Annie R. Mitchell Elementary School

2121 East Laura Avenue, Visalia, CA 93292

Natalie Taylor, Principal

CDS Code: 54 72256 6054704



Grade Level

P-6

Year Built

2008

Enrollment

773

Capacity

690

Building Area

48,967 SF

Site Acreage

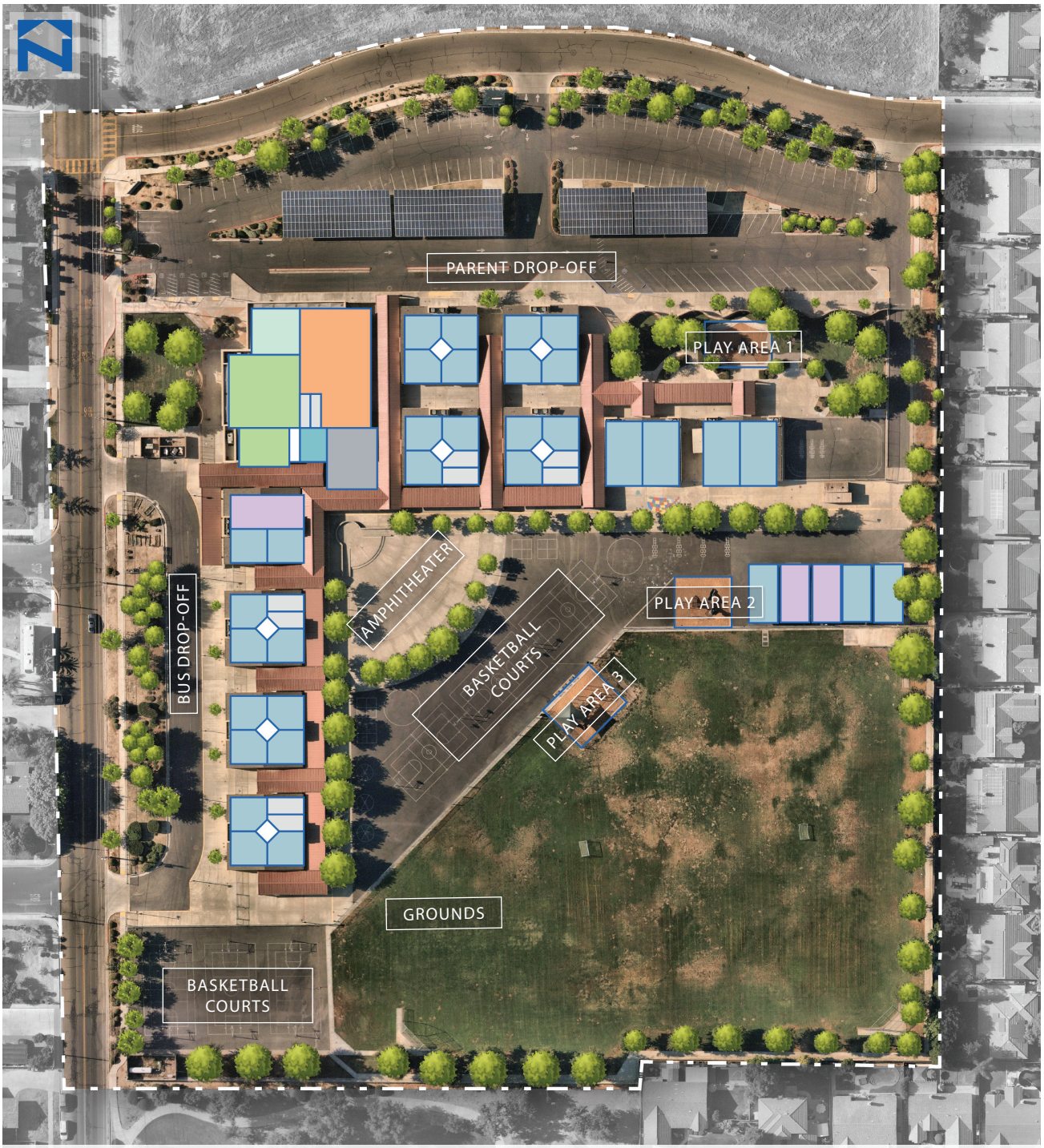
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Annie R. Mitchell Elementary School (formerly Union Elementary School) served approximately 600 students in grades Pre K through 6 in our first opening during the 2008-09 school year. This year the school family has grown to approximately 800 students. Our teachers and staff are dedicated to ensuring the academic success of every student and providing a safe and productive learning experience. The 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 new Common Core State Standards, as well as our district goal of increasing student achievement every year.

Annie R. Mitchell Elementary School's mission is to promote high academic achievement, maintain a safe and respectful learning environment, value diversity, and to foster a strong collaborative partnership between school, parents and the community.

Annie R. Mitchell Elementary School

Existing Site



Annie R. Mitchell Elementary School

FACILITY CONDITION INDEX (FCI%) BY BUILDING



Annie R. Mitchell Elementary School

PROPOSED SITE



Annie R. Mitchell Elementary School

SUMMARY OF RECOMMENDATIONS

PROPOSED NEW CONSTRUCTION

1. Replace Admin Building with New Expanded Admin, New Kitchen, MPR and Library
2. Replace Existing Portables with New Classroom Building with VAPA and Meeting Rooms

RENOVATIONS / MODERNIZATIONS

- Additional Restrooms

ATHLETIC / PLAY AREA IMPROVEMENTS

- Expanded / New Play Area

PARKING LOT / DRIVE RECONFIGURATION

- Additional Parking

ANNIE R. MITCHELL 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
Annie R Mitchell Elementary School	**$1,384,425**	**$2,090,755**	**$3,475,180**	**$1,060,884**	**$13,980,722**	**$18,516,785**
Civil	$124,875	$33,295	$158,170	$22,324		$180,494
Building Envelope	$1,259,550		$1,259,550	$2,400	$96,363	$1,358,313
Architecture			$0	$166,967	$13,564,641	$13,731,608
Mechanical		$1,632,960	$1,632,960	$42,515	$217,680	$1,893,155
Electrical		$424,500	$424,500	$55,112		$479,611
Plumbing			$0	$456,641		$456,641
Technology			$0	$314,925	$102,038	$416,963
Life Safety & Security			$0		$0	$0

ANNIE R. MITCHELL 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
2-0096	ARMES - Building 1	Roof Replacement Alligatoring in cap sheet, pipes open, open laps, along walls. Wind screen wall pipe jack open throughout, needs cleaning.	Roof- BUR	Building Envelope	Roof Replacement	1
2-0095	ARMES - Building 1	Continued Maintenance Recommended (Aluminum Frame)	Doors- Aluminum Frame	Building Envelope	Doors - Exterior	4
2-0094	ARMES - Building 1	Continued Maintenance Recommended (Steel)	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0091	ARMES - Building 1	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-0093	ARMES - Building 1	Continued Maintenace Recommended for Aluminum frame window system.	Windows- Aluminum Frame	Building Envelope	Windows	4
2-0092	ARMES - Building 1	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	4
4-0071	ARMES - Building 1	Replace rooftop package units.	Rooftop Package Units are 15 years old	Mechanical	HVAC	2
4-0072	ARMES - Building 1	Replace ductless mini-splits.	Ductless Mini-Splits are 15 years old	Mechanical	HVAC	2
4-0073	ARMES - Building 1	Replace Exhaust Fans.	Rooftop Exhaust Fans are 15 years old	Mechanical	HVAC	3
3-6255	ARMES - Building 1	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Plumbing Fixtures are in good condition	Plumbing	Plumbing - Fixtures	3
3-4259	ARMES - Building 2	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 30%	Architecture	Walls - Interior Repair	3
3-4261	ARMES - Building 2	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. 30%	Architecture	Doors - Interior	3
3-4258	ARMES - Building 2	Repair / replace existing flooring and base throughout.	Floor - carpet - 20% vct	Architecture	Flooring - Carpet, Tile, Etc.	4
3-4260	ARMES - Building 2	Replace casework.	Casework - 20%	Architecture	Casework	4
3-4262	ARMES - Building 2	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar System 20%	Architecture	Ceiling	4
3-4264	ARMES - Building 2	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	4
3-4266	ARMES - Building 2	Replace markerboards in classrooms.	Markerboard - 20%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0100	ARMES - Building 2	Roof Replacement (Shingle) Pipe penetrations maintenance and gutter cleaning required.	Roof- Shingle	Building Envelope	Roof Replacement	1
2-2870	ARMES - Building 2	Roof Replacement (TPO) Pipe penetrations maintenance and gutter cleaning required.	Roof- TPO	Building Envelope	Roof Replacement	1
2-0099	ARMES - Building 2	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0097	ARMES - Building 2	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-0098	ARMES - Building 2	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	4
3-4265	ARMES - Building 2	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	2
4-0074	ARMES - Building 2	Replace split system furnace units.	Split System Furnace Unit is approx. 15 years old	Mechanical	HVAC	2
4-0075	ARMES - Building 2	Replace ductless mini-split.	Ductless Mini-Splits are 15 years old	Mechanical	HVAC	2
3-4263	ARMES - Building 2	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant - 20%	Plumbing	Plumbing - Fixtures	3
3-4249	ARMES - Building 3	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 30%	Architecture	Walls - Interior Repair	3
3-4251	ARMES - Building 3	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. 30%	Architecture	Doors - Interior	3
3-4248	ARMES - Building 3	Repair / replace existing flooring and base throughout.	Floor - carpet - 20% vct	Architecture	Flooring - Carpet, Tile, Etc.	4
3-4250	ARMES - Building 3	Replace casework.	Casework - 20%	Architecture	Casework	4
3-4252	ARMES - Building 3	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar System 20%	Architecture	Ceiling	4
3-4254	ARMES - Building 3	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	4
3-4256	ARMES - Building 3	Replace markerboards in classrooms.	Markerboard - 20%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0104	ARMES - Building 3	Roof Replacement (Shingle) Pipe penetrations maintenance and gutter cleaning required.	Roof- Shingle	Building Envelope	Roof Replacement	1
2-2871	ARMES - Building 3	Roof Replacement (TPO) Pipe penetrations maintenance and gutter cleaning required.	Roof- TPO	Building Envelope	Roof Replacement	1

ANNIE R. MITCHELL ELEMENTARY SCHOOL
DETAILED REPORT

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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
2-0103	ARMES - Building 3	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0101	ARMES - Building 3	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-0102	ARMES - Building 3	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	4
3-4255	ARMES - Building 3	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	2
4-0076	ARMES - Building 3	Replace split system furnace units.	Split System Furnace Unit is approx. 15 years old	Mechanical	HVAC	2
4-0077	ARMES - Building 3	Replace ductless mini-split.	Ductless Mini-Splits are 15 years old	Mechanical	HVAC	2
4-0078	ARMES - Building 3	Replace Exhaust Fans.	Ceiling Exhaust Fans are 15 years old	Mechanical	HVAC	3
3-4253	ARMES - Building 3	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant - 20%	Plumbing	Plumbing - Fixtures	3
3-4299	ARMES - Building 4	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 30%	Architecture	Walls - Interior Repair	3
3-4301	ARMES - Building 4	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. 30%	Architecture	Doors - Interior	3
3-4298	ARMES - Building 4	Repair / replace existing flooring and base throughout.	Floor - carpet - 20% vct	Architecture	Flooring - Carpet, Tile, Etc.	4
3-4300	ARMES - Building 4	Replace casework.	Casework - 20%	Architecture	Casework	4
3-4302	ARMES - Building 4	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar System 20%	Architecture	Ceiling	4
3-4304	ARMES - Building 4	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	4
3-4306	ARMES - Building 4	Replace markerboards in classrooms.	Markerboard - 20%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0108	ARMES - Building 4	Roof Replacement (Shingle) Pipe penetrations maintenance and gutter cleaning required.	Roof- Shingle	Building Envelope	Roof Replacement	1
2-2872	ARMES - Building 4	Roof Replacement (TPO) Pipe penetrations maintenance and gutter cleaning required.	Roof- TPO	Building Envelope	Roof Replacement	1
2-0107	ARMES - Building 4	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0105	ARMES - Building 4	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-0106	ARMES - Building 4	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	4
3-4305	ARMES - Building 4	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	2
4-0079	ARMES - Building 4	Replace split system furnace units.	Split System Furnace Unit is approx. 15 years old	Mechanical	HVAC	2
4-0080	ARMES - Building 4	Replace ductless mini-split.	Ductless Mini-Splits are 15 years old	Mechanical	HVAC	2
3-4303	ARMES - Building 4	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant - 20%	Plumbing	Plumbing - Fixtures	3
3-4289	ARMES - Building 5	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 30%	Architecture	Walls - Interior Repair	3
3-4291	ARMES - Building 5	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. 30%	Architecture	Doors - Interior	3
3-4288	ARMES - Building 5	Repair / replace existing flooring and base throughout.	Floor - carpet - 20% vct	Architecture	Flooring - Carpet, Tile, Etc.	4
3-4290	ARMES - Building 5	Replace casework.	Casework - 20%	Architecture	Casework	4
3-4292	ARMES - Building 5	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar System 20%	Architecture	Ceiling	4
3-4294	ARMES - Building 5	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	4
3-4296	ARMES - Building 5	Replace markerboards in classrooms.	Markerboard - 20%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0112	ARMES - Building 5	Roof Replacement (Shingle) Pipe penetrations maintenance and gutter cleaning required.	Roof- Shingle	Building Envelope	Roof Replacement	1
2-2873	ARMES - Building 5	Roof Replacement (TPO) Pipe penetrations maintenance and gutter cleaning required.	Roof- TPO	Building Envelope	Roof Replacement	1
2-0111	ARMES - Building 5	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0109	ARMES - Building 5	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4

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2-0110	ARMES - Building 5	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	4
3-4295	ARMES - Building 5	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	2
4-0081	ARMES - Building 5	Replace split system furnace units.	Split System Furnace Unit is approx. 15 years old	Mechanical	HVAC	2
4-0082	ARMES - Building 5	Replace ductless mini-split.	Ductless Mini-Splits are 15 years old	Mechanical	HVAC	2
4-0083	ARMES - Building 5	Replace Exhaust Fans.	Ceiling Exhaust Fans are 15 years old	Mechanical	HVAC	3
3-4293	ARMES - Building 5	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant - 20%	Plumbing	Plumbing - Fixtures	3
3-4239	ARMES - Building 6	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 30%	Architecture	Walls - Interior Repair	3
3-4241	ARMES - Building 6	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. 30%	Architecture	Doors - Interior	3
3-4238	ARMES - Building 6	Repair / replace existing flooring and base throughout.	Floor - carpet - 20% vct	Architecture	Flooring - Carpet, Tile, Etc.	4
3-4240	ARMES - Building 6	Replace casework.	Casework - 20%	Architecture	Casework	4
3-4242	ARMES - Building 6	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar System 20%	Architecture	Ceiling	4
3-4244	ARMES - Building 6	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	4
3-4246	ARMES - Building 6	Replace markerboards in classrooms.	Markerboard - 20%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0116	ARMES - Building 6	Roof Replacement (Shingle) Cracking and damage at ridge.	Roof- Shingle	Building Envelope	Roof Replacement	1
2-2874	ARMES - Building 6	Roof Replacement (TPO) Cracking and damage at ridge.	Roof- TPO	Building Envelope	Roof Replacement	1
2-0115	ARMES - Building 6	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0113	ARMES - Building 6	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-0114	ARMES - Building 6	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	4
3-4245	ARMES - Building 6	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	2
4-0084	ARMES - Building 6	Replace split system furnace units.	Split System Furnace Unit is approx. 15 years old	Mechanical	HVAC	2
4-0085	ARMES - Building 6	Replace ductless mini-split.	Ductless Mini-Splits are 15 years old	Mechanical	HVAC	2
4-0086	ARMES - Building 6	Replace Exhaust Fans.	Ceiling Exhaust Fans are 15 years old	Mechanical	HVAC	3
3-4243	ARMES - Building 6	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant - 20%	Plumbing	Plumbing - Fixtures	3
3-4269	ARMES - Building 7	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 30%	Architecture	Walls - Interior Repair	3
3-4271	ARMES - Building 7	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. 30%	Architecture	Doors - Interior	3
3-4268	ARMES - Building 7	Repair / replace existing flooring and base throughout.	Floor - carpet - 20% vct	Architecture	Flooring - Carpet, Tile, Etc.	4
3-4270	ARMES - Building 7	Replace casework.	Casework - 20%	Architecture	Casework	4
3-4272	ARMES - Building 7	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar System 20%	Architecture	Ceiling	4
3-4274	ARMES - Building 7	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	4
3-4276	ARMES - Building 7	Replace markerboards in classrooms.	Markerboard - 20%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0120	ARMES - Building 7	Roof Replacement (Shingle) Cracking and damage at ridge.	Roof- Shingle	Building Envelope	Roof Replacement	1
2-2835	ARMES - Building 7	Roof Replacement (TPO) Cracking and damage at ridge.	Roof- TPO	Building Envelope	Roof Replacement	1
2-0119	ARMES - Building 7	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0117	ARMES - Building 7	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-0118	ARMES - Building 7	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	4
3-4275	ARMES - Building 7	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	2
4-0087	ARMES - Building 7	Replace split system furnace units.	Split System Furnace Unit is approx. 15 years old	Mechanical	HVAC	2

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4-0088	ARMES - Building 7	Replace ductless mini-split.	Ductless Mini-Splits are 15 years old	Mechanical	HVAC	2
3-4273	ARMES - Building 7	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant - 20%	Plumbing	Plumbing - Fixtures	3
3-4229	ARMES - Building 8	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 30%	Architecture	Walls - Interior Repair	3
3-4231	ARMES - Building 8	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. 30%	Architecture	Doors - Interior	3
3-4228	ARMES - Building 8	Repair / replace existing flooring and base throughout.	Floor - carpet - 20% vct	Architecture	Flooring - Carpet, Tile, Etc.	4
3-4230	ARMES - Building 8	Replace casework.	Casework - 20%	Architecture	Casework	4
3-4232	ARMES - Building 8	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar System 20%	Architecture	Ceiling	4
3-4234	ARMES - Building 8	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	4
3-4236	ARMES - Building 8	Replace markerboards in classrooms.	Markerboard - 20%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0124	ARMES - Building 8	Roof Replacement (Shingle) Cracking and damage at ridge.	Roof- Shingle	Building Envelope	Roof Replacement	1
2-2875	ARMES - Building 8	Roof Replacement (TPO) Cracking and damage at ridge.	Roof- TPO	Building Envelope	Roof Replacement	1
2-0123	ARMES - Building 8	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0121	ARMES - Building 8	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-0122	ARMES - Building 8	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	4
3-4235	ARMES - Building 8	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	2
4-0089	ARMES - Building 8	Replace split system furnace units.	Split System Furnace Unit is approx. 15 years old	Mechanical	HVAC	2
4-0090	ARMES - Building 8	Replace ductless mini-split.	Ductless Mini-Splits are 15 years old	Mechanical	HVAC	2
4-0091	ARMES - Building 8	Replace Exhaust Fans.	Ceiling Exhaust Fans are 15 years old	Mechanical	HVAC	3
3-4233	ARMES - Building 8	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant - 20%	Plumbing	Plumbing - Fixtures	3
3-4279	ARMES - Building 9	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 30%	Architecture	Walls - Interior Repair	3
3-4281	ARMES - Building 9	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., Frame H.M. 30%	Architecture	Doors - Interior	3
3-4278	ARMES - Building 9	Repair / replace existing flooring and base throughout.	Floor - carpet - 20% vct	Architecture	Flooring - Carpet, Tile, Etc.	4
3-4280	ARMES - Building 9	Replace casework.	Casework - 20%	Architecture	Casework	4
3-4282	ARMES - Building 9	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar System 20%	Architecture	Ceiling	4
3-4284	ARMES - Building 9	Repair or replace interior door hardware as needed throughout.	Hardware - pull/ push bar - 30%	Architecture	Doors - Hardware Only	4
3-4286	ARMES - Building 9	Replace markerboards in classrooms.	Markerboard - 20%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0128	ARMES - Building 9	Roof Replacement (Shingle) Cracking and damage at ridge.	Roof- Shingle	Building Envelope	Roof Replacement	1
2-2836	ARMES - Building 9	Roof Replacement (TPO) Cracking and damage at ridge.	Roof- TPO	Building Envelope	Roof Replacement	1
2-0127	ARMES - Building 9	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0125	ARMES - Building 9	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
2-0126	ARMES - Building 9	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame	Building Envelope	Windows	4
3-4285	ARMES - Building 9	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	2
4-0092	ARMES - Building 9	Replace split system furnace units.	Split System Furnace Unit is approx. 15 years old	Mechanical	HVAC	2
4-0093	ARMES - Building 9	Replace ductless mini-split.	Ductless Mini-Splits are 15 years old	Mechanical	HVAC	2
3-4283	ARMES - Building 9	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant - 20%	Plumbing	Plumbing - Fixtures	3
3-4318	ARMES - Building 10	Repair / replace existing flooring and base throughout.	Floor - vct/ carpet 20%	Architecture	Flooring - Carpet, Tile, Etc.	4

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Item ID	Building	Scope of Work	Raw Field Notes	Discipline	Classification	Priority
3-4319	ARMES - Building 10	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 20%	Architecture	Walls - Interior Repair	4
3-4320	ARMES - Building 10	Replace casework.	Casework - 20%	Architecture	Casework	4
3-4321	ARMES - Building 10	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., frame H.M. 20%	Architecture	Doors - Interior	4
3-4322	ARMES - Building 10	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar - 20%	Architecture	Ceiling	4
3-4324	ARMES - Building 10	Repair or replace interior door hardware as needed throughout.	Hardware - 20%	Architecture	Doors - Hardware Only	4
3-4326	ARMES - Building 10	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0132	ARMES - Building 10	Roof Replacement (Shingle) Through wall and curb pipes need to be resealed.	Roof- Shingle	Building Envelope	Roof Replacement	1
2-2837	ARMES - Building 10	Roof Replacement (TPO) Through wall and curb pipes need to be resealed.	Roof- TPO	Building Envelope	Roof Replacement	1
2-0130	ARMES - Building 10	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Windows - H.M. 50% single pane	Building Envelope	Windows	3
2-0131	ARMES - Building 10	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0129	ARMES - Building 10	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-4325	ARMES - Building 10	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	2
4-0094	ARMES - Building 10	Replace split system furnace units.	Split System Furnace Unit is approx. 15 years old	Mechanical	HVAC	2
4-0095	ARMES - Building 10	Replace ductless mini-split.	Ductless Mini-Splits are 15 years old	Mechanical	HVAC	2
3-4323	ARMES - Building 10	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant 20%	Plumbing	Plumbing - Fixtures	3
3-4308	ARMES - Building 11	Repair / replace existing flooring and base throughout.	Floor - vct/ carpet 20%	Architecture	Flooring - Carpet, Tile, Etc.	4
3-4309	ARMES - Building 11	Repair / patch walls. Paint all previously painted interior surfaces.	Walls - tackboard - 20%	Architecture	Walls - Interior Repair	4
3-4310	ARMES - Building 11	Replace casework.	Casework - 20%	Architecture	Casework	4
3-4311	ARMES - Building 11	Replace interior doors and hardware to meet Visalia USD Standards.	Door - Door H.M., frame H.M. 20%	Architecture	Doors - Interior	4
3-4312	ARMES - Building 11	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as needed throughout.	Ceiling - T-bar - 20%	Architecture	Ceiling	4
3-4314	ARMES - Building 11	Repair or replace interior door hardware as needed throughout.	Hardware - 20%	Architecture	Doors - Hardware Only	4
3-4316	ARMES - Building 11	Replace markerboards in classrooms.	Markerboard - 10%	Architecture	Teaching Surfaces - Marker Boards / Tack Boards	4
2-0136	ARMES - Building 11	Roof Replacement (Shingle) Through wall and curb pipes need to be resealed.	Roof- Shingle	Building Envelope	Roof Replacement	1
2-2838	ARMES - Building 11	Roof Replacement (TPO) Through wall and curb pipes need to be resealed.	Roof- TPO	Building Envelope	Roof Replacement	1
2-0134	ARMES - Building 11	Continued Maintenace Recommended for Steel frame window system.	Windows- Steel Frame | Windows - H.M. 50% single pane	Building Envelope	Windows	3
2-0135	ARMES - Building 11	Continued Maintenance Recommended	Doors- Steel	Building Envelope	Doors - Exterior	4
2-0133	ARMES - Building 11	Continued Maintenace Recommended for Stucco Facade.	Facade- Stucco	Building Envelope	Walls - Exterior Cleaning	4
3-4315	ARMES - Building 11	Replace fluorescent lighting with LED.	Lighting - 2x4 florescent 50%	Electrical	Lighting - Interior	2
4-0096	ARMES - Building 11	Replace split system furnace units.	Split System Furnace Unit is approx. 15 years old	Mechanical	HVAC	2
4-0097	ARMES - Building 11	Replace ductless mini-split.	Ductless Mini-Splits are 15 years old	Mechanical	HVAC	2
3-4313	ARMES - Building 11	Repair or replace plumbing fixtures as required. No observed issues with ADA compliance.	Fixtures - sink ADA compliant 20%	Plumbing	Plumbing - Fixtures	3
3-6202	ARMES - Grounds (12)	Remove all temporary portables on site and replace with permanent modulars.		Architecture	Permanent Modular	4

ANNIE R. MITCHELL 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
1-0023	ARMES - Grounds (12)	Replace Kindergarten playground equipment.	Kindergarten playground equipment coating deteriorating & rusting - see picture 2	Civil	Playgrounds / Equipment	1
1-0025	ARMES - Grounds (12)	Replace Central playground equipment.	Central playground equipment coating deteriorating & rusting - see pictures 4-6	Civil	Playgrounds / Equipment	1
1-0035	ARMES - Grounds (12)	Remove and replace drive approach to make ADA compliant. (1 of 2)	Drive approach not ADA - see pictures 28 - 32	Civil		1
1-0036	ARMES - Grounds (12)	Remove and replace drive approach to make ADA compliant. (2 of 2)	Drive approach not ADA - see picture 33	Civil		1
1-0029	ARMES - Grounds (12)	Seal and repair basketball court.	Basketball court weathered & cracking - see pictures 10 & 11	Civil	Site Paving - Maintenance	2
1-0034	ARMES - Grounds (12)	Re-seal cracking in bus drop off area.	Bus drop off asphalt alligator cracking &weathered - see pictures 26, 27 & 34	Civil	Site Paving - Maintenance	2
1-0037	ARMES - Grounds (12)	Parking lot maintenance for weathering and cracking	Front parking lot weathered & cracking - see pictures 35 & 36	Civil	Site Paving - Maintenance	2
1-0027	ARMES - Grounds (12)	Repaint concrete tables.	Concrete tables paint chipping - see picture 8	Civil		3
1-0028	ARMES - Grounds (12)	Remove raised tree wells to avoid tripping hazards.	Tree wells are cracked & raised - see picture 9	Civil		3
1-0031	ARMES - Grounds (12)	Remove and replace lifted concrete to prevent possible hazards.	Concrete walkway along playfield areas are raised - see pictures 15 & 16	Civil		3
1-0032	ARMES - Grounds (12)	Seal cracking on asphalt.	Minor cracking on asphalt near portables - see picture 17	Civil	Site Paving - Maintenance	3
4-1194	ARMES - Grounds (12)	Replace existing lighting fixtures with LED	Existing Exterior and Site Lighting	Electrical	Lighting - Exterior	3
4-1195	ARMES - Grounds (12)	Replace existing Fire Alarm System	Fire Alarm System	Life Safety & Security	Fire Suppression - Fire Alarm System	4
4-1861	ARMES - Grounds (12)	Replace existing Energy Management System	Existing Energy Management System	Mechanical	Control Systems	4
4-1196	ARMES - Grounds (12)	Technology Upgrades	Technology Upgrades	Technology	Technology - General / Misc.	3
4-1197	ARMES - Grounds (12)	Security System Upgrades	Security Upgrades	Technology	Security - Intrusion Alarm	4