Charter Home School Academy

211 West Tulare Ave., Visalia, CA 93277

Rebekah Moor, Principal

CDS Code: 54 72256 6116909



Grade Level

K-8

Year Built

1962

Enrollment

166

Capacity

107

Building Area

12,808 SF

Site Acreage

1.39

The mission of Charter Home School Academy is to provide a positive alternative for parents who want to meet a child's needs by participating in their child's education at home. Charter Home School Academy is based on the belief that each student can succeed and deserves an education that is rigorous and well defined. We believe that success breeds success and that we can control the conditions of success by creating an environment where academic success is personalized and achievable for all children. Parents, working with credentialed teachers, prepare, monitor, and implement programs that enrich, challenge, and inspire students to embrace personalized academic success.

Primary goals of our program are:
- To provide a viable option for students and parents needing an alternative educational program due to various personal needs: health issues, safety concerns, learning disabilities, cultural and/or philosophical concerns.
- To individualize and pace instruction in order to achieve measurable student growth on the California Core State Standards.
- To prepare students for a successful return to traditional school sites if desired.

Charter Home School Academy

EXISTING SITE



Charter Home School Academy

FACILITY CONDITION INDEX (FCI%) BY BUILDING



Charter Home School Academy

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
Charter Home School Academy	**$148,244**	**$961,172**	**$1,109,415**	**$957,424**	**$3,342,565**	**$5,409,404**
Civil	$113,144	$9,477	$122,621			$122,621
Building Envelope		$929,825	$929,825	$75,747	$294,256	$1,299,828
Architecture		$0	$0	$322,685	$2,125,781	$2,448,466
Mechanical	$35,100		$35,100		$238,088	$273,188
Electrical			$0	$86,604	$174,253	$260,857
Plumbing		$21,870	$21,870	$62,985		$84,855
Technology			$0	$409,403		$409,403
Life Safety & Security			$0		$510,188	$510,188

Charter Home School Academy
DETAILED REPORT

Proposed Work Items:
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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-2423	CHSALT - Building 1	Room 6 Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Steel	Building Envelope	Doors - Exterior	2
2-2428	CHSALT - Building 1	Kitchen Replace exterior doors and hardware to meet Visalia USD Standards.	Doors- Steel	Building Envelope	Doors - Exterior	2
2-2766	CHSALT - Building 1	Roof Replacement Roof and gutters need cleaning.	Roof- BUR	Building Envelope	Roof Replacement	2
2-2474	CHSALT - Building 1	Roof Replacement Flashings throughout need to be resealed.	Roof- Shingle	Building Envelope	Roof Replacement	2
2-2461	CHSALT - Building 1	Room 7 Continued Maintenance Recommended	Doors- Aluminum	Building Envelope	Doors - Exterior	3
2-2465	CHSALT - Building 1	Room 8 Continued Maintenance Recommended	Doors- Aluminum	Building Envelope	Doors - Exterior	3
2-2469	CHSALT - Building 1	Room 9 Continued Maintenance Recommended.	Doors- Aluminum	Building Envelope	Doors - Exterior	3
2-2473	CHSALT - Building 1	Room 10 Continued Maintenance Recommended	Doors- Aluminum	Building Envelope	Doors - Exterior	3
2-2432	CHSALT - Building 1	Room 14 Continued Maintenance Recommended.	Doors- Steel	Building Envelope	Doors - Exterior	3
2-2454	CHSALT - Building 1	Room 11 Continued Maintenace Recommended for Brick Facade.	Facade- Brick	Building Envelope	Walls - Exterior Cleaning	3
2-2455	CHSALT - Building 1	Room 11 Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	3
2-2421	CHSALT - Building 1	Room 6 Continued Maintenace Recommended for Aluminum frame window system. Large Frame Good/ Small Fram Fair- Poor	Windows- Aluminum Frame	Building Envelope	Windows	3
2-2426	CHSALT - Building 1	Kitchen Continued Maintenace Recommended for Aluminum frame window system. Large Frame Good/ Small Fram Fair- Poor	Windows- Aluminum Frame | Good, recommend clean - 10%	Building Envelope	Windows	3
2-2456	CHSALT - Building 1	Room 11 Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	3
2-2460	CHSALT - Building 1	Room 7 Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	3
2-2464	CHSALT - Building 1	Room 8 Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	3
2-2468	CHSALT - Building 1	Room 9 Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	3
2-2472	CHSALT - Building 1	Room 10 Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	3
2-2422	CHSALT - Building 1	Room 6 Continued Maintenance Recommended	Doors- Aluminum	Building Envelope	Doors - Exterior	4
2-2427	CHSALT - Building 1	Kitchen Continued Maintenance Recommended.	Doors- Aluminum	Building Envelope	Doors - Exterior	4
2-2436	CHSALT - Building 1	Room 1 Continued Maintenance Recommended.	Doors- Aluminum	Building Envelope	Doors - Exterior	4
2-2440	CHSALT - Building 1	Room 2 Continued Maintenance Recommended.	Doors- Aluminum	Building Envelope	Doors - Exterior	4
2-2444	CHSALT - Building 1	Room 3 Continued Maintenance Recommended	Doors- Aluminum	Building Envelope	Doors - Exterior	4
2-2448	CHSALT - Building 1	Room 4 Continued Maintenance Recommended	Doors- Aluminum	Building Envelope	Doors - Exterior	4
2-2452	CHSALT - Building 1	Room 5 Continued Maintenance Recommended	Doors- Aluminum	Building Envelope	Doors - Exterior	4
2-2457	CHSALT - Building 1	Room 11 Continued Maintenance Recommended	Doors- Aluminum	Building Envelope	Doors - Exterior	4
2-2420	CHSALT - Building 1	Room 6 Continued Maintenace Recommended for Brick Facade.	Facade- Brick	Building Envelope	Walls - Exterior Cleaning	4
2-2425	CHSALT - Building 1	Kitchen Continued Maintenace Recommended for Brick Facade.	Facade- Brick	Building Envelope	Walls - Exterior Cleaning	4
2-2430	CHSALT - Building 1	Room 14 Continued Maintenace Recommended for Brick Facade. Dry Rot at Soffit by downspouts.	Facade- Brick	Building Envelope	Walls - Exterior Cleaning	4

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2-2434	CHSALT - Building 1	Room 1 Continued Maintenace Recommended for Brick Facade.	Facade- Brick	Building Envelope	Walls - Exterior Cleaning	4
2-2438	CHSALT - Building 1	Room 2 Continued Maintenace Recommended for Brick Facade.	Facade- Brick	Building Envelope	Walls - Exterior Cleaning	4
2-2442	CHSALT - Building 1	Room 3 Continued Maintenace Recommended for Brick Facade.	Facade- Brick	Building Envelope	Walls - Exterior Cleaning	4
2-2446	CHSALT - Building 1	Room 4 Continued Maintenace Recommended for Brick Facade.	Facade- Brick	Building Envelope	Walls - Exterior Cleaning	4
2-2450	CHSALT - Building 1	Room 5 Continued Maintenace Recommended for Brick Facade.	Facade- Brick	Building Envelope	Walls - Exterior Cleaning	4
2-2459	CHSALT - Building 1	Room 7 Continued Maintenace Recommended for Brick Facade.	Facade- Brick	Building Envelope	Walls - Exterior Cleaning	4
2-2463	CHSALT - Building 1	Room 8 Continued Maintenace Recommended for Brick Facade.	Facade- Brick	Building Envelope	Walls - Exterior Cleaning	4
2-2467	CHSALT - Building 1	Room 9 Continued Maintenace Recommended for Brick Facade.	Facade- Brick	Building Envelope	Walls - Exterior Cleaning	4
2-2471	CHSALT - Building 1	Room 10 Continued Maintenace Recommended for Brick Facade.	Facade- Brick	Building Envelope	Walls - Exterior Cleaning	4
2-2431	CHSALT - Building 1	Room 14 Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
2-2435	CHSALT - Building 1	Room 1 Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
2-2439	CHSALT - Building 1	Room 2 Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
2-2443	CHSALT - Building 1	Room 3 Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
2-2447	CHSALT - Building 1	Room 4 Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
2-2451	CHSALT - Building 1	Room 5 Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
3-3027	CHSALT - Building 1	Replace/upgrade interior lighting.	Title 24 Compliant - 15%	Electrical	Lighting - Interior	4
4-1062	CHSALT - Building 1	Replace Exhaust Fans.	Rooftop Exhaust non-functional	Mechanical	HVAC	1
4-1063	CHSALT - Building 1	Replace split system. (1 of 2)	Split system is 20+ years old	Mechanical	HVAC	1
4-1061	CHSALT - Building 1	Replace rooftop package unit.	Rooftop Package Unit is 5 years old	Mechanical	HVAC	4
4-1066	CHSALT - Building 1	Replace split system. (2 of 2)	Split system is 5 years old	Mechanical	HVAC	4
3-3029	CHSALT - Building 1	Repair or replace plumbing fixtures as required. Update needed to ensure ADA compliance.	Not ADA - 40%	Plumbing	Plumbing - Fixtures	2
3-3037	CHSALT - Building 1	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Need clean - 15%	Plumbing	Plumbing - Fixtures	3
1-0341	CHSALT - Grounds (2)	Remove and replace drive approach to make ADA compliant.	School Entrance driving approach is not ADA compliant (12.3%) - picture 1	Civil	Site Paving - New	1
1-0342	CHSALT - Grounds (2)	Remove and replace cracked concrete panels and add truncated domes.	No truncated domes and cracked concrete - picture 2	Civil	Site Paving - New	1
1-0343	CHSALT - Grounds (2)	Remove and replace striping for fire lane.	Fire lane needs restriping.	Civil	Site Paving - Maintenance	1
1-0344	CHSALT - Grounds (2)	Remove pavement and replace with concrete to make ADA compliant.	ADA stalls are pavement (4 stalls) - picture 3	Civil	Site Paving - Maintenance	1
1-0345	CHSALT - Grounds (2)	Remove and replace stalls with correct slopes to make ADA compliant.	Slopes at ADA stall are flat (at 0.1%)	Civil	Site Paving - New	1
1-0347	CHSALT - Grounds (2)	Remove and replace concrete. Possible tree removal.	Tree uplifting concrete in parking lot	Civil	Site Paving - Maintenance	1

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1-0346	CHSALT - Grounds (2)	Restripe parking lot (boys and girls club).	Boys and girls club needs restriping - picture 4	Civil	Site Paving - Maintenance	2
4-1797	CHSALT - Grounds (2)	Replace existing lighting fixtures with LED	Existing Exterior and Site Lighting	Electrical	Lighting - Exterior	3
4-1798	CHSALT - Grounds (2)	Replace existing Fire Alarm System	Fire Alarm System	Life Safety & Security	Fire Suppression - Fire Alarm System	4
4-1896	CHSALT - Grounds (2)	Replace existing Energy Management System	Existing Energy Management System	Mechanical	Control Systems	4
4-1800	CHSALT - Grounds (2)	Security System Upgrades	Security Upgrades	Technology	Security - Intrusion Alarm	3
4-1799	CHSALT - Grounds (2)	Technology Upgrades	Technology Upgrades	Technology	Technology - General / Misc.	3

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