly installed, not on-site map	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	4
2-2726	FCES - New Building	Room 409 Continued Maintenace Recommended for Roof. Newly installed, not on-site map. Damaged Downspouts.	Roof- Standing Seam Metal	Building Envelope	Roof Maintenance	4
2-0046	FCES - New Building	Room 405 Continued Maintenace Recommended for Aluminum frame window system. Newly installed, not on-site map	Windows- Aluminum Frame	Building Envelope	Windows	4
2-2716	FCES - New Building	Room 406 Continued Maintenace Recommended for Aluminum frame window system. Newly installed, not on-site map	Windows- Aluminum Frame	Building Envelope	Windows	4
2-0050	FCES - New Building	Room 407 Continued Maintenace Recommended for Aluminum frame window system. Newly installed, not on-site map	Windows- Aluminum Frame	Building Envelope	Windows	4
2-2720	FCES - New Building	Room 408 Continued Maintenace Recommended for Aluminum frame window system. Newly installed, not on-site map	Windows- Aluminum Frame	Building Envelope	Windows	4
2-2724	FCES - New Building	Room 409 Continued Maintenace Recommended for Aluminum frame window system. Newly installed, not on-site map.	Windows- Aluminum Frame	Building Envelope	Windows	4
1-0001	FCES - Grounds (11)	Remove and replace ramps to make ADA compliant.	Ramps are non-compliant (no truncated domes and 9.0% ramp).	Civil	Site Paving - Maintenance	1
1-0002	FCES - Grounds (11)	Remove and replace fire lane striping.	Restriping on Fire Lanes	Civil	Site Paving - Maintenance	1
1-0003	FCES - Grounds (11)	Remove and replace concrete. Possible tree removal.	Tree roots are uprooting concrete (6.4%).	Civil	Site Paving - Maintenance	1

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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
1-0004	FCES - Grounds (11)	Add truncated domes to make ADA compliant.	No truncated domes at drive approaches.	Civil	Site Paving - Maintenance	1
1-0006	FCES - Grounds (11)	Remove and replace ramp to make ADA compliant.	No truncated domes and non-compliant ramps.	Civil	Site Paving - Maintenance	1
1-0007	FCES - Grounds (11)	Remove and replace ramp to make ADA compliant.	Ramp landing at 5.4% (ramp to handicap stalls).	Civil	Site Paving - Maintenance	1
4-0041	FCES - Grounds (11)	Replace existing lighting fixtures with LED	Existing Exterior and Site Lighting	Electrical	Lighting - Exterior	3
4-0042	FCES - Grounds (11)	Replace existing Fire Alarm System	Fire Alarm System	Life Safety & Security	Fire Suppression - Fire Alarm System	4
4-1867	FCES - Grounds (11)	Replace existing Energy Management System	Existing Energy Management System	Mechanical	Control Systems	4
4-0043	FCES - Grounds (11)	Technology Upgrades	Technology Upgrades	Technology	Technology - General / Misc.	3
4-0044	FCES - Grounds (11)	Security System Upgrades	Security Upgrades	Technology	Security - Intrusion Alarm	4

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