

## INTRODUCTION - PURPOSE OF FACILITIES MASTER PLAN

### Why a Facilities Master Plan?

The Facilities Master Plan helps the District and Public to Define and Prioritize the projects to be done on a Site-by Site basis, in order to maximize Matching Funding and use the Taxpayer's Money in the best possible way.

The Visalia Unified School District Facilities Master Plan (FMP) is a dynamic planning document providing a framework for the development of facility improvements for the next 6 to 10 years. The FMP focuses on how existing and future facilities can provide the best educational experience for students, staff and the community of VUSD. Preparation and implementation of a FMP defines, identifies and establishes a need for facility improvements. Maintaining and operating facilities must have long range planning if it is to remain viable, productive, cost efficient and successful in meeting the institution's goals and objectives.

### Visalia USD recognizes several challenges that it must face during the next decade:

- Providing school facilities for all its students appropriate to a 21<sup>st</sup> Century education;
- Providing facilities to accommodate increased enrollment in the District, through both new residential construction in formerly undeveloped areas, and enrollment changes and infill development in existing residential areas;
- Providing clean functional school sites (including infrastructure and educational technology) to provide educational equity throughout the District

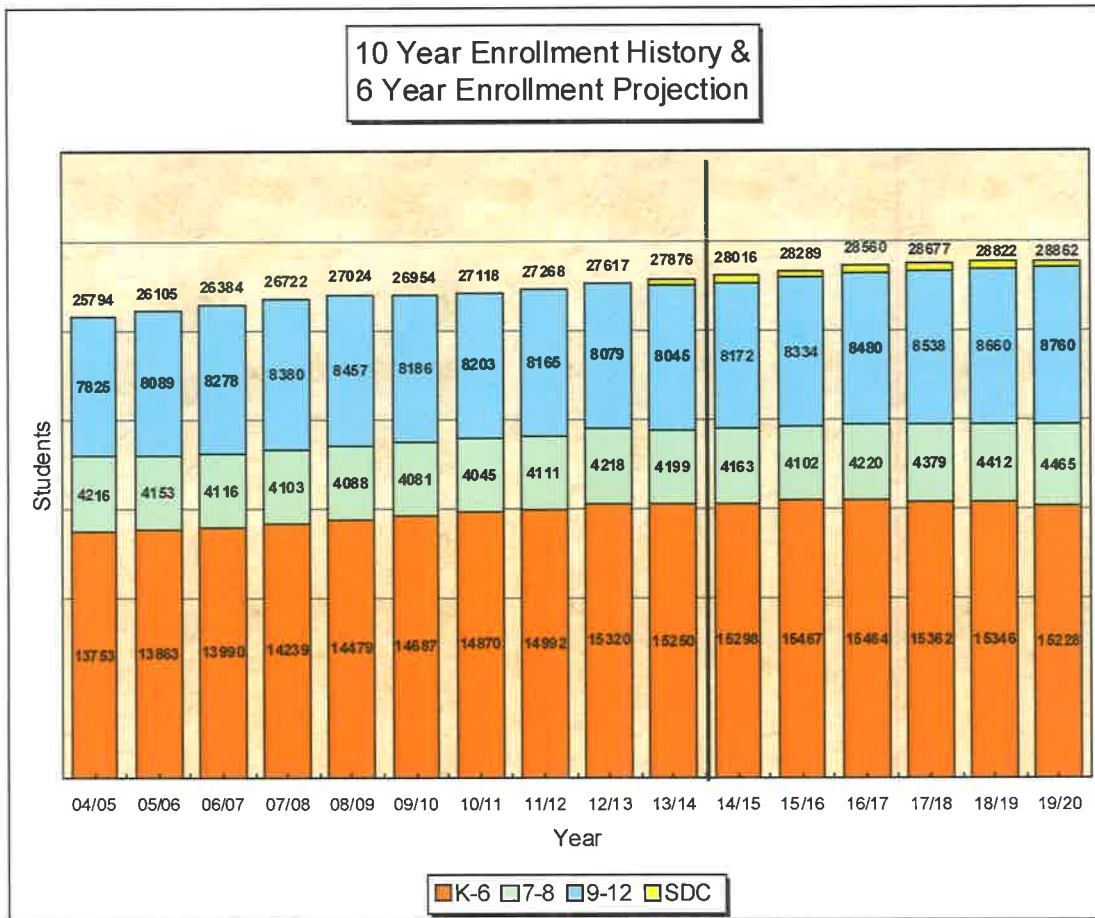
### Chart 1.1 - Facilities Master Plan Process



### DISTRICT DEMOGRAPHICS & ENROLLMENT PROJECTIONS

Visalia Unified School District is projected to grow in enrollment by 0.5% (or 140 students) for the 2014/15 school year. The District is projected to continue growing over the next six years with a projected enrollment of 28,862 students in the 2019/20 school year. This is a total growth of 986 students, which is an increase of 3.54%. The enrollment growth will primarily be concentrated in new developments located in the rapidly developing northwest geographic quadrant of the District (see Section 3 and the attached complete Demographic Study).

Chart 1.2 - 10 Year Enrollment History and 6 Year Enrollment Projection



## FACILITIES NEEDS & FUNDING

The Demographics Study indicates the urgent need for a new middle school to accommodate additional enrollment growth based primarily on new development. This project is currently under construction, and is anticipated to be completed in time for the 2016/17 school year. In addition, the Study indicates the need within the next five to eight (5-8) years for a new elementary school to accommodate additional enrollment growth based on new development in the northwest quadrant of the District, as well as the possible need for a new high school in the same area. The District should closely monitor enrollment and growth to follow this potential development.

In addition to the new schools identified above, the Facilities Assessments of existing campuses (Section 4 and attached data) identify a total of \$221,243,376 in needed improvements. Not all of these identified proposed improvements will be able to be completed, due to the District's funding limitations. The total identified projects, including new campuses, modernizations and new buildings on existing sites which the District may be able to undertake during the next several years amount to \$131,832,357.

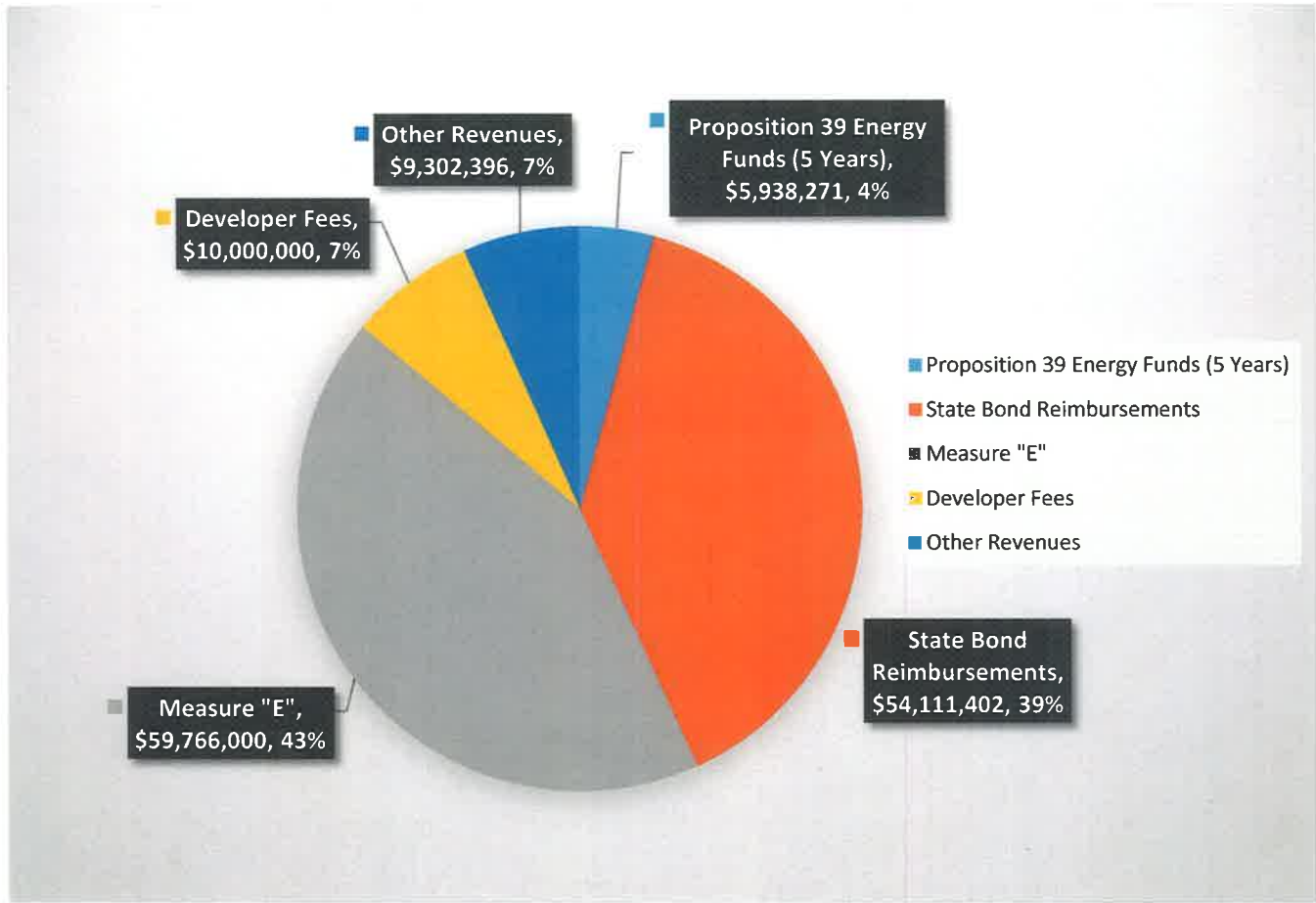
**Table 1.1 - List of Proposed Projects and Costs**

<b>New Schools</b>	<b>Cost</b>
New Elementary School	\$ 16,280,000
New Middle School	\$ 40,590,000
<b>New Buildings:</b>	
New 2 Story Classroom Building at Redwood High	\$ 7,830,297
New Music Building, Goshen	\$ 664,100
<b>Modernization:</b>	
Goshen, Redwood HS, Sequoia HS, Golden West HS, Houston, Crestwood, Green Acres Middle, Crowley, Ivanhoe, Mineral King, Washington	\$ 46,637,250
<b>Other Projects:</b>	
District-wide Solar Projects	\$ 9,802,396
Roof Replacements	\$ 672,000
Playground Upgrades	\$ 1,579,508
School Security Upgrades	\$ 1,297,487
Sequoia HS Portable Replacements (10 CR's Permanent Buildings)	\$ 4,640,000
<b>Other Expenses</b>	
Program Planning and Audit Expenses	\$ 1,839,319
<b>TOTAL</b>	<b>\$ 131,832,357</b>

### FINANCING AND IMPLEMENTATING THE FACILITY MASTER PLAN

The facility needs identified in this Facilities Master Plan (FMP) total an estimated \$221.2 million in repairs and additions to existing campuses, and \$56.9 million in new campus construction through 2018. The FMP has identified a total of \$139.1 million in potential anticipated revenues which could be available to implement the Plan. The potential revenues include \$59.8 million in Measure "E" Local Bond revenues; \$54.1 million in projected potential State Facilities Program funding; \$10.0 million in Developer Fees; \$9.3 million in District funding sources; and \$5.9 million in potential Prop. 39 Energy Funds. The District will not be able to fund all its identified facility needs within the next five years, and so has prioritized its expenditures.

Chart 1.3 - Funding Sources Total = \$139,118,069





The District's Implementation Plan has had to deal with changes in the State School Facilities Program funding model over the past six months, which have significantly affected the Team's approach to the Implementation Plan. The original draft Implementation Plan, presented to the District's Board of Trustees in mid-2014, assumed that the State School Facilities Program would be further funded through a State School Bond placed on either the November 2014 or 2016 statewide ballots. In August 2014, while the major state school bond authorization bill (AB 2235-Buchanan/Hagman) was in the final steps of Legislative approval to place a State School Bond on the November 2014 ballot, the Governor's administration announced that it could not support a statewide school bond on the November 2014 ballot. In the Governor's FY 2015/2016 Budget, released on January 9, 2015, the Administration introduced its own State School Facilities funding program, which would drastically revise the processes and requirements for State-funded new construction and modernization grants, in a manner that would not necessarily be favorable to the District. In addition, on January 12, 2015, the Coalition for Adequate School Housing (CASH), in conjunction with contractors and developers associations, announced the formation of Californians for Quality Schools, who will sponsor an initiative on the 2016 statewide ballot to pass a \$9.0 Billion State School Bond, using the requirements and processes currently in place. Thus, there appears to be a disconnect among the Legislative branch, Executive branch and statewide organizations on philosophies and methods of funding school construction in California.

This Implementation Plan therefore is developed in two parts; the first, or "INTERIM" model, assumes that no State School Facilities funding of any kind will be available to the District from 2014 through 2018. This is done for several reasons: First, it is unclear at this time which vision of school facility funding (if any) will prevail during the next Legislative session, and so this model assumes the worst case, that no State funding is available, and that the District must meet its needs out of its own resources. The INTERIM model effectively ceases funding any of the designated projects started after June 2015, when the District's fiscal resources are exhausted. The INTERIM model also assumes that, during the period from January through June 2015, the District will closely watch events in Sacramento, and will reevaluate its options and priorities during that period. If a State School Facilities Funding mechanism is approved through the Budget process for FY 2015/2016, the model will need to be reevaluated and updated. The INTERIM Implementation Plan is a "worst case scenario", and assumes that, regardless of whatever the State's eventual School Facilities Funding Program becomes, no State School Bond funds will be available to the District for the next several years. In this scenario, the District would be totally reliant on its own fiscal resources, and would likely exhaust those resources at the end of FY 2014-2015.

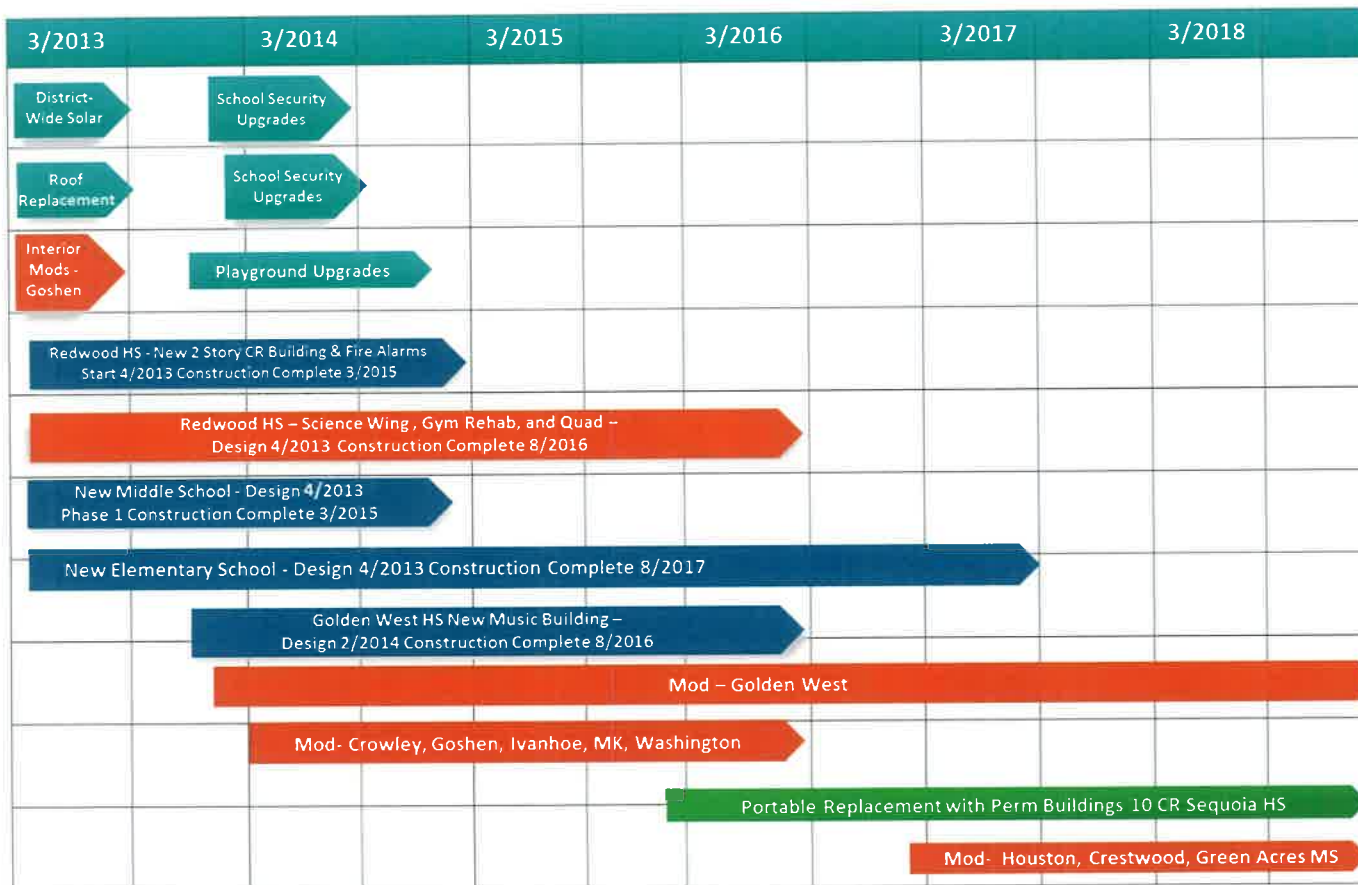
The FULL Implementation Plan includes several major assumptions: **First**, that a State School Facilities Program is funded beginning not later than Fall 2016 through either a State General Fund Appropriation for the next several fiscal years, or a statewide School Bond placed and passed on one of the 2016 State election ballots and **Second**, that the funded program includes appropriate State funding to reimburse Districts for projects applied for and in process in the period from 2014 through 2016. This Facilities Master Plan also assumes that the State School Facilities Program so funded will generally include the eligibility criteria for new construction and modernization contained in either the current program, or in legislation (particularly AB 2235-Buchanan/Hagman) introduced in the last legislative session. If any of these assumptions prove to be incorrect, the Facilities Master Plan's Implementation Plan will need to be reviewed and revised.

The attached Implementation Plans are constructed to show several critical inter-related factors: timing of design and construction; costs & revenue sources; and running balances for each of the Facilities Fund Accounts to be used as part of the overall program. The Implementations Plan are not a cash flow matrix, but are designed to coordinate with the District’s cash management program.

The final display, **Chart 1.4**, show a proposed timeline and sequencing in graphic form for the FULL Implementation Plan. This indicates the time expected to be needed to complete the steps shown in the Plan over the six year period covered by the scenario.

### Chart 1.4 - Six year project plan

#### PROJECT PLANNING: 6 Years



## WHY A FACILITIES MASTER PLAN?

The Visalia Unified School District Facilities Master Plan (FMP) is a dynamic planning document providing a framework for the development of facility improvements for the next six to ten years. The FMP focuses on how existing and future facilities can provide the best educational experience for students, staff and the community of VUSD.

Preparation and implementation of a FMP helps the District and public to define, identify and prioritize facility improvement needs on a site-by-site basis, in order to maximize matching funding and use the taxpayer's money in the most cost-efficient and productive way.

One specific goal of this FMP was the need to prioritize proposed spending from the District's fiscal resources, particularly Measure "E", the \$65.0 million local school bond passed in 2012 by District voters. The Measure "E" bond language allows the District to undertake a wide range of projects throughout the District, but does not assign a priority to individual projects. The FMP is designed to establish such priorities. This is particularly important as the District has two factors driving its facility needs; significant additional population growth and identified needs at existing campuses which far exceed the District's available funding.

## OUTCOME-A PRIORITIZED PLAN FOR USING MEASURE "E" FUNDS

### HOW DO YOU COMPLETE A FACILITIES MASTER PLAN?

The District's Facilities Master Plan was developed through a process that included input from complete District facilities assessments; in-depth demographic studies; input from District Trustees, teachers, staff and administration; and significant public input. Significant steps in the process included:

- Conduct Public Meetings to inform the Community about the FMP Goals & Objectives, and solicit comments regarding perceived school facility needs
- Complete School Site Assessments (Use & Condition)
- Conduct Development & Demographic Analysis
- Complete Facility Site & Equity Analysis
- Develop a Database of Facilities Needs
- Review Educational & Technology Specifications
- Identify Costs of All Identified Needs
- Identify Potential Funding Sources
- Develop Principles & Criteria for Prioritization
- Apply Priority Criteria to Needs Database
- Gather Public Comments on Draft Prioritized Master Plan
- Finalize Facilities Master Plan & Present to District & Public

Chart 2.1 – Facilities Master Plan Process



## COMMUNICATION

A significant part of the FMP process is communication with the community in order to insure that the public understands and is a part of the analysis and decision-making processes. The District conducted several sets of public meetings during the FMP process (see Section 5-Community Outreach & Participation) as well as the following steps:

- Initial Informational Community Meetings
- Periodic Progress Reports to Board & Public
- Input Through Dedicated District Public Website
- Community Meetings to Review Draft Master Plan



## THE COMMUNITY

The area served by the Visalia Unified School District consists of the incorporated areas of the City of Visalia, as well as adjacent unincorporated areas. The area has a population base of over 140,000, primarily involved in agriculture and agricultural-related fields. The City of Visalia is the largest incorporated population center in the Central Valley between Fresno (40 miles to the north) and Bakersfield (80 miles to the south), and is the County seat for Tulare County. The City also functions as a regional retail, shipping and services hub for the area. The area has experienced significant population growth during the last two decades, which is expected to continue over the next several years.



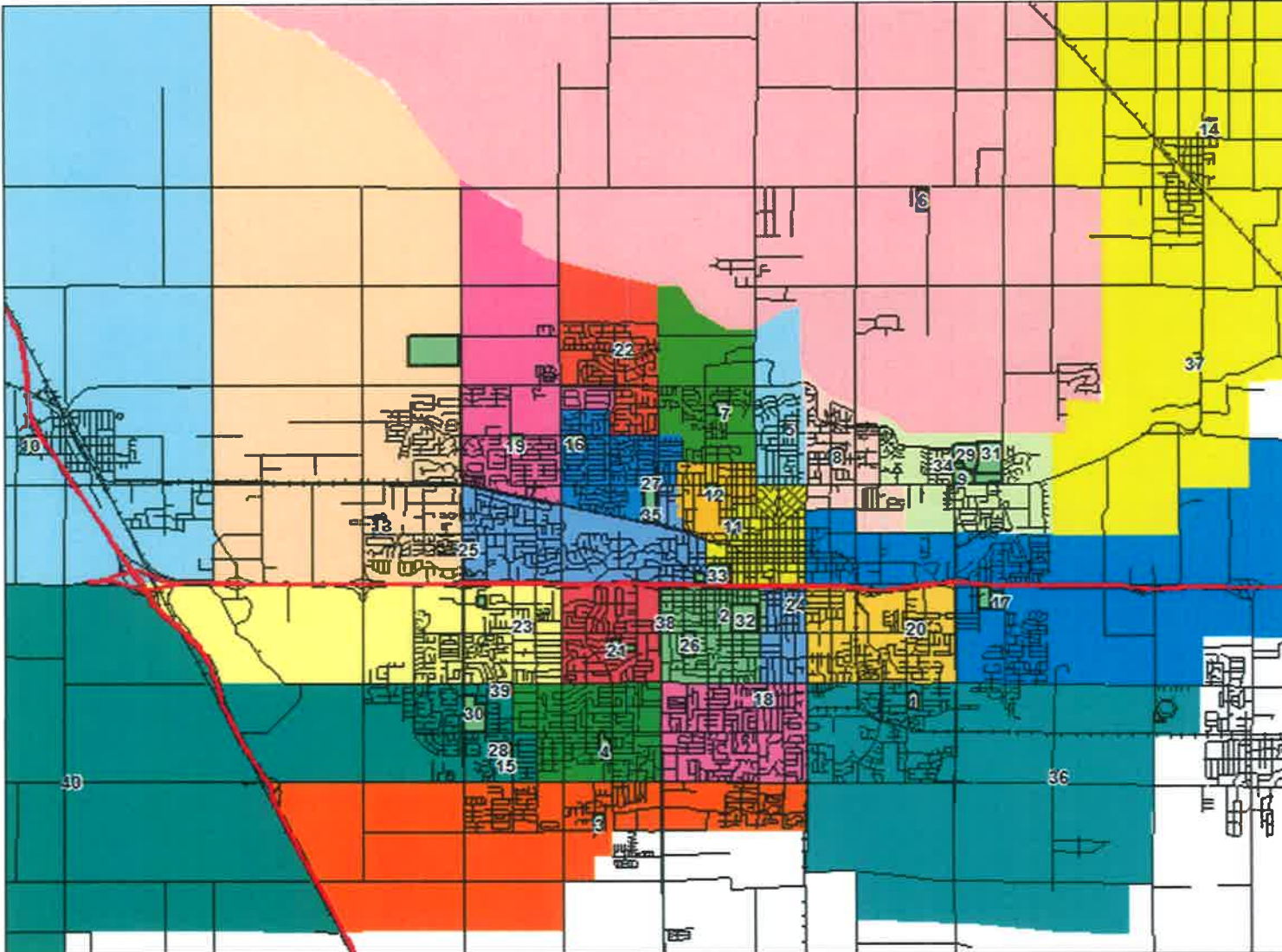
## THE DISTRICT

The Visalia Unified School District is located in Tulare County, California. The District was established in 1885, and is the oldest school district in Tulare County. The school district covers an area of 214 square miles, and includes 25 elementary schools, four middle schools, four comprehensive high schools, a continuation high school, an adult school, a charter alternative academy, a charter independent study school, a technical education center, and a K-8 charter home schooling academy. Of the 44 school districts in Tulare County, VUSD is the largest, with a population of over 28,000 Pre-K through Grade 12 students.



Map 2.2 – Elementary Boundaries and School Locations

Table 2.1 – School Names and Grades



ID	School	Grades
1	Annie R Mitchell Elem	K-6
2	Conyer Elem	K-6
3	Cottonwood Creek Elem	K-6
4	Crestwood Elem	K-6
5	Crowley Elem	K-6
6	Elbow Creek Elem	K-6
7	Fairview Elem	K-6
8	Four Creeks Elem	K-6
9	Golden Oak Elem	K-6
10	Goshen Elem	K-6
11	Highland Elem	K-6
12	Houston Elem	K-6
13	Hurley Elem	K-6
14	Ivanhoe Elem	K-6
15	Linwood Elem	K-6
16	Manual F Hernandez Elem	K-6
17	Mineral King Elem	K-6
18	Mountain View Elem	K-6
19	Oak Grove Elem	K-6
20	Pinkham Elem	K-6
21	Royal Oaks Elem	K-6
22	Shannon Ranch Elem	K-6
23	Veva Blunt Elem	K-6
24	Washington Elem	K-6
25	Willow Glen Elem	K-6
26	Divisadero Middle	7-8
27	Green Acres Middle	7-8
28	La Joya Middle	7-8
29	Valley Oak Middle	7-8
30	El Diamante High	9-12
31	Golden West High	9-12
32	Mt Whitney High	9-12
33	Redwood High	9-12
34	River Bend	K-6
35	Sequoia High	10-12
36	Charter Alternative Academy	7-12
37	Charter Home Academy	K-8
38	Visalia Charter Independent Study	7-12
39	Visalia Technical Early College High	10-12
40	Sycamore Valley Academy	K-8

## MEASURE "E"

In November 2012, the District's voters approved Measure "E", a \$65.0 million local general obligation school bond. The measure extended the current school bond property tax rate, due to expire with the retirement of the bond debt from the District's prior local bond passed in 1999. The funds generated from Measure "E" were intended to complete some necessary improvements to existing schools as well as construct a new middle school, needed to meet District enrollment growth. It was intended that these local funds would generate matching State school bond funds to help pay for some of the District's facilities construction costs.

### What Will Measure "E" Do?

- Replace/repair plumbing, electrical, HVAC, roofs, flooring, paint, paving, finishes, site utilities, playground & fields
- Update sites to meet current ADA & Fire/Life Safety Codes
- Install/Upgrade Technology systems
- Install Energy Conservation/Generation Systems
- Replace/Repair/Construct New Classrooms, Science Labs & PE Facilities
- Construct New Middle School to Relieve Overcrowding
- Complete Other Projects Which Generate Outside Matching Funds

**VISALIA UNIFIED SCHOOL DISTRICT  
MEASURE "E" FACILITY MASTER PLAN  
PUBLIC MEETING  
MAY 20, 2013**

**VALLEY OAK MIDDLE SCHOOL  
2000 N. LOVERS LANE  
VISALIA CA 93292**

#### INTRODUCTIONS

TRUSTEES & DISTRICT PERSONNEL  
MASTER PLAN TEAM

CM Construction Services-Monique Myron & Chris Hale  
SchoolWorks-Ken Reynolds & Mike Cannon  
Sierra West Group-John Moreno  
TPM Architects-\_\_\_\_\_

#### WHAT WILL MEASURE "E" DO?

#### WHY A FACILITIES MASTER PLAN?

#### HOW WILL WE DO A FACILITIES MASTER PLAN?

School Site Assessments  
Development & Demographic Analysis  
Facility Site & Equity Analysis  
Develop a Database of Facilities Needs  
Review Educational & Technology Specifications  
Identify Costs of All Identified Needs  
Identify Potential Funding Sources

Develop Principles & Criteria for Prioritization  
Apply Priority Criteria to Needs Database  
Gather Public Comments on Draft Prioritized Master Plan  
Finalize Facilities Master Plan & Present to District

#### COMMUNICATE, COMMUNICATE, COMMUNICATE!

Initial Informational Community Meetings  
Periodic Progress Reports  
Community Meetings to Review Draft Master Plan  
Input Through Dedicated District Public Website

#### OUTCOME-A PRIORITIZED PLAN FOR USING MEASURE "E" FUNDS



## BOARD GOALS & OBJECTIVES

### Academic Goals:

Visalia Unified School District has continued to clarify the organization's expectation that all students can succeed. The Visalia Unified District Goals, adopted in the 2013-2014 school year are aligned to two academic goals:

- **Every student will increase academic proficiency by one level or more per year**
- **Every English Learner will increase English proficiency by one level or more per year**

To implement these goals, the District has developed the following steps:

1. Implement transition to Common Core State Standards
2. Expand student support systems including intervention and acceleration
3. Develop a strong sense of significance and belonging for students and for staff
4. Actively engage the community to promote shared responsibility for student success
5. Recruit, hire, and retain highly qualified, talented, and productive staff
6. Align all Administrative Services resources to support district goals, student achievement and school sites

### Facility Master Plan Goal

The Board of Trustees, during a meeting and discussion on July 9, 2013, outlined the following guiding priorities and goals for the Facilities Master Plan to support the District's Academic Goals:

- Meet ADA standards as needed throughout the District
- Provide SAFE schools/security (Fencing, lighting, cameras, etc.)
- Install Basic energy-efficient systems (Dual-Glazed windows; HVAC controls, etc.)
- Provide "Functional" school sites (including infrastructure & technology) to provide Educational Equity throughout the District
- Utilize "Green" designs & finishes
- Replace old portables with permanent buildings where practical
- Add Science Labs at Middle Schools/High Schools as needed
- Construct New Middle School to meet enrollment growth needs
- Rebuild Restrooms throughout the District as needed



**DEMOGRAPHICS – EXECUTIVE SUMMARY**

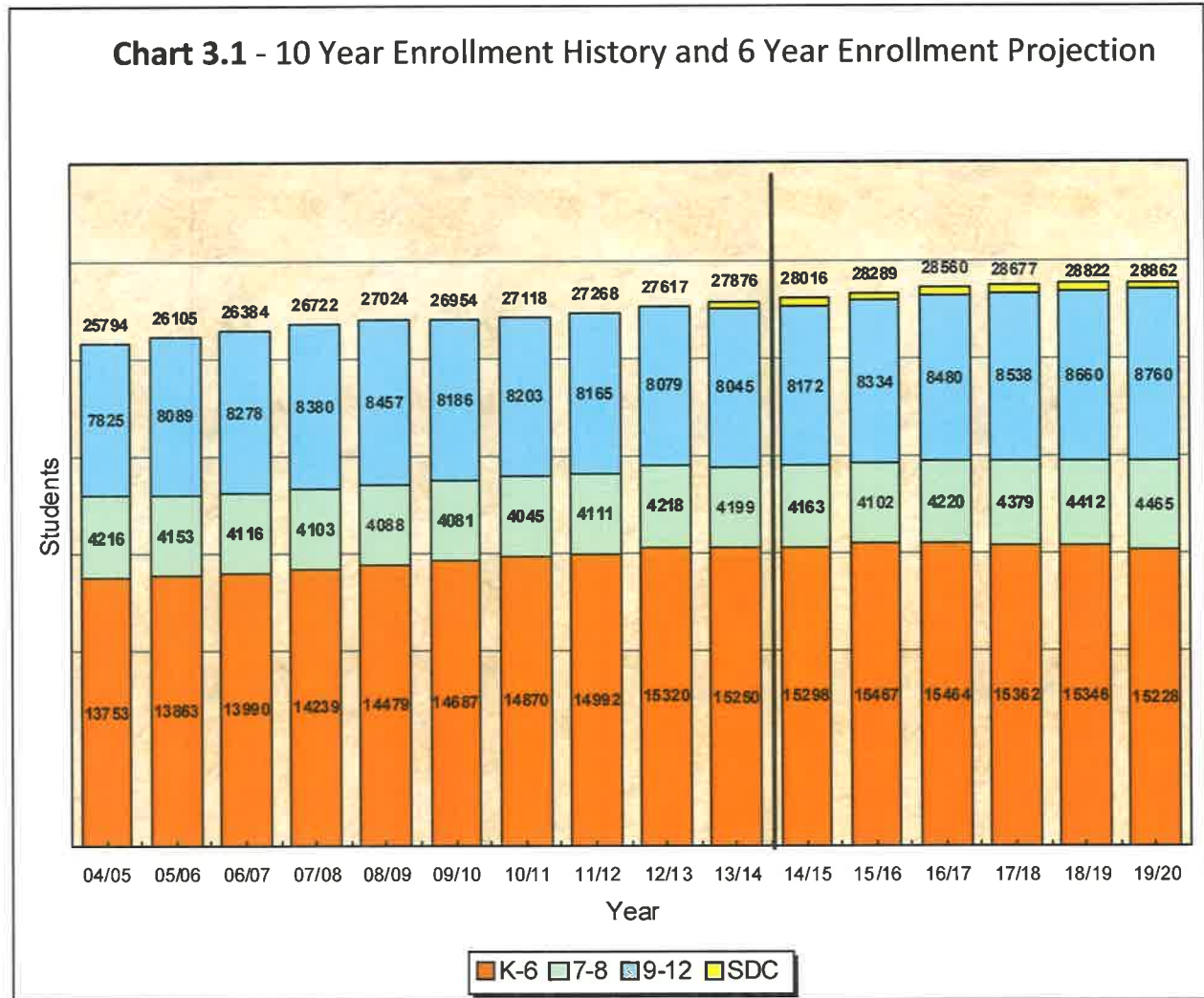
Visalia Unified School District is projected to grow in enrollment by 0.5% (or 140 students) for the 2014/15 school year. The District is projected to continue growing over the next six years with a projected enrollment of 28,862 students in the 2019/20 school year. This is a total growth of 986 students, which is an increase of 3.54%.

The projections are predicated upon the continued development of 1,897 housing units over the next six years. If the building rates increase or decrease, then the timeline shown in this report will need to be modified accordingly.

The majority of the growth is anticipated in the North West quadrant of the district which is where the majority of the new housing development is taking place. The updated demographic study in 2014 shows there is a need for both a new middle school and one elementary school in the next 5 years to relieve overcrowding. The new middle school is planned to open in 2016/17. In addition boundary changes are needed in 2016/17 to relieve overcrowding at Redwood High School.

The enrollment projections for the Northwest quadrant show enough students to fill both the existing elementary schools and one new elementary school with a capacity of 750 students to 90% of their capacity by 2020/21.

**Chart 3.1 - 10 Year Enrollment History and 6 Year Enrollment Projection**



## ENROLLMENT PROJECTIONS

Table 3.1 - Enrollment Projections Summary by School Site

School	Current Enrollment						
	13/14	14/15	15/16	16/17	17/18	18/19	19/20
Annie R Mitchell Elem	739	732	761	762	768	780	796
Conyer Elem	438	439	445	430	422	425	420
Cottonwood Creek Elem	686	675	682	687	669	644	630
Crestwood Elem	628	620	605	601	595	585	584
Crowley Elem	609	619	617	628	650	659	664
Elbow Creek Elem	494	474	472	473	448	435	436
Fairview Elem	587	589	602	634	636	650	650
Four Creeks Elem	679	658	659	672	652	658	642
Golden Oak Elem	545	531	528	512	509	514	521
Goshen Elem	692	692	706	725	735	749	743
Highland Elem	531	558	587	593	590	579	566
Houston Elem	577	581	596	599	601	598	598
Hurley Elem	603	625	630	621	624	628	620
Ivanhoe Elem	625	610	625	612	601	592	578
Linwood Elem	680	665	667	630	605	594	577
Manuel F Hernandez Elem	792	818	853	892	912	943	951
Mineral King Elem	675	687	684	665	659	649	629
Mountain View Elem	586	587	576	582	573	571	564
Oak Grove Elem	613	625	630	609	587	586	590
Pinkham Elem	514	501	502	484	468	461	457
Royal Oaks Elem	556	571	573	578	588	596	586
Shannon Ranch Elem	675	707	729	751	757	753	744

Table 3.1 - Enrollment Projections Summary by School Site Continued

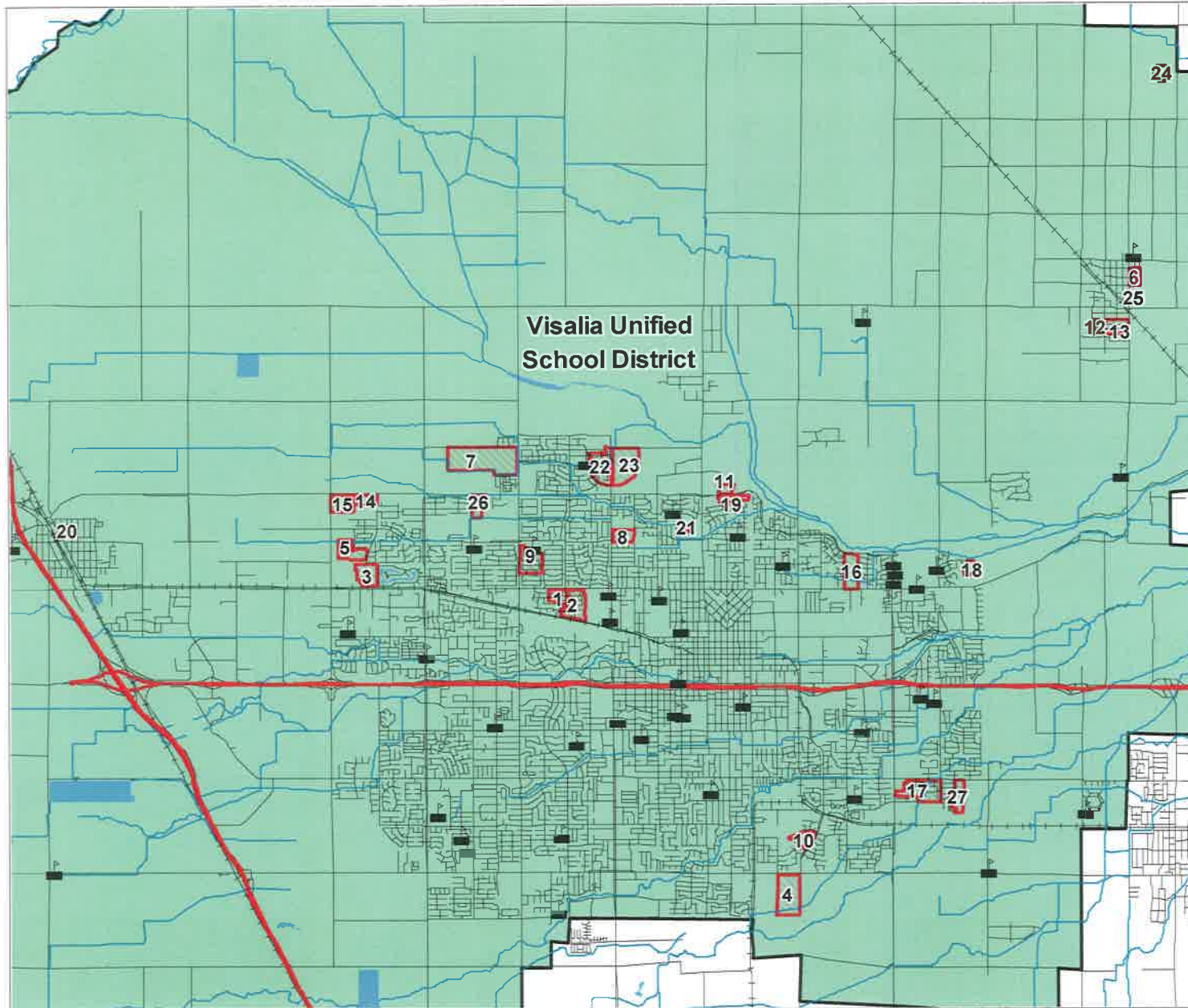
School	Current Enrollment						
	13/14	14/15	15/16	16/17	17/18	18/19	19/20
Washington Elem	322	320	325	310	300	292	290
Willow Glen Elem	570	577	567	555	572	564	574
<b>Elementary Totals</b>	<b>15,017</b>	<b>15,060</b>	<b>15,225</b>	<b>15,222</b>	<b>15,123</b>	<b>15,106</b>	<b>14,988</b>
Divisadero Middle	937	944	963	1030	1096	1086	1085
Green Acres Middle	1271	1233	1244	1350	1362	1391	1467
La Joya Middle	1048	1045	982	953	991	1007	1006
Valley Oak Middle	917	912	887	864	905	901	881
<b>Middle Totals</b>	<b>4,173</b>	<b>4,134</b>	<b>4,076</b>	<b>4,197</b>	<b>4,354</b>	<b>4,385</b>	<b>4,439</b>
El Diamante High	1904	1901	1959	2002	1940	1908	1883
Golden West High	1636	1638	1650	1670	1653	1634	1648
Mt Whitney High	1595	1634	1635	1696	1720	1805	1896
Redwood High	2066	2145	2225	2216	2314	2394	2430
<b>High Totals</b>	<b>7,201</b>	<b>7,318</b>	<b>7,469</b>	<b>7,584</b>	<b>7,627</b>	<b>7,741</b>	<b>7,857</b>
River Bend	71	71	73	73	71	74	73
Sequoia High	356	358	360	377	384	388	380
Charter Alternative Academy	81	83	84	83	85	87	86
Charter Home Academy	71	71	71	72	73	73	75
Sycamore Valley Academy	232	237	238	238	239	239	238
Visalia Charter Independent Study	543	551	558	574	580	587	585
Visalia Technical Early College High	131	133	135	140	141	142	141
<b>Other Totals</b>	<b>1,485</b>	<b>1,504</b>	<b>1,519</b>	<b>1,557</b>	<b>1,573</b>	<b>1,590</b>	<b>1,578</b>
<b>District Totals</b>	<b>27,876</b>	<b>28,016</b>	<b>28,289</b>	<b>28,560</b>	<b>28,677</b>	<b>28,822</b>	<b>28,862</b>
<b>Annual Change</b>		<b>140</b>	<b>273</b>	<b>271</b>	<b>117</b>	<b>145</b>	<b>40</b>



Table 3.2 - Enrollment Projections Summary by Grade

Enrollment Projection Summary By Grade	Current Enrollment						
Grade	13/14	14/15	15/16	16/17	17/18	18/19	19/20
TK	283	411	476	518	517	517	517
K	1,940	1,916	2,089	1,997	1,997	1,998	1,999
1	2,248	2,036	2,017	2,192	2,103	2,104	2,104
2	2,176	2,258	2,052	2,036	2,212	2,128	2,128
3	2,255	2,184	2,272	2,069	2,055	2,234	2,147
4	2,176	2,232	2,166	2,255	2,054	2,045	2,222
5	2,104	2,171	2,232	2,170	2,259	2,060	2,051
6	2,068	2,090	2,163	2,227	2,165	2,260	2,060
7	2,149	2,048	2,084	2,166	2,239	2,192	2,295
8	2,050	2,115	2,018	2,054	2,140	2,220	2,170
9	2,104	2,119	2,186	2,091	2,132	2,219	2,297
10	1,956	2,073	2,092	2,164	2,069	2,114	2,203
11	1,994	1,937	2,071	2,096	2,175	2,073	2,121
12	1,991	2,043	1,985	2,129	2,162	2,254	2,139
SDC	382	383	386	396	398	404	409
<b>Total K-6</b>	<b>15,250</b>	<b>15,298</b>	<b>15,467</b>	<b>15,464</b>	<b>15,362</b>	<b>15,346</b>	<b>15,228</b>
<b>Total 7-8</b>	<b>4,199</b>	<b>4,163</b>	<b>4,102</b>	<b>4,220</b>	<b>4,379</b>	<b>4,412</b>	<b>4,465</b>
<b>Total 9-12</b>	<b>8,045</b>	<b>8,172</b>	<b>8,334</b>	<b>8,480</b>	<b>8,538</b>	<b>8,660</b>	<b>8,760</b>
<b>Total SDC</b>	<b>382</b>	<b>383</b>	<b>386</b>	<b>396</b>	<b>398</b>	<b>404</b>	<b>409</b>
<b>District Totals</b>	<b>27,876</b>	<b>28,016</b>	<b>28,289</b>	<b>28,560</b>	<b>28,677</b>	<b>28,822</b>	<b>28,862</b>





**Map 3.1 – New Housing Developments**

ID	Name	Remain	Total
1	Country Club 2	59	59
2	Country Club 3	167	110
3	Di Mello Toscana	120	50
4	Diamond Oaks	179	50
5	Eagle Creek 4-6	90	90
6	Foothill Estates 710	0	0
7	Lowery Ranch	379	88
8	Luisi Acres 3 & 4	76	76
9	Luisi Ranch 2 & 3	174	174
10	Maddox @ Caldwell 6	78	78
11	Multi-Family Project	0	122
12	Oakwood Estates	0	0
13	Olive Village Estates	0	0
14	Pheasant Ridge 4 & 5	64	64
15	Pheasant Ridge 7	91	50
16	Pine River Ranch	144	50
17	Quail River	323	175
18	River Run Ranch 5	54	54
19	Riverbend 8	29	29
20	Robinson Village	0	0
21	Self Help Enterprises	48	48
22	Shannon Ranch 2	137	137
23	Shannon Ranch 3	150	150
24	Sierra Estates 2	33	33
25	Tract #673	0	0
26	Tumble Rose	74	74
27	Woodside Sousa 3	136	136
<b>Totals</b>		<b>2,605</b>	<b>1,897</b>

**SCHOOL FACILITY UTILIZATION**

The following table shows the current and projected utilization rates for each school. It has been color coded with blue representing schools with a utilization rate of under 70%, yellow representing a utilization rate of at least 70% but under 80% and red for the schools that have over 100% utilization.

**Table 3.3 – School Facility Utilization**

Elementary Schools	Classrooms	District Capacity	2013/14	2019/20	2013/14	2019/20
			Current Enrollment	Projected Enrollment	Current Utilization	Projected Utilization
Annie R Mitchell Elem	30	864	739	796	85.5%	92.1%
Conyer Elem	16	450	438	420	97.3%	93.3%
Cottonwood Creek Elem	26	678	686	630	101.2%	92.9%
Crestwood Elem	30	870	628	584	72.2%	67.1%
Crowley Elem	21	600	609	664	101.5%	110.7%
Elbow Creek Elem	18	504	494	436	98.0%	86.5%
Fairview Elem	26	756	587	650	77.6%	86.0%
Four Creeks Elem	24	684	679	642	99.3%	93.9%
Golden Oak Elem	25	738	545	521	73.8%	70.6%
Goshen Elem	21	600	692	743	115.3%	123.8%
Highland Elem	24	702	531	566	75.6%	80.6%
Houston Elem	26	756	577	598	76.3%	79.1%
Hurley Elem	22	630	603	620	95.7%	98.4%
Ivanhoe Elem	28	816	625	578	76.6%	70.8%
Linwood Elem	23	660	680	577	103.0%	87.4%
Manuel F Hernandez Elem	30	858	792	951	92.3%	110.8%
Mineral King Elem	26	738	675	629	91.5%	85.2%
Mountain View Elem	22	630	586	564	93.0%	89.5%
Oak Grove Elem	24	690	613	590	88.8%	85.5%
Pinkham Elem	25	738	514	457	69.6%	61.9%
Royal Oaks Elem	21	600	556	586	92.7%	97.7%
Shannon Ranch Elem	26	732	675	744	92.2%	101.6%
Vera Blunt Elem	24	678	601	578	88.6%	85.3%
Washington Elem	12	336	322	290	95.8%	86.3%
Willow Glen Elem	24	702	570	574	81.2%	81.8%

**Table 3.4 – Classroom Loading Standards**

Grade	Loading Standard
K	48
1-3	24
4-6	30
7-8	30
9-12	30

Kindergarten is double session of 24. These Loading Standards for grades K-3 exceed those of Common Core. Common Core standards will be 25-1

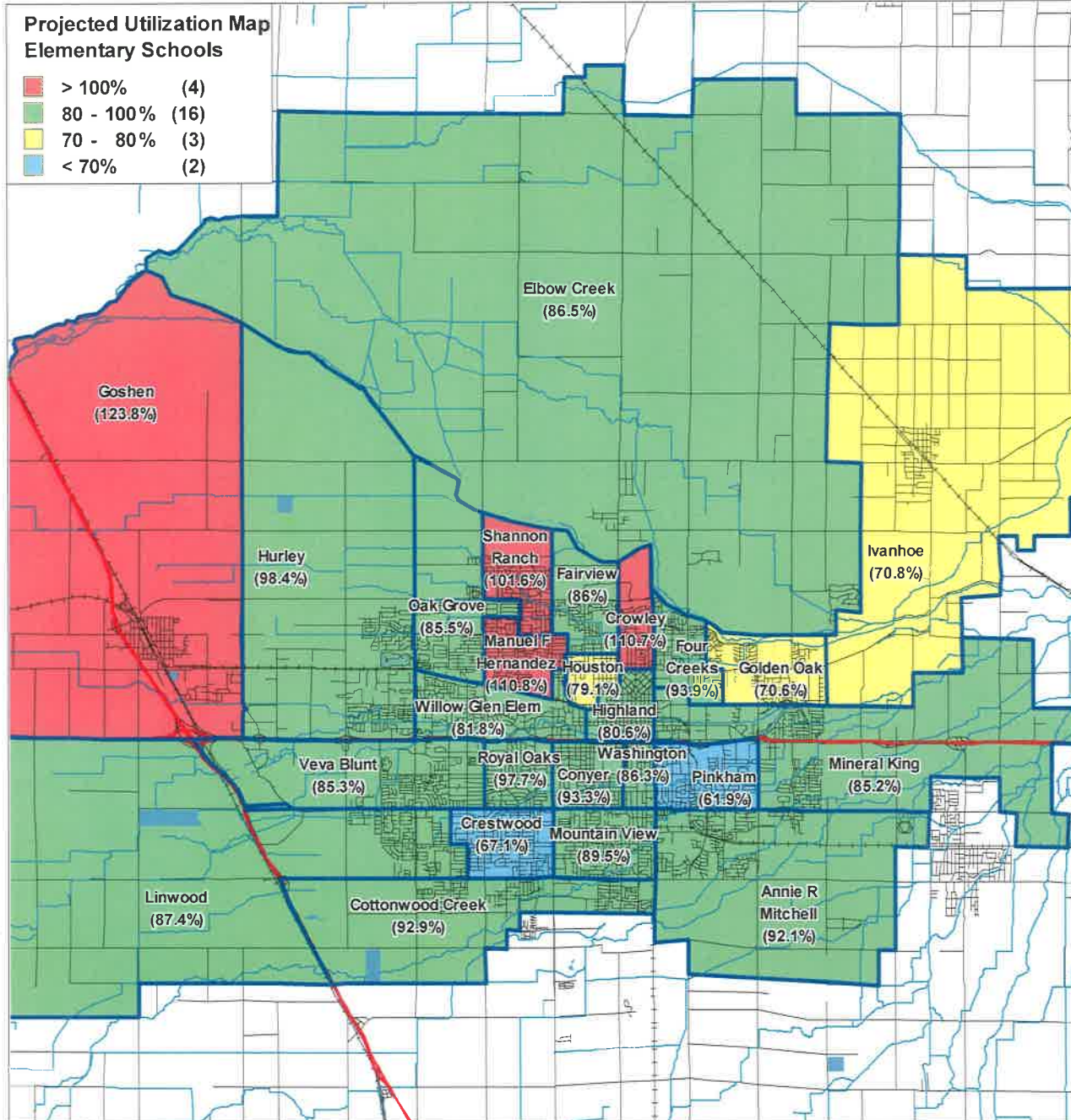
# SECTION 3 | Demographics

<i>Sub-Totals</i>	<i>594</i>	<i>17,010</i>	<i>15,017</i>	<i>14,988</i>	<i>88.3%</i>	<i>88.1%</i>
			<i>2013/14</i>	<i>2019/20</i>	<i>2013/14</i>	<i>2019/20</i>
		<i>District</i>	<i>Current</i>	<i>Projected</i>	<i>Current</i>	<i>Projected</i>
<i>Middle Schools</i>	<i>Classrooms</i>	<i>Capacity</i>	<i>Enrollment</i>	<i>Enrollment</i>	<i>Utilization</i>	<i>Utilization</i>
<i>Divisadero Middle</i>	39	1,116	937	1,085	84.0%	97.2%
<i>Green Acres Middle</i>	41	1,194	1,271	1,467	106.4%	122.9%
<i>La Joya Middle</i>	33	972	1,048	1,006	107.8%	103.5%
<i>Valley Oak Middle</i>	44	1,284	917	881	71.4%	68.6%
<b><i>Sub-Totals</i></b>	<b>157</b>	<b>4,566</b>	<b>4,173</b>	<b>4,439</b>	<b>91.4%</b>	<b>97.2%</b>
<i>High Schools</i>						
<i>El Diamante High</i>	78	2,250	1,904	1,883	84.0%	83.7%
<i>Golden West High</i>	84	2,448	1,636	1,648	66.8%	67.3%
<i>Mt Whitney High</i>	73	2,118	1,595	1,896	75.3%	89.5%
<i>Redwood High</i>	79	2,262	2,066	2,430	91.3%	107.4%
<b><i>Sub-Totals</i></b>	<b>314</b>	<b>9,078</b>	<b>7,201</b>	<b>7,857</b>	<b>79.3%</b>	<b>86.5%</b>
<i>Other Schools</i>						
<i>River Bend</i>	7	126	71	73	56.3%	57.9%
<i>Sequoia High</i>	17	425	356	380	83.8%	89.4%
<i>Charter Alternative Academy</i>	15	369	81	86		
<i>Charter Home Academy</i>	4	108	71	75		
<i>Sycamore Valley Academy</i>	0	0	232	238		
<i>Visalia Charter Independent Study</i>	0	0	543	585		
<i>Visalia Technical Early College High</i>	0	0	131	141		
<b><i>Sub-Totals</i></b>	<b>43</b>	<b>1,028</b>	<b>1,485</b>	<b>1,578</b>		
<b><i>District Totals</i></b>	<b>1,108</b>	<b>31,682</b>	<b>27,876</b>	<b>28,862</b>	<b>88.0%</b>	<b>91.1%</b>

The District has a total capacity of 31,682 students and a current enrollment of 27,876. This gives Visalia Unified School District a current utilization factor of 88.0%. The projected utilization factor in six years will be 91.1%. This assumes loading standards remain constant and no additional facilities are built or removed. Although the overall utilization of the district is less than 100%, there is still a need for a new elementary and a new middle school when looking at the impacts to the individual school areas. A good planning goal is to operate schools at no more than 90% of their capacity to allow for fluctuations in enrollments and for any uncertainty in the projections.







**Map 3.2 – Elementary Schools –  
2019/20 Projected Utilization Map**

This map shows that four elementary schools will be over 100% utilized in 2019/20 based on the enrollment projections. Sixteen elementary schools will be optimally utilized at between 80-100%. Two elementary schools will be under-utilized at less than 70%.



**FACILITY SUMMARY:**

The Visalia Unified School District Facilities Master Plan (FMP) identifies a range of needs and improvements for each school site. They may consist of modernization, new construction, renovations, repairs or upgrades. Existing facility needs identified in the FMP have been gathered by visiting the school sites, conducting site visits assessing the conditions and working with school site staff. School sites that are less than ten (10) years old are not included in this study, as they are assumed to be adequate to needs. The full Facilities Site Assessment for each site is included in electronic format as an Appendix to this Facilities Master Plan.

The site plan analyzes the existing school sites and identifies a list of improvements and their associated budgets based in 2014 dollars. The 'total project cost' is the sum of the individual improvements. To offset project costs the District maybe eligible for funds through the State of California’s School Facility Program, in whichever version is enacted in 2016 (see Sections 6 & 7).

The proposed funding sources identify the amount of potential modernization and new construction eligibility grants available via the State funded program. The local funds potentially available are also identified. The proposed projects and timelines will be shown in Section 6.

An existing facilities aerial diagram is provided for each school site identifying current room use. Permanent and portable building inventories have been analyzed by building name, date built, and square footage A current site summary provides grade level configuration information, site acreage, total building area, classroom count and school capacity.

At the end of the Facilities Site Assessments is **Table 4.1**, which shows the entire modernization needs for all existing school sites covered by this study. The total amount of facility needs identified is \$221,243,276, which cannot be covered by this Facilities Master Plan or the District’s current funding sources.



Summary of VUSD Sites		
Sites	Site Acres	Building Sq. Ft. Area
25 Elementary Schools	353.83	1,149,085
4 Middle Schools	86.31	333,935
5 High Schools	232.74	917,381
15 Misc. District Sites	77.27	294,049
<b>Totals</b>	<b>750.15 Acres</b>	<b>2,694,450 Sq. Ft.</b>

ANNIE R. MITCHELL ELEMENTARY EXISTING FACILITIES

Map 4.1

Grade Configuration K-6  
 Site Acreage 12.97 Acres  
 Total Building Area 47,746 Sf  
 Total Classrooms 30  
 School Capacity 864



Permanent Buildings	
Name	Date Built
1	2001
2	2001
3	2001
4	2001
5	2001
6	2001
7	2001
8	2001
9	2001
10	2001
11	2001

Existing Modernization Needs Cost Summary

ADA, Fire Life Safety	\$ -
Standard Modernization Needs	\$ -
New Technology	\$ -
Reconfiguration/Augmented Needs	\$ -
Site Improvements	\$ -
Hazmat	\$ -
<b>Total Modernization Project Cost</b>	<b>\$ -</b>
<b>Proposed Modernization Projects</b>	<b>\$ -</b>
<b>Remaining Facility Needs</b>	<b>\$ -</b>

Proposed Funding Sources  
 State Modernization Funding Eligibility \$ -

Annie R. Mitchell Elementary School 2121 E. Laura Street Visalia, CA 93292

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CONYER ELEMENTARY EXISTING FACILITIES

Map 4.2

Grade Configuration	K-6
Site Acreage	8.90 Acres
Total Building Area	39,015 Sf
Total Classrooms	16
School Capacity	450



Image courtesy of the Nevada State Mapping Advisory Committee © 2014 Microsoft

Conyer Elementary School 814 S. Sowell Street Visalia, CA 93277

Permanent Buildings		Portable Buildings	
Name	Date Built	Name	Date Built
1	1949	10	1958
2	1949	12	1997
3	1949		
4	1949		
5	1975		
6	1949		
7	1961		
8	1977		
9	1950		

Existing Modernization Needs Cost Summary

ADA, Fire Life Safety	\$ 1,610,385
Standard Modernization Needs	\$ 3,316,275
New Technology	INCLD W.MOD
Reconfiguration/Augmented Needs	\$ 275,089
Site Improvements	\$ 842,787
Hazmat	\$ 119,205
<b>Total Modernization Project Cost</b>	<b>\$ 6,163,742</b>
<b>Proposed Modernization Projects</b>	<b>\$ 215,000</b>
<b>Remaining Facility Needs</b>	<b>\$ 5,948,742</b>

Proposed Funding Sources

State Modernization Funding Eligibility	\$ 1,502,439
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## CONYER ELEMENTARY MASTER PLAN PROJECT

**Bldg. 1- Admin.**

- Replace ext. door and thresholds. Concrete cut required for slope issue (3)
- Replace int. door hdw (2)
- Modify entry counter for ADA (10 LF)
- Modify Nurse office sink cab for ADA (10 LF)
- Nurse office exit door has side clearance issues
- Staff Room-modify sink counter for ADA (10 LF)
- Hallway to staff room is too narrow (16 LF)
- Staff restrooms are too small (toilet & sink) about 22 SF ea.
- Upgrade F.A. system to automatic (existing horns & pull stations)
- Provide ADA and exit signage at all buildings

**Bldg. 8- Cafeteria/Kitchen**

- Replace ext. door hdw (5)
- Replace int. door hdw (3)
- Repaint exterior metal flashing/fascia (300 LF)
- Staff restrooms (Men & Women) door clearance on interior. Reconfigure stalls (2 into 1) for HC access
- Provide Assistive Listening system
- Rms 21/22- replace ext. door hdw (2)
- Rm 21- exit door side clearance on interior
- Exterior Janitor room has mold issue

**Bldg. 4, 5, 6, 7, 10, 12**

- Replace ext. door hdw and thresholds. Concrete cut required for slope issue (9)
- Replace ext. door hdw (4)
- Replace int. door hdw (6)
- R&R base cab. w/sink and bubbler for ADA (12 LF) (6)
- Student restrooms-modify for ADA heights. One sink & toilet-room is too small to modify
- Rm 18- modify kitchen sink cab for ADA (10 LF)
- Rm 1 & 2, add two wall of tackboard
- Bldg. 5- Roof HVAC duct is falling apart
- Bldg. 5- access ramps are non-compliant

**Bldg. 2, 3**

- Replace ext. door hdw and thresholds. Concrete cut required for slope issue (8)
- R&R base cab. w/sink and bubbler for ADA (12 LF) (8)
- Replace 20% of acoustical ceiling tiles
- Student restrooms-modify for ADA heights. Change two stalls into one for HC
- Staff restroom
- Replace ext. door and flip swing for side clearance

**Site Improvements**

- The site has visitor parking in front of the administration building. There is no secure access. The access may be made secure by remodeling the office, bldg. 1, allowing visitors to enter and exit through the office to the campus.
- Staff parking is to the south and does not have a HC access through the delivery area to the campus. Relocate apx 150 LF of fence replace 2 gates and mark with 150 LF of cross walk
- The site has numerous walkways (about 40%) and ramps (about 90%) that are not ADA compliant. Walkways between bldgs. 1 & 2, 3 & 4 and between bldgs. 2 & 3 and 3 & 4 are all non-compliant. The walkway to the north of bldg 4 needs to be replaced due to access issues from bldg. 4. The ramps at bldgs. 5, 9 and 10 are non-compliant
- The site has numerous walkways (about 40%) and ramps (about 90%) that are not ADA compliant. Walkways between bldgs. 1 & 2, 3 & 4 and between bldgs. 2 & 3 and 3 & 4 are all non-compliant. The walkway to the north of bldg 4 needs to be replaced due to access issues from bldg. 4. The ramps at bldgs. 5, 9 and 10 are non-compliant.
- The gate between bldgs. 6 & 7 replace and add panic hardware. There is no fire escape for kindergarten to the north.
- Playground equipment is in sand about 25,000 SF. There is no modern play equipment.

COTTONWOOD CREEK ELEMENTARY EXISTING FACILITIES

Map 4.3

Grade Configuration K-6  
 Site Acreage 14.09 Acres  
 Total Building Area 49,119 Sf  
 Total Classrooms 26  
 School Capacity 678



Permanent Buildings	
Name	Date Built
1	2005
2	2005
3	2005
4	2005
5	2005
6	2005
7	2005
8	2005
9	2005
10	2005

Existing Modernization Needs Cost Summary

ADA, Fire Life Safety	\$ -
Standard Modernization Needs	\$ -
New Technology	\$ -
Reconfiguration/Augmented Needs	\$ -
Site Improvements	\$ -
Hazmat	\$ -
<b>Total Modernization Project Cost</b>	<b>\$ -</b>
<b>Proposed Modernization Projects</b>	<b>\$ -</b>
<b>Remaining Facility Needs</b>	<b>\$ -</b>

Proposed Funding Sources

State Modernization Funding Eligibility	\$ -
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Cottonwood Creek Elementary 4222 S. Dans Street Visalia, CA 93277

COTTONWOOD CREEK ELEMENTARY MASTER PLAN

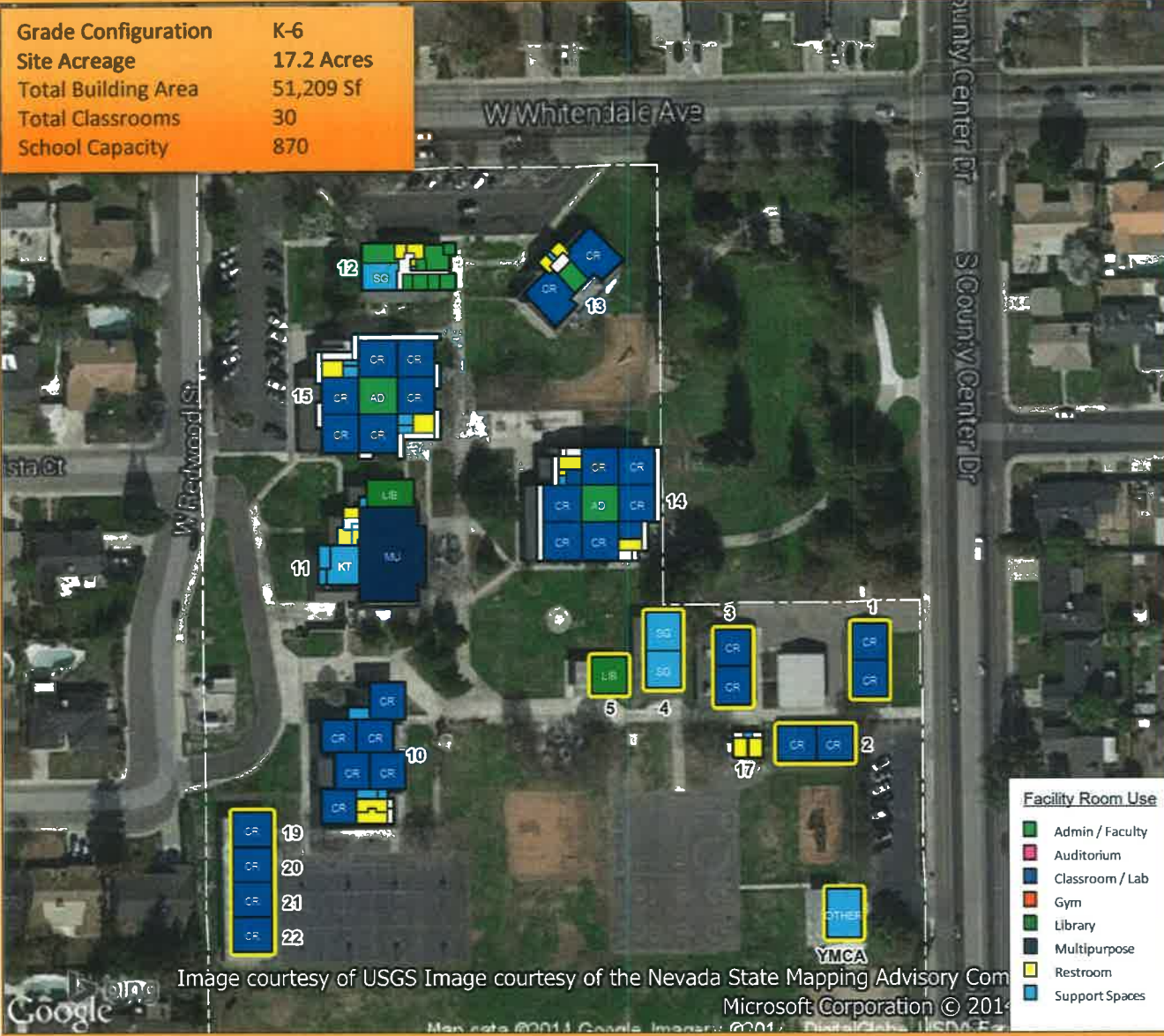
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CRESTWOOD ELEMENTARY EXISTING FACILITIES

Map 4.4

Grade Configuration K-6  
 Site Acreage 17.2 Acres  
 Total Building Area 51,209 Sf  
 Total Classrooms 30  
 School Capacity 870



Permanent Buildings	
Name	Date Built
10	1989
11	1989
12	1989
13	1989
14	1973
15	1976
17	1984

Portable Buildings	
Name	Date Built
1	1989
2	1989
3	1958
4	1958
5	1997
19	2003
20	2003
21	2003
22	2003
YMCA	1989

Existing Modernization Needs Cost Summary	
ADA, Fire Life Safety	\$ 305,514
Standard Modernization Needs	\$ 4,352,765
New Technology	INCLD W.MOD
Reconfiguration/Augmented Needs	\$ 372,654
Site Improvements	\$ 513,500
Hazmat	\$ 56,852
<b>Total Modernization Project Cost</b>	<b>\$ 5,601,285</b>
<b>Proposed Modernization Projects</b>	<b>\$ 3,353,000</b>
<b>Remaining Facility Needs</b>	<b>\$ 2,248,285</b>

*Proposed Funding Sources*  
 State Modernization Funding Eligibility | \$ 1,894,698

Crestwood Elementary School 3001 W. Whitendale Avenue Visalia, CA 93277



## CRESTWOOD ELEMENTARY MASTER PLAN PROJECT

**Site Improvements:**

The site has visitor parking in front of the administration building with a secure access through the office and onto the campus. Staff parking is to the west adjacent to the bus loading. Visitor parking to the south/east is for field use only and is not accessible throughout the school day.

- The south/east parking lot is used for after school and week end field events but the field is not ADA accessible. Requires ADA gates signage, curb cuts, ramp and truncated domes.
- In need of updated play equipment and ADA ramps and path of access. 2 Locations. Apx 400 SF concrete.
- There are no covered walkways or outside eating areas. Install approximately 900 SF of shade structure outside the cafeteria. This school is not slated for solar installation.
- Repair and resurface potholes and raise storm drain inverts adjacent to room 10. Apx 100 SF for the repair. Best to seal the total court area. No area was measured.
- Add ADA rails and low drinking fountain at 4 locations.
- Replace approximately 1,200 SF of non-compliant concrete path way at various locations.

At stage exit, both landing and ramp (bldg. 11)

Bldg. 3 rooms 69-70

Bldg. 4 rooms 67-68

Bldg. 5 west side

**Bldg. 14 & 15**

These buildings are comprised of 6 classrooms each, laid out around a center common room (not numbered, but I will refer to it as Rm X) that is being used as storage. Each room has an interior doorway into this area.

- Replace ext. door hdw including thresholds
- Replace (e) interior doors due to damage (4)
- Install exit signs and ADA signage- 12 exterior locations, 6 interior from Rm. X
- Rm. X – remove (4) base cabinets with sink (not used), 24 LF ea.
- Restrooms at ea. Bldg. Sinks (ADA, 3 sinks ea.)

**Bldg. 10**

- Replace ext. door hdw (8)
- Replace thresholds- require concrete cut and patch for ramp (8)
- R&R base cab. with sink/bubbler for ADA height- 20 LF ea. x 8 locations
- Install exit signs and ADA signage (8)
- Boys & Girls Restrooms at ea. Bldg. R&R tile sink counter for ADA (3 sinks ea.)
- Re-roof

**Bldg. 13 –kindergarten**

- Replace thresholds (4)
- Install exit signs and ADA signage- 4 (exterior)
- R&R base cab. with sink/bubbler for ADA height- 20 LF ea. x 2 locations
- R&R HPL sink counter for ADA (2 sinks ) 5 LF
- Staff WR- modify HPL desk area for ADA height -20 LF
- Staff WR – modify sink cab. for ADA - 14 LF

**Bldg. 19, 20, 21, 22- No issues****Bldg. 5**

- Replace ext. door hdw (1)
- Install exit signs and ADA signage (1)

**Bldg. 3 & 4**

- Replace ext. door hdw (4)
- Replace thresholds (2) at Bldg. 3
- R&R base cab. with sink/bubbler for ADA height- 8 LF ea. Rm's 67, 68, Bldg. 4
- Install exit signs and ADA signage (4)

**Bldg. 1 & 2**

- Replace ext. door hdw (4)
- Install exit signs and ADA signage- 4 exterior locations.
- R&R base cab. with sink/bubbler for ADA height- 20 LF ea. x 2 locations

**Bldg. 17- Restrooms Bldg.**

- R&R (2) wall urinals in Boys and lower for ADA

CROWLEY ELEMENTARY EXISTING FACILITIES

Map 4.5

Grade Configuration K-6  
 Site Acreage 7.5 Acres  
 Total Building Area 39,527 Sf  
 Total Classrooms 21  
 School Capacity 600



Permanent Buildings		Portable Buildings	
Name	Date Built	Name	Date Built
1	1949	6	1966
2	1948	7	1966
3	1948	8	1972
4	1948	9	1971
5	1949	13	1988
12	1987	14	1989
		15	1993
		16	1997
		17	1998
		21	2003
		22	2003

Existing Modernization Needs Cost Summary	
ADA, Fire Life Safety	\$ 782,788
Standard Modernization Needs	\$ 1,220,471
New Technology	\$ 268,781
Reconfiguration/Augmented Needs	\$ 3,497,066
Site Improvements	\$ 297,184
Hazmat	\$ 170,282
<b>Total Modernization Project Cost</b>	<b>\$ 6,236,573</b>
<b>Proposed Modernization Projects</b>	<b>\$ 3,726,000</b>
<b>Remaining Facility Needs</b>	<b>\$ 2,510,573</b>

**Proposed Funding Sources**  
 State Modernization Funding Eligibility \$ 2,167,641

Crowley Elementary School 214 E. Ferguson Avenue Visalia, CA 93291

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ELBOW CREEK ELEMENTARY EXISTING FACILITIES

Map 4.6

Grade Configuration K-6  
 Site Acreage 14 Acres  
 Total Building Area 38,953 Sf  
 Total Classrooms 18  
 School Capacity 504



Permanent Buildings		Portable Buildings	
Name	Date Built	Name	Date Built
1	1952	8	1985
2	1952	11	1996
3	1952	12	1990
4	1949	13	1993
5	1952	14	1993
6	1952	15	1993
20	2001	16	1993
		17	1996
		18	1996
		19	1996

Existing Modernization Needs Cost Summary	
ADA, Fire Life Safety	\$ 2,078,950
Standard Modernization Needs	\$ 3,311,005
New Technology	INCLD W.MOD
Reconfiguration/Augmented Needs	\$ -
Site Improvements	\$ 461,454
Hazmat	\$ 128,375
<b>Total Modernization Project Cost</b>	<b>\$ 5,979,784</b>
<b>Proposed Modernization Projects</b>	<b>\$ 135,000</b>
<b>Remaining Facility Needs</b>	<b>\$ 5,844,784</b>

*Proposed Funding Sources*  
 State Modernization Funding Eligibility \$ 1,280,705

Elbow Creek Elementary School 32747 Road 138 Visalia, CA 93292



**Site Improvements:**

- Asphalt repairs needed about 2,250 SF
- Concrete repairs 100 SF
- Signage needed and truncated domes
- The site is an open site so fencing will be needed to close off the site
- The asphalt is long over due for seal coat and striping
- Repairs needed at play yard area
- D/F not to ADA
- Crack repair and seal coating would save this black top
- More of the same as above
- No ramps to main building
- No ramps
- Need some screening around pipe and flush with the concrete
- Fence needed to secure site
- Some flat work needs repair
- Need fence around transformer
- Parking lot needs signage and seal coat and striping

**Bldg. 20 :**

Admin./Cafeteria (this building is newer and complies well with the following exceptions)

- Replace exterior door hdw (11)
- Campus is lacking ADA signage
- Provide Automatic FA system
- Cafeteria uni-sex restroom is non-compliant (less than 48" from wall to front of toilet)
- Kitchen serving counter is too tall. Also requires a sneeze guard (16 LF)

**Bldg. 11, 12, 13, 14, 15, 16, 17, 18, 19:**

Portables

- Replace exterior door hdw (5) ,Concrete cut and fill (8)
- Replace sink and bubbler with ADA compliant (cab OK) replace top for new sink (6 LF) x 2
- Replace cab and sink/bubbler (5 LF) x 5
- Replace carpet (100%) x 2
- Replace mixed carpet and resilient (80/20) x 3
- Bldg. 17 RR- Girls – move H.C. stall door partition 3" to meet ADA stall size. Repair or replace flooring.  
Boys- replace louver in door.
- Bldg.13, 14, 15, 16- replace vent grates (1'x4') x 4

**Bldg. 1:** Special Ed. (this building must have been an old Admin. w/nurse office)

- Replace exterior door hdw & threshold. Concrete cut and fill (1)
- Replace exterior door, hdw & threshold. Concrete cut and fill (2) Note: these two doors are old steel (1") doors and are very heavy (may not meet the 5 lb pull).
- Replace sink cab in prep room (8 LF)
- Replace sink cab in office (old nurse office) ( 3 LF)
- Restroom in office (old nurse office) is non-compliant – too small
- Replace interior door hdw (2)
- Back exit door from prep room has side wall clearance issues

**Bldg. 3, 4, 5, 6:** Classrooms

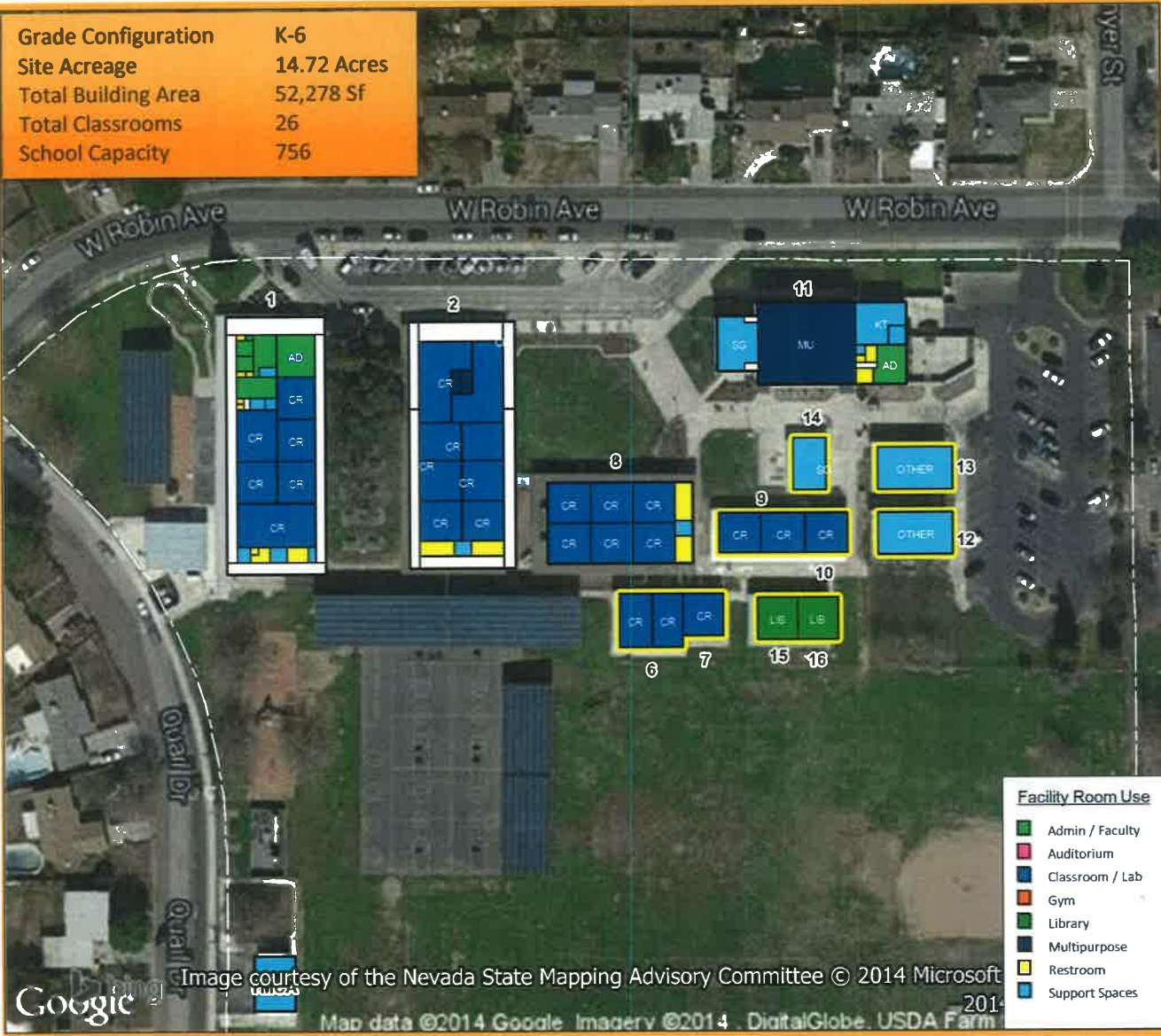
**Bldg. 2:** Library

- Replace exterior door hdw. Concrete cut and fill. (12)
- These rooms do have a back door that the hdw is not figured  
These are old metal doors (about 1" thick). It might be worth providing a budget to replace the glass door/wall for security reasons.
- Remove and replace classroom sink cab/bubbler (10 LF) x (9)
- Student Restrooms (Bldg. 3 & 6)- Restroom dbl entry doors are non-compliant. Remove and replace with sgl door. Provide H.C. stall, replace sinks
- Provide 16' marker board (3)
- Rm 1 (KK)- replace restrooms, DF, sinks, kitchen sink cab

**FAIRVIEW ELEMENTARY EXISTING FACILITIES**

**Map 4.7**

Grade Configuration K-6  
 Site Acreage 14.72 Acres  
 Total Building Area 52,278 SF  
 Total Classrooms 26  
 School Capacity 756



Permanent Buildings		Portable Buildings	
Name	Date Built	Name	Date Built
1	1961	6	1988
2	1962	7	1989
8	1989	9	1989
11	1989	10	1989
		12	1995
		13	1995
		14	1998
		15	2003
		16	2003

Existing Modernization Needs Cost Summary	
ADA, Fire Life Safety	\$ 549,018
Standard Modernization Needs	\$ 560,649
New Technology	\$ 453,538
Reconfiguration/Augmented Needs	\$ -
Site Improvements	\$ 818,809
Hazmat	\$ 28,380
<b>Total Modernization Project Cost</b>	<b>\$ 2,410,395</b>
<b>Proposed Modernization Projects</b>	<b>\$ 99,000</b>
<b>Remaining Facility Needs</b>	<b>\$ 2,311,395</b>

*Proposed Funding Sources*  
 State Modernization Funding Eligibility \$ 819,646

Fairview Elementary School 1051 Robin Drive Visalia, CA 93291

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## FAIRVIEW ELEMENTARY MASTER PLAN PROJECT

**Site Improvements:**

- ADA ramp to playground area
- Landscape repair at eave drip line from roof – add header/dg/relocate (e) irrigation
- R/R (e) drinking fountains with dual ht – 9/loc's
- Allowance for ac paving repair
- Allowance for reconditioning of (e) irrigation pump.
- Exterior soffit repair a Bldg. 1 – (admin office) – remove rolled roofing, remove fascia, remove damaged soffit, (n) soffit framing, (n) fascia flashings, caulk and paint – tie into (e) roofing – 172' x 3'w.
- Replace playground equipment with trip/ fall protection.
- (n) CCTV surveillance – refer to handbook for allowance
- ADA bldg signage

**Bldg. 1:**

- (n) storefront window wall system with door at office entry.
- (n) exterior threshold to (n) office entry – difficulty of (1) – extensive.
- Note: Threshold level 1 (remove/replace hardscape) full width of walkway; level 2 – (remove/ replace hardscape) at door entry only, level 3 – (n) 'pemko' rubber ramp or pcc ramp not to exceed 5%.
- Roof leaks at Classroom 11/12 - \$10k per location
- Add tackable wall surface to all classrooms. – (2) walls
- (n) ADA hardware to exterior and interior doors
- Replace single pane glazing at damaged/ vandalized locations – 20% of exterior windows.
- HVAC equipment appeared to have 50% operable equipment. Front office and lounge had new distribution. Principal/ nurse office area needs new distribution with soffit chase.
- Nurse restroom is non accessible – reconfigure with (2) fixtures.
- (n) lighting in office/ lounge

**ADA Report:**

- Parking stall signage – 1+1
- Tow away - 1
- Curb cuts for parking/ walkways – 1+1+1
- Accessible loading zone – sawcut 20 LF, remove 160 SF of pcc, over excavate 8" for 160 SF, (n) sloped curb ramp (x2), 100 SF of (n) pcc flush with ac paving, 60 SF of tactile warning pavers and signage/stripping.
- Crosswalk 12" striping – 35 LF
- Reconfigure staff restroom – 2fix's @ \$12k each.
- Casework replacement similar to classrm above – 12' long
- ADA ramp and platform to Kindergarten/ 1-5 play structures.
- Add ADA picnic table with pathway – 20' x 5'
- Reconfigure restroom at bldg 1/2 – 180sf
- Add accessible desk to each clsrn - \$1.5k
- Reconf. Girls – 60 SF
- Threshold at modular restroom – difficult 60 SF r/r pcc



**FOUR CREEKS ELEMENTARY EXISTING FACILITIES**

**Map 4.8**

Grade Configuration K-6  
 Site Acreage 12.37 Acres  
 Total Building Area 50,559 Sf  
 Total Classrooms 24  
 School Capacity 684



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Four Creeks Elementary School 1844 N. Burke Street Visalia, CA 93292

Permanent Buildings	
Name	Date Built
1	2004
2	2004
3	2004
4	2004
5	2004
6	2004
7	2004
8	2004
9	2004

Portable Buildings	
Name	Date Built
10	-

**Existing Modernization Needs Cost Summary**

ADA, Fire Life Safety	\$
Standard Modernization Needs	\$
New Technology	INCLD W.MOD
Reconfiguration/Augmented Needs	\$
Site Improvements	\$
Hazmat	\$
<b>Total Modernization Project Cost</b>	<b>\$</b>
<b>Proposed Modernization Projects</b>	<b>\$</b>
<b>Remaining Facility Needs</b>	<b>\$</b>

*Proposed Funding Sources*  
 State Modernization Funding Eligibility \$-

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**GOLDEN OAK ELEMENTARY EXISTING FACILITIES**

**Map 4.9**

Grade Configuration K-6  
 Site Acreage 15.50 Acres  
 Total Building Area 45,207 Sf  
 Total Classrooms 25  
 School Capacity 738



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Golden Oak Elementary School 1700 N. Lovers Lane Visalia, CA 93292

Permanent Buildings		Portable Buildings	
Name	Date Built	Name	Date Built
1	1985	2	1986
5	1986	3	1986
6	1989	4	1986
7	1989	12	1989
15	1995	13	1989
16	1995	14	1997
		17	1995
		18	1999

Existing Modernization Needs Cost Summary	
ADA, Fire Life Safety	\$ 321,139
Standard Modernization Needs	\$ 3,842,595
New Technology	INCLD W.MOD
Reconfiguration/Augmented Needs	\$ 4,952
Site Improvements	\$ 115,392
Hazmat	\$ -
<b>Total Modernization Project Cost</b>	<b>\$ 4,284,078</b>
<b>Proposed Modernization Projects</b>	<b>\$ 109,000</b>
<b>Remaining Facility Needs</b>	<b>\$ 4,175,078</b>

*Proposed Funding Sources*  
 State Modernization Funding Eligibility \$ 1,433,625



**Site Improvements:**

- Need truncated domes at parking area to sidewalks
- Gates are not code compliant no kick plates, no panic hardware and gates are too wide
- Some concrete side walk panels need replaced for a total of 1,980 SF
- Side walk vents are needed at portables 37 and 61
- Behind portables 51 and 61 are transformers that need a fence
- Needs a curb cut installed
- Truncated domes are needed
- Signage is needed
- Some cracked and ground side walks
- More cracked side walks
- Gates are too wide no kick plates and no panic hardware
- There are 5 of these gates
- Grates need to be for foot traffic
- There are 4 locations like this that need to be brought up to code
- These transformers need to be fenced
- More vents there are 9 vents total that need to be changed out

**Bldg. 1: Admin./Cafeteria**

The Office, staff room and restrooms are under construction.

- Cafeteria RR- Girls – sink counter too high (5 LF). HC stall toilet is too far off side wall. Relocate accessories in HC stall. Boys OK
- Rm's 10, 11 & 12 (kindergarten) –replace sink cab w/ bubbler with ADA compliant. (3)
- Kindergarten Boys RR- re-set toilet-too far off sidewall
- Exterior RR- Boys and Girls sink counters are too high. (7 LF) x 2
- Kitchen- provide 3 compartment sink

**Bldg. 2, 3, 4, 12, 13, 14, 15, 16, 17, 18: Portables**

- Replace exterior door hdw (14)
- Replace sink and bubbler (2)
- Remove and replace sink cab & bubbler (8 LF) x 10

**Bldg. 6, 7: Classrooms**

- Replace exterior door hdw (16)
- Replace Classroom Sink and bubbler (3)
- Replace sink cab and bubbler (6 LF) x 6
- Rm 21 replace sink cab with ADA access compliant (6 LF). Woman's restroom- HC stall too small. Sink too high.
- Student restrooms: two Girls, one Boys HC stalls are too narrow (do not have 5'). The 22" clearance under the low sink is non-compliant (4 locations)

GOSHEN ELEMENTARY EXISTING FACILITIES

Map 4.10

Grade Configuration K-6  
 Site Acreage 13.66 Acres  
 Total Building Area 45,600 Sf  
 Total Classrooms 21  
 School Capacity 600



Permanent Buildings		Portable Buildings	
Name	Date Built	Name	Date Built
1	1951	10	1966
2	1951	13	1985
3	1951	15	1988
4	1966	16	1954
5	1951	17	1991
6	1951	18	1995
7	1957	19	1997
8	1971	20	1995
9	1951	23	2004
		21	-
		11	-

Existing Modernization Needs Cost Summary

ADA, Fire Life Safety	\$ 4,233,715
Standard Modernization Needs	\$ 3,876,000
New Technology	INCLD W.MOD
Reconfiguration/Augmented Needs	\$ -
Site Improvements	\$ 32,204
Hazmat	\$ 119,205
<b>Total Modernization Project Cost</b>	<b>\$ 8,261,124</b>
<b>Proposed Modernization Projects</b>	<b>\$ 2,617,000</b>
<b>Remaining Facility Needs</b>	<b>\$ 5,644,124</b>

Proposed Funding Sources

State Modernization Funding Eligibility	\$ 1,429,802
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Goshen Elementary School 6505 Avenue 308 Goshen, CA 93277

**Site Improvements:**

The site is scheduled for a traffic study. The main problem with the site is that there is no security. Visitors coming on campus walk down a very open outside walkway to the office, located in the center of the campus. Visitors have unrestricted access to the cafeteria, library, preschool and kindergarten before the possibility of being noticed by office staff. Several suggestions have been made by staff and the public, including building a new MP and Cafeteria with office facilities to the south of the site, near staff parking and route visitors through this area. Attentively, install an office modular or new building on the vacant ground at the existing visitor access and route traffic through there

**Bldg. 1- Admin.**

- Replace interior door hdw (8)
- Office doors do not have side clearance (4)
- Modify entry counter for ADA (12 LF)
- Modify Workroom sink counter for ADA station (see pic)
- Nurse room- Modify sink cab. for ADA. Toilet room has sgl. toilet and shower, Demo space for ADA restroom.
- Staff restroom (2) are sgl. toilet and no sink. Hallway is narrow. Demo space to make Uni-sex Staff restroom that is ADA compliant.
- Replace 50 SF of glazing at entry door. Existing glazing is not tempered.
- Upgrade F.A. system for all buildings. Rooms only have horn and pull stations.
- Provide ADA and Exit signage for site.

**Bldg. 4-Staff Room**

- Replace ext. door Hdw (1)
- Replace interior door Hdw (3)
- Modify sink cab (8 LF) for ADA access
- (2) staff restroom are non-compliant. Demo hall and both restrooms to combine space for one uni-sex restroom

**Bldg.16- Library-**

- This building is an old bungalow. The ramp and exterior doors are non-compliant. Due to the roof framing, the exterior doors cannot have proper side clearance.
- Interior restroom is non-compliant

**Bldg. 3- Multi-Purpose / Kitchen**

- Replace (E) door hdw Exterior (7)
- Replace (E) door hdw Interior (2 ea)
- Door locations with side clearance issues (2 at restrooms, 1 at kitchen exterior door)
- No D.F. at this building
- Staff RR in kitchen is non-compliant.
- No hand sink in Staff Restroom
- Remove wood at old floor sink. Patch back with VCT
- Abate approx. 1,280 SF of 9x9 floor tile
- Replace approx. 1280 SF of 2x4 ceiling tiles. Tiles are all sagging and not stable.
- Paint exterior 2x14 fascia- 200 LF
- Replace dry rot at fascia- 60 LF
- Student restrooms- clearance issues at interior of doors, at sinks and stalls. Boys has step up at urinals. Remove one stall to make H.C. accessible stall.

**Bldg. 2- Kindergarten**

- Replace ext. door and hdw- Rm 34a (1), Rm 34b (1 pr.)
- Replace ext. window putty (12x12 panes) approx. 350 SF
- Interior student toilet rooms non-compliant (remove both rooms to make one accessible restroom)
- R&R base cab with sink (24 LF) for access

**Bldg. 18- Preschool**

- Replace ext. door hdw (2 ea)
- R&R base cab with sink and bubbler (10 LF) for access
- Install 16' marker board

**Bldgs. 8, 10, 15, 17, 19, 20, 23**

- Replace ext. door hdw (13)
- Replace ext. door threshold- (5 @ Bldg. 8) (2@ Bldg.10)
- R&R base cab. w/sink and bubbler (6 LF @ Bldg.17 x 2) (12 LF @ Bldg. 8 x 3)
- Replace carpet Bldg. 8 & 19 (4 rooms)
- Bldg. 8- ramp on east side of Bldg. to rooms 16a & 16b is non-compliant
- Bldg. 8 – ramps to classrooms are non-compliant (3)



**Bldg. 21- Family Resource Center**

- This building is not Fire Compliant and not part of site addressable system.
- Replace int. door hdw (10)
- Ramp is not ADA compliant
- Exterior siding is falling apart

**Bldg. 13- Heart**

- Replace ext. door hdw (1)
- Replace ext. door threshold. Concrete cut needed for replacement
- R&R 20 LF of base cab. w/sinks for access
- Provide two walls of tackable wall material
- Replace 100% acoustical ceiling tiles
- Restroom in non-compliant

**Bldgs. 5, 6, 7, 9**

- Replace (exterior) door hdw (23)
- R&R existing base cab. w/sink & bubbler -12 LF ea. (12)
- Add tackable wall material to two walls (12 rooms)
- Replace acoustical ceiling tiles (80%) at each room
- Modify or remove cab. next to exit door for ADA clearance
- Boys and Girls restrooms at the end of each building: Remove existing dbl entry doors and install sgl. door to meet ADA. (8 locations). Boys restrooms have urinals on raised platform to be removed. Modify toilets and partitions for H.C. stall. Lower sink for ADA.
- Bldg. 7 classrooms- tint window on North wall (no overhand)
- Rm 8- relocate time clock on south wall to exterior
- R&R existing DF at end of buildings with hi/lo and rails

**HIGHLAND ELEMENTARY EXISTING FACILITIES**

**Map 4.11**

Grade Configuration K-6  
 Site Acreage 2.96 Acres  
 Total Building Area 50,870 Sf  
 Total Classrooms 24  
 School Capacity 702



Permanent Buildings	
Name	Date Built
1	2008
4	1975
7	2002
11	1941
14	1987

Portable Buildings	
Name	Date Built
5	2002
6	2002
15	1999
16	1990
17	1990
18	1993
18	2001
19	1999
20	1999
21	1999
22	1999
23	2001

Existing Modernization Needs Cost Summary	
ADA, Fire Life Safety	\$ 1,161,592
Standard Modernization Needs	\$ 4,323,950
New Technology	INCLD W.MOD
Reconfiguration/Augmented Needs	\$ -
Site Improvements	\$ 225,923
Hazmat	\$ 7,051
<b>Total Modernization Project Cost</b>	<b>\$ 5,718,516</b>
<b>Proposed Modernization Projects</b>	<b>\$ -</b>
<b>Remaining Facility Needs</b>	<b>\$ 5,718,516</b>

*Proposed Funding Sources*  
 State Modernization Funding Eligibility \$ 495,875

Highland Elementary School 701 N. Stevenson Street Visalia, CA 93291

**Site Improvements:**

- Upgrade to the fire system is needed at this campus except for the new office
- All expansion joints need to be cleaned out and filled (1,500 LF)
- Concrete walks outside of the classrooms portables 40 through 44 need to be corrected for ADA to steep (1,000 SF)
- Vents at portables need to be changed to the no more than ½" wide opening 20 locations all portables.
- Signage needed at HC stalls and offsite signage needs to be upgraded
- Pictures
- 002 & 003 both show some cross slope issue's
- 007 shows HC rails not compliant at portables 5 locations
- 031 show no signage at HC stalls

All classroom buildings are portables.

Bldg. 4 is CMU.

Bldg. 1

- new w/ no issues.

Site F.A.

- needs to be changed to automatic. Classrooms only have horn.

Bldgs. 5, 6, 7, 14, 15, 17, 18, 19, 20, 21, 22, 23

These buildings are comprised of multiple classrooms.

- Replace ext. door hdw (39)
- Replace (e) interior door hdw (4)
- Install exit signs and ADA signage (39 exterior locations)
- Boys & Girls Restrooms at Bldg. 5 – exit doors do not have correct side clearance. If hdw is changed to push/pull in lieu of latch and closers, they will meet ADA. Boys urinal is too high. Paper towel dispensers at both Boys & Girls are too high.
- All rooms at all buildings are missing ADA signage and proper exit signs.
- Rms. 12,13, 14, 15 & 25- replace 8 LF of base cab w/ sink with ADA accessible cab w/ sink & bubbler
- Rms. 13, 14, 15, 23, 23a & 24 only have (1) 8' marker Bd.
- Bldgs. 21 & 22- ramps are non-compliant (4 total) see Pic
- Rm. 20- add grab bars at restroom
- Library- Bldg. 14-attach bookshelves to wall (50 LF)



**HOUSTON ELEMENTARY EXISTING FACILITIES**

**Map 4.12**

Grade Configuration K-6  
 Site Acreage 10.27 Acres  
 Total Building Area 45,211 Sf  
 Total Classrooms 26  
 School Capacity 756



Permanent Buildings	
Name	Date Built
1	1950
2	1950
3	1950
4	1950
5	1971
9	1950
15	1986
Storage	1971

Portable Buildings	
Name	Date Built
6	1971
17	1987
18	1988
19	1989
20	2002
21	1997
23	1998
24	1999
26	2001

**Existing Modernization Needs Cost Summary**

ADA, Fire Life Safety	\$ 1,057,351
Standard Modernization Needs	\$ 3,842,935
New Technology	INCLD W. MOD
Reconfiguration/Augmented Needs	\$ -
Site Improvements	\$ 58,724
Hazmat	\$ 38,512
<b>Total Modernization Project Cost</b>	<b>\$ 4,997,523</b>
<b>Proposed Modernization Projects</b>	<b>\$ 4,227,000</b>
<b>Remaining Facility Needs</b>	<b>\$ 770,523</b>

*Proposed Funding Sources*  
 State Modernization Funding Eligibility \$ 2,477,304

Houston Elementary School 1200 N. Giddings Street Visalia, CA 93291

**Site improvements:****Bldg. 1- Admin. – Upgrade F.A. system, ADA door signage and Exit signage for campus.**

- Replace (E) door hdw-Exterior (4)
- Replace (E) door hdw- Interior (7)
- Relocate wall hung Fire Extinguisher away from front door (hangs into room too far)
- R&R sink cab in east hallway- 3 LF- non-compliant
- Exit door in north hallway and Principles office do not have door clearance (see Pic 2 & 3)
- Copy room counter needs ADA access (R&R 12 LF)
- Interior hallway door has no side clearance (see pic 1)
- (3) interior staff restrooms are too small for ADA

**Bldg. 15- Multi-Purpose / Kitchen**

- Replace (E) door hdw –Exterior (4)
- Modify 4 LF of base storage cab. next to south/east door for clearance
- Add 3 compartment sink in Kitchen ( 2) existing two comp. sinks)
- Add hand sink in Kitchen
- Women’s restroom- modify (e) two stalls into one for ADA compliance

**Bldg. 2, 3, 4**

- Replace Ext. Door hdw- 12 rooms with two (2) doors each
- R & R base cab. with sink & bubbler for ADA access (12 rooms)
- Replace carpet (12 rooms)
- Nurse office (end of Bldg. 2) R&R 4 lf base cab with sink and bubbler for ADA
- Student restrooms (end of Bldg. 3 & 4) – modify entry doors from Pr. 30” to accessible door. Boys- 2 toilets, 2 sinks, 3 urinals - all non-compliant. Tile walls 7’ (see pic). Girls 3 toilets, 2 sinks – all non-compliant.

**Portable Bldgs:** all rooms require F.A. upgrades, exiting and ADA signage

**Bldg. 5- Staff Bldg.**

- Replace exterior door hdw, and threshold (1 ea)
- Replace interior door hdw (3 ea)
- R&R 6 LF base cab w/ sink and bubbler for access
- Exterior concrete ramp is non-compliant. (Bldg. is approx.. 30” high)
- Staff restroom is non-compliant (need to move walls for space)
- Kitchen area only has 24” clearance in front of 6’ base cab. with sink – all non-compliant

**Bldg. 6**

- Replace exterior door hdw, and threshold (concrete cutout at door) (2 ea)
- Replace interior door hdw (2 ea)
- R&R 8 LF base cab w/ sinks for access

**Bldg. 9- Library / Media**

- Replace exterior door hdw (2 ea)
- Replace interior door hdw (3 ea)
- R&R 4 LF base cab w/ sinks for access
- Restrooms (2) are small, toilet rooms only. Non-compliant

**Bldg. 17, 18**

- Replace exterior door hdw, and threshold (concrete cutout at door) (4)

**Bldg. 19, 20**

- Replace exterior door hdw (8)
- Add base cab. w/ sink and bubbler (6 rms) these rooms are used as Kindergarten.
- Bldg. 20- Student Restrooms- modify toilet partitions for H.C. stall clearance (2). Boys and Girls exit door does not have side clearance on interior.

**Bldg. 21, 23, 24, 26**

- Replace exterior door hdw (11) ( Bldg. 26- Preschool has 2 doors ea. Room)



HURLEY ELEMENTARY EXISTING FACILITIES

Map 4.13

Grade Configuration K-6  
 Site Acreage 11.56 Acres  
 Total Building Area 48,445 Sf  
 Total Classrooms 22  
 School Capacity 630



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Permitted Buildings	
Name	Date Built
1	1989
2	1989
3	1989
4	1989
5	1989
6	1989
7	1989
8	1989
9	1989

Existing Modernization Needs Cost Summary

ADA, Fire Life Safety	\$ 1,129,103
Standard Modernization Needs	\$ 4,117,825
New Technology	INCLD W.MOD
Reconfiguration/Augmented Needs	\$ 43,097
Site Improvements	\$ 259,207
Hazmat	\$ -
<b>Total Modernization Project Cost</b>	<b>\$ 5,549,232</b>
<b>Proposed Modernization Projects</b>	<b>\$ 136,000</b>
<b>Remaining Facility Needs</b>	<b>\$ 5,413,232</b>

Proposed Funding Sources	
State Modernization Funding Eligibility	\$ 694,225

Hurley Elementary School 6600 W. Hurley Avenue Visalia, CA 93291



**Site Assessment:**

- Security- install 100 LF of C.L. Fence at entry to office doors for traffic control.
- At staff break room courtyard, install hdw at gate for fire exiting.

**East parking Lot:**

- Modify (2) H.C. parking stall ramps, signage, striping
- Provide curb cut and truncated domes at Van drop off/loading area for occupational therapy (Bldg. 7)
- Repair damaged ac parking lot. 500 sq '

**South parking lot:**

- Modify ramp, signage and striping at H.C. Stall
- Provide curb cut and domes at drop off
- Play pit on West side- install ramp
- Play pit on North side – provide path to ramp (8 LF)
- Paly pit at Kindergarten- provide path and ramp
- Replace steel play equipment
- Replace D.F. at Kindergarten yard
- Install gate hdw at Kindergarten gates (2)
- Replace grates at portable bldg. Grate size too big. (14)
- Paint structure at portable bldg.
- Replace 60 sq' of walk at Bldg. 6 entry
- Repair damage to water valve, sewer cleanout, gas shut off from tree roots at Bldg. 6.
- Site has issues with cooling in all buildings. Site has central plant.
- Fence off back of Portable bldgs. Kids have access to AC units.
- Provide walkway from 2<sup>nd</sup> exit door from Media Bldg.50 LF

**Bldg. 1- Admin.** – This school is 11 years old. All buildings (except M.P.) require exit signs and ADA signage.

- Replace exterior door hdw (existing is only lever handles inside and out and can only be locked from the outside) (3)
- Modify Nurse office sink cab for ADA (no knee space access and too high) (5 LF)
- Nurse restroom – room size is good but door encroaches into sink space making it non-compliant.
- Carpet is very worn (50% of building)
- Men and Women's Staff Restrooms – toilet too wide from wall, H.C. stall does not have 5' radius, exit door side clearance (2), sink cab. too high (36") (4 LF)
- Staff break room- modify sink cab. for ADA height and access (12 LF)

**Bldg. 2 Multi-Purpose/Stage/Kitchen**

- Boys & Girls restrooms- H.C. stall is undersize. Exit door has side wall clearance issue.
- Kitchen- change sink to three compartment sink
- Hand sink to too high
- Unisex restroom is undersized
- Replace (2) wooden prep tables (tops are laminate but wood is exposed)

**Bldg. 6 – Kindergarten**

- Remove/Replace base cab w/bubbler for ADA (Rm 11 -16 LF Rm 10 -6 LF)
- Restrooms Boys and Girls- toilets are too high (20")-replace seat.
- Restroom exit doors have side wall clearance issue
- Staff room- modify sink cab for ADA access and height.

**Bldg. 4, 5 – Classrooms**

- Classrooms walls are vinyl wall covering over gyp. There are no walls with tackable wall materials. (16 rooms)
- Modify base cab w/sink and bubbler for access. New sink for correct bubbler location. (16 LF) x (16 rooms)
- All rooms require ADA signage
- Restrooms – Boys and Girls- H.C. stalls are undersize (4)

**Bldg. 3- Media**

- Door requires ADA signage.
- Back exit door has side wall clearance issue
- Modify counter for ADA.

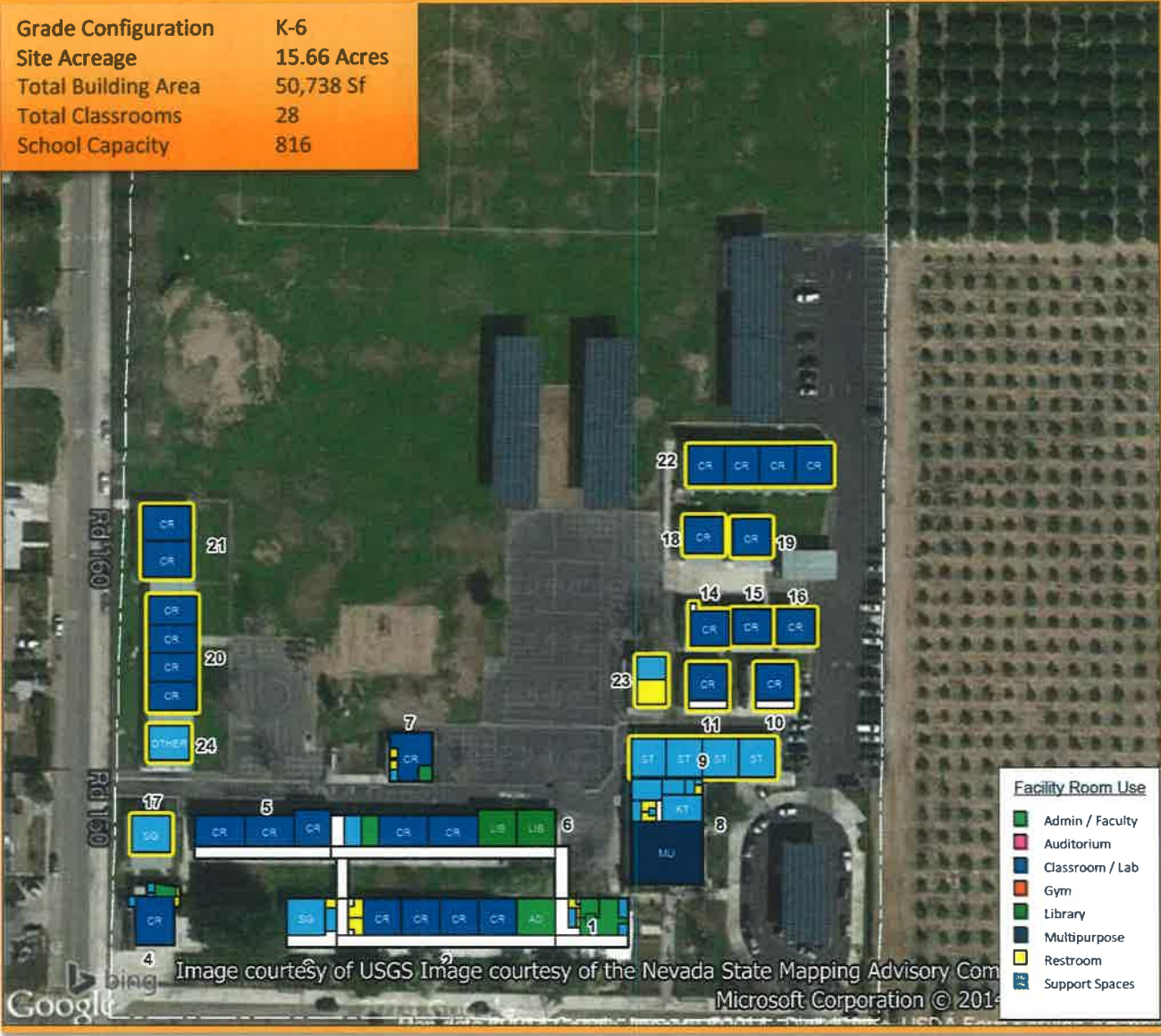
**Bldg. 7, 8 –Portables (permanent)**

- Modify base cab w/sink and bubbler for ADA access and bubbler location. (24 LF) (7)
- Room wall finishes are the same as the classrooms
- Replace thresholds, will require concrete cut and fill. (7)

IVANHOE ELEMENTARY EXISTING FACILITIES

Map 4.14

Grade Configuration K-6  
 Site Acreage 15.66 Acres  
 Total Building Area 50,738 Sf  
 Total Classrooms 28  
 School Capacity 816



Permanent Buildings	
Name	Date Built
1	1949
2	1949
3	1949
4	1949
5	1949
6	1949
7	1973
8	1975

Portable Buildings	
Name	Date Built
10	1977
11	1972
14	1983
15	1985
16	1989
17	1993
18	1996
19	1997
20	1997
21	2002
22	2001
23	2001
24	2009

Existing Modernization Needs Cost Summary	
ADA, Fire Life Safety	\$ 1,361,169
Standard Modernization Needs	\$ 4,312,730
New Technology	INCLD W.MOD
Reconfiguration/Augmented Needs	\$ -
Site Improvements	\$ 674,177
Hazmat	\$ 148,915
<b>Total Modernization Project Cost</b>	<b>\$ 6,496,991</b>
<b>Proposed Modernization Projects</b>	<b>\$ 3,848,000</b>
<b>Remaining Facility Needs</b>	<b>\$ 2,648,991</b>

*Proposed Funding Sources*  
 State Modernization Funding Eligibility \$ 2,098,827

Ivanhoe Elementary School 16030 Avenue 332 Ivanhoe, CA 93235



**Site Assessment:**

- Parking lot repairs needed front and back parking lots.
- Signage needs to be upgraded.
- Transformer needs to be fenced around.
- Gates need kick plates, panic hardware and are too wide.
- Bldg. 9 no rails at ramp.
- Bldg. 8 200 SF of concrete needs to be replaced.
- Bldg. 1 cross slope on side walk 2.4% to 2.6% 200 SF
- 2'X2' panels throughout the site 96 panel's total need replaced 384 SF
- Play structure has no walk way or ramp.
- Bldg. 4 D/F not ADA 3 concrete panel's need to be replaced 72 SF. Traffic rated vents at portables where side walk is need to be replaced with the no more than a ½" opening.
- Bldg. 3 needs railing about 30 (12' long arils between uprights) 3'X3' panels concrete 87 need to be replaced 783 SF.
- Bldg. 5 side walk cross slope 4.6% asphalt trench needs to be filled between buildings 5 and 24.
- Bldg. 20 distribution panel and transformer needs fenced, 3 vents need replaced.
- Bldg. 9 D/F not ADA valley drain between buildings 9 & 23 not to ADA
- Bldg. 10 cracks in ramp 300 SF of concrete needs to be replaced.
- Bldg. 14 D/F not ADA
- Parking lot I need of repairs
- This is typical for the front and back parking lots
- Again this is typical
- Power distribution panels and transformers should be fenced for safety

- No ramp and needs railing at the side
- A lot of the concrete needs attention this has been ground down and starting to raise again
- Gates no panic hardware no kick plates and each panel is too wide
- There are 7 gates with the same issue
- In front of a lot of the classrooms there are 2'X2' panels for a total of 384 SF of concrete
- There are 30 sections that need railing
- The valley drain cannot be in the path of travel the rails at these buildings are not to ADA
- The walk way to this drinking fountain and the Drinking fountain itself is not to code
- No ramp or pathway to play structure

**Bldg. 1- Admin.** (looks like this building recently had some modernization)

- Replace exterior door hdw (2)
- Staff restroom is too small, Non-compliant
- Hallway exit door has side wall clearance issue
- North side of building, window wall- replace all glazing putty (in bad shape) or replace with new window system (40'x 10'). South side looks better.

**Bldg. 8, 7, Cafeteria, Student Restrooms**

- Replace exterior door hdw (4)
- Replace exterior door hdw and threshold. concrete cut and fill (3)
- Replace interior door hdw (1)
- Provide 3 compartment sink
- Staff RRs- sink is too high, no HC stall (remove both toilets to make one stall) x2
- Hallway to RR is non-compliant- no door sidewall clearance
- Staff room- remove and replace sink cab (9 LF)
- Student RR-
- Modernize restrooms. No HC stall

**Bldg. 2, 3, 4, 5, 6 Classrooms** (most of these rooms have 3 doors, 2 at hallway and 1 back door)

- Replace exterior door hdw (10)
- Replace exterior door hdw and threshold. Concrete cut and fill (16)
- Replace sink base cab w/sink and bubbler (8 LF) x10
- Rm 14- replace carpet (100%)
- Bldg. 2 Student restrooms- HC stall, toilets are too close to side wall.
- Provide 16' marker board (7)
- Bldg. 4 (kindergarten)- restrooms, DF, sinks, staff sink counter, staff RR are non-compliant. Remove and replace exterior Dbl doors (28" size is non-compliant)

**Bldgs. 9, 10, 11, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24 – Portables**

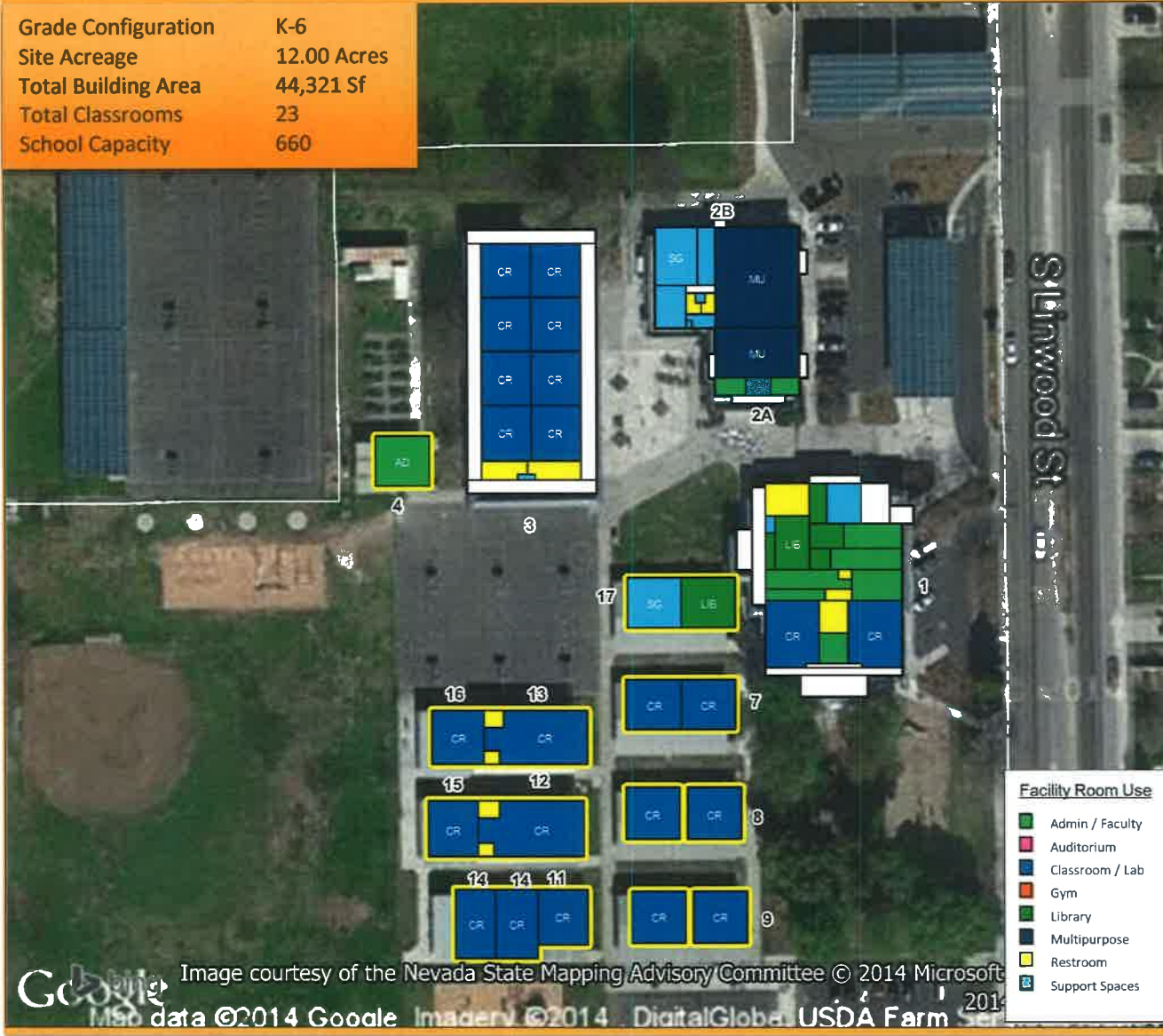
- Bldg. 9 is a non-compliant building with only stairs. This building is used for maintenance only. There would be extensive ramps, new doors & hdw, new restrooms, new floors and walls, lighting, ceilings etc. to make this building compliant for kids, so nothing is noted for this building.
- Replace existing door hdw (19)
- Replace exterior door hdw and threshold. Concrete cut and fill (4)
- Replace carpet (100%) x11 (30x32)
- Remove and replace sink cab with bubbler (8 LF) x7
- Provide 16' marker boards (3)
- Bldg. 23- Student RR- Boy and Girls HC stall- toilets are too far off sidewall
- Bldg. 20 – change grates at front of portable (4)



**LINWOOD ELEMENTARY EXISTING FACILITIES**

**Map 4.15**

Grade Configuration K-6  
 Site Acreage 12.00 Acres  
 Total Building Area 44,321 Sf  
 Total Classrooms 23  
 School Capacity 660



Permanent Buildings	
Name	Date Built
1	1992
2A	1992
2B	1977
3	1992

Portable Buildings	
Name	Date Built
4	1991
7	1976
8	1958
9	1958
11	1997
12	1995
13	1995
14	1999
14	1999
15	1999
16	2000
17	2001

**Existing Modernization Needs Cost Summary**

ADA, Fire Life Safety	\$ 550,765
Standard Modernization Needs	\$ 3,767,285
New Technology	INCLD W.MOD
Reconfiguration/Augmented Needs	\$ -
Site Improvements	\$ 171,894
Hazmat	\$ 27,509
<b>Total Modernization Project Cost</b>	<b>\$ 4,517,453</b>
<b>Proposed Modernization Projects</b>	<b>\$ 175,500</b>
<b>Remaining Facility Needs</b>	<b>\$ 4,341,953</b>

*Proposed Funding Sources*  
 State Modernization Funding Eligibility \$ 1,307,466

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 Google data ©2014 Google Imagery ©2014 DigitalGlobe USDA Farm Service Agency

Linwood Elementary School 3129 S. Linwood Street Visalia, CA 93277

**Site Improvements:**

- Both north and south parking lots have handicapped parking but are not ADA compliant. Also no truncated domes.
- Unsafe concrete, various locations, due to tree roots. 250 SF total.
- No access or ramps to play areas. 4 locations 750 SF total
- Replace with ADA drinking fountain at kindergarten playground.

**Portable Bldgs. 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, & 401**

- Replace ext. door hdw (14)
- Replace thresholds (11 pre-manufactured)
- R&R base cab. with sink/bubbler for ADA access. 36 LF (6 locations)
- Install exit signs and ADA signage (13)
- Replace non ADA grates (10)
- Remove counter for door clearance, 6 inches.
- Relocate bubbler on the sink to 6" or less (4)

**Bldg. 1**

These buildings are comprised of the administration office with teachers work room, kindergarten and library. This building needs to be reroofed in the next 2 years. Rooms 101 and room 102 have ongoing leaks.

Replace 10% of the ceiling tiles.

- Modify sin/cabinet for ADA (4)
- Modify sink, lower, in women's staff bathroom.
- Modify 5% of teacher cubbies for ADA access.
- Library- modify cabinet for ADA accessibility.
- Library bathrooms lower sinks (2), remodel 2 stalls to make 1 ADA compliant (2), lower 1 urinal in boys.
- Add bathroom signage (2)

**Rooms 101 and 102 Kindergarten**

- Remodel classroom sink and install bubbler 5 total 20 LF.
- Exit signage (4)
- Remodel cabinet for door clearance. 2 loc 2 ft total.
- Reconfigure classroom bathrooms. Combine 2 stall into one. 2 LOC
- Remodel cabinet for ADA access (10 LF)

**Bldg. 3**

These are permanent classrooms. This building needs to be reroofed within the next 2 years.

- Remodel classroom sinks for height with bubblers. 8 rooms total 32 LF
- Replace threshold, pre-manufactured. 2 total
- Exit signage (8)
- Reconfigure bathroom sinks, stalls and urinals. Same as building #1. See photo
- Replace 10% of the ceiling tiles

**Bldg. 2**

This is the MP/Cafeteria, kitchen and staff rooms.

- Replace door hdw (lock set, handle and panic) Exterior (5)
- Replace door hdw (lockset and handle) Interior (5)
- Exit signage (1)
- Kitchen has a 2 sink needs 3
- Needs a hand washing sink
- Remodel both bathrooms. 2 stalls into one ADA compliant (2)
- Staff room sink to high (1)
- Replace 10% of the ceiling tiles
- No ADA access to stage.



MANUEL F. HERNANDEZ ELEMENTARY EXISTING

Map 4.16

Grade Configuration K-6  
 Site Acreage 13.00 Acres  
 Total Building Area 48,941 Sf  
 Total Classrooms 30  
 School Capacity 858



Permanent Buildings	
Name	Date Built
1	2007
2	2007
3	2007
4	2007
5	2007
6	2007
7	2007
8	2007
9	2007
10	2007
11	2007

Existing Modernization Needs Cost Summary	
ADA, Fire Life Safety	\$ 79,226
Standard Modernization Needs	\$ 4,159,985
New Technology	INCLD W.MOD
Reconfiguration/Augmented Needs	\$ 424,113
Site Improvements	\$ -
Hazmat	\$ -
<b>Total Modernization Project Cost</b>	<b>\$ 4,663,323</b>
<b>Proposed Modernization Projects</b>	<b>\$ -</b>
<b>Remaining Facility Needs</b>	<b>\$ 4,663,323</b>

*Proposed Funding Sources*  
 State Modernization Funding Eligibility \$ -

Manuel F. Hernandez Elementary School 2133 N. Leila Street Visalia, CA 93291

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**Site Assessment:**

This site is within 10 years old and complies with exceptions as noted:

**Bldg. 1 –Admin/Multi-purpose/Kitchen**

- Staff toilet is too far from wall (1)
- Handrails at stage are non-compliant
- Floor tiles (2x2) in MP room appear to have water damage (15% of room)
- Student restrooms at classroom Bldg.s- toilet in HC stall is too far from wall (5)

**Site:**

- There are several locations in the main walkways at drain inlets, that exceed the 2% cross slope (4 locations, 15x15 area ea.)
- Site Principle requested a canopy at the outside stage area that is on the South side of the campus. Students overheat during performances.

MINERAL KING ELEMENTARY EXISTING FACILITIES

Map 4.17

Grade Configuration K-6  
 Site Acreage 41.37 Acres  
 Total Building Area 53,016 Sf  
 Total Classrooms 26  
 School Capacity 738



Permanent Buildings	
Name	Date Built
1	1956
2	1956
3	1961
4	1953
5	1953
6	1953
6B	1961
7	1952
8	1952
9	1953
10	1953
13	1970

Portable Buildings	
Name	Date Built
14	1959
21	1992
22	1992
23	1999
23	1999
24	2001

Existing Modernization Needs Cost Summary	
ADA, Fire Life Safety	\$ 2,341,156
Standard Modernization Needs	\$ 4,506,360
New Technology	INCLD W.MOD
Reconfiguration/Augmented Needs	\$ 6,419
Site Improvements	\$ 1,256,356
Hazmat	\$ 64,187
<b>Total Modernization Project Cost</b>	<b>\$ 8,174,478</b>
<b>Proposed Modernization Projects</b>	<b>\$ 3,195,000</b>
<b>Remaining Facility Needs</b>	<b>\$ 4,979,478</b>

*Proposed Funding Sources*  
 State Modernization Funding Eligibility \$ 1,626,139

Mineral King Elementary School 333 E. Kaweah Avenue Visalia, CA 93291

**Site Improvements:**

This site has an ongoing traffic study due to dangerous conditions at the parking lot, placing students in very close proximity to visitors driving onto the campus. The main priority is student safety and security. Currently visitors can enter and even drive almost anywhere on the campus. See photo. Approximate cost is \$474,245. The site will need considerable fencing and road work to secure the entrance and parking lot.

**Bldg. 5- Admin.**

- Replace ext. door hdw and threshold at entry (1)
- Replace int. door hdw (4)
- Modify entry counter for ADA access (20 LF)
- Modify Staff workroom base cab. w/sink for access (6 LF)
- Staff restrooms (2) are non-compliant (too small) combine together for one uni-sex
- Repair roof leak above copy room
- Replace acoustical ceiling tile 20%
- Replace exterior window glazing (100 SF). Replaced glass appears to be shower door glass
- F.A. upgrade for all buildings
- ADA signage and exit signage as required at all

**Bldg. 21, 22**

- Bldg. 21 and 22 are newly installed and compliant

**Bldg. 23**

- Replace ext. door hdw ( 2)
- R&R base cab w/sink and bubbler (10 LF) for access (2)
- Replace carpet 100%

**Bldg. 4 Cafeteria/Kitchen**

- Replace ext. door hdw and threshold (4 dbl., 1 sgl)
- Replace acoustical ceiling tiles (35%)
- Infill interior wall opening to kitchen (5x5)
- Add chair lift to stage
- Add 3 compartment sink (existing (2) two comp.)
- No fire door at service line
- Kitchen has 4" base- change to 6" (80 LF)
- Kitchen Staff restroom is non-compliant
- Modify base cab. w/sink and bubbler for access (8 LF)

**Bldg. 6**

- Replace ext. door hdw and threshold at entry (concrete cut and replace for slope issue) (7)
- Replace int. door hdw (2) Rm102
- R&R base cab w/sink and bubbler (4 LF) x3
- Rm 102-Workroom- modify base cab w/sink for access (12 LF)
- Paint doors & frames, install new smoke seals (7)
- Student restrooms (int.) non-compliant. Demo both to make one ADA restroom per classroom (3 rms)
- Rm 104-replace (e) ext. sliding window wall on north side (40x10)

**Bldg. 7, 8, 9, 10**

- Replace ext. door hdw and threshold (25) ea. room has two doors
- Concrete cut and fill required at threshold for slope issue (13 locations)
- R&R base cab. w/sink (8 LF) for ADA and access (12)
- Replace 20% of 2x4 ceiling tiles
- Rm 311- replace ext. wood door to mtl.
- Bldg. 8 & 9 –Boys and Girls restrooms- Remove dbl door entry and replace with new accessible door and infill. Lower sink, modify (e) toilets for H.C. stall (4 locations)

**Bldg. 1, 2, 3**

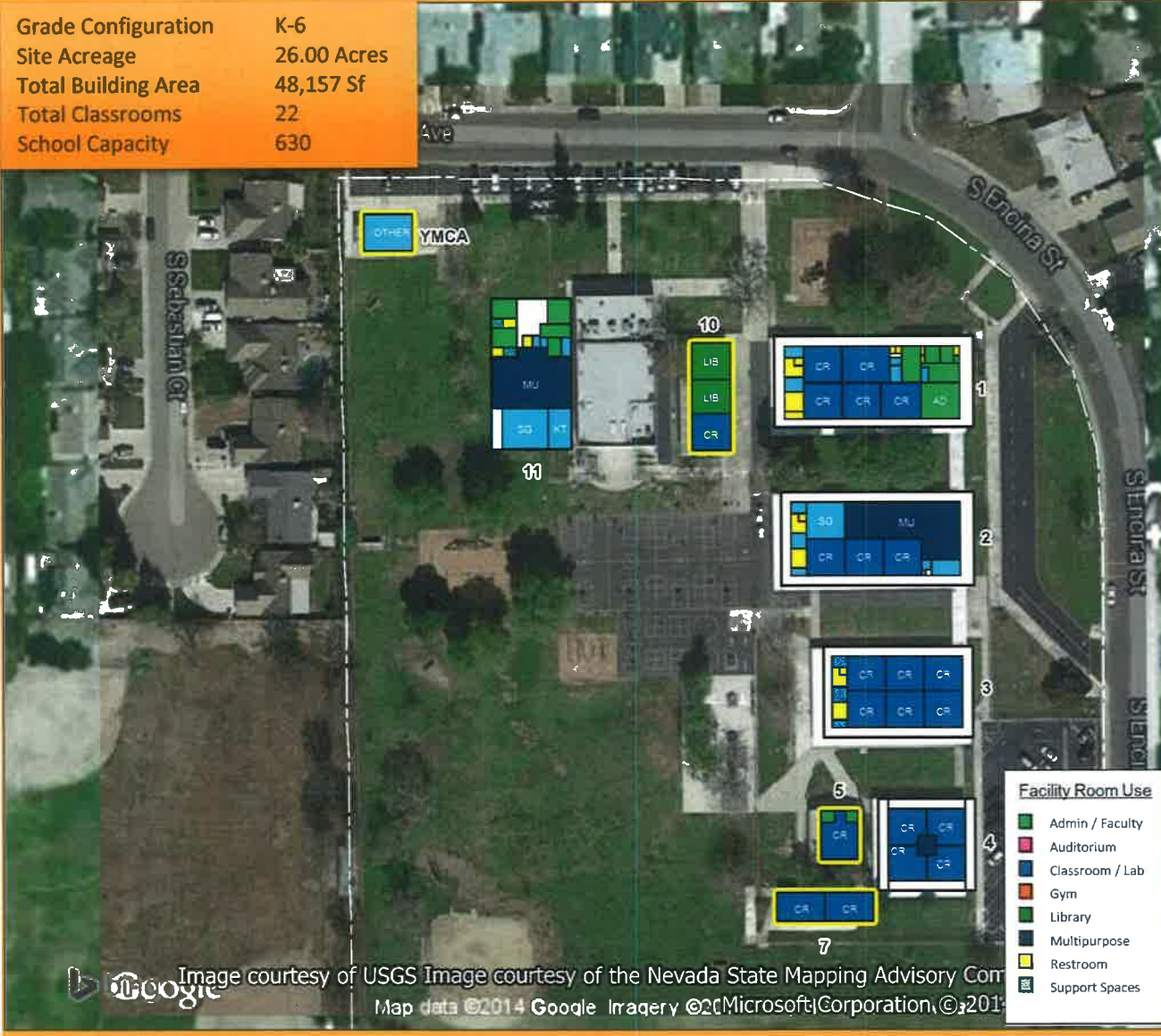
- Replace ext. door hdw and threshold (9)
- Concrete cut and fill required at threshold for slope issue (9 locations)
- R&R base cab. w/sink (6 LF) for ADA and access (9)
- Remove and replace ext. sliding window wall (9 rms)
- Bldg. 1 Student restrooms- Boys and Girls are non-compliant. Boys- lower 1 of 2 sinks, remove 1 of 2 stalls to make H.C. stall, replace 3 floor urinals with wall hung. Girls has 2 sinks and 3 stalls.



**MOUNTAIN VIEW ELEMENTARY EXISTING FACILITIES**

**Map 4.18**

Grade Configuration K-6  
 Site Acreage 26.00 Acres  
 Total Building Area 48,157 Sf  
 Total Classrooms 22  
 School Capacity 630



Permanent Buildings	
Name	Date Built
1	1955
2	1955
3	1961
4	1968
11	2001

Portable Buildings	
Name	Date Built
5	1972
7	1975
10	1997
YMCA	1990

Existing Modernization Needs Cost Summary	
ADA, Fire Life Safety	\$ 935,918
Standard Modernization Needs	\$ 4,093,345
New Technology	INCLD W.MOD
Reconfiguration/Augmented Needs	\$ -
Site Improvements	\$ 400,449
Hazmat	\$ 4,585
<b>Total Modernization Project Cost</b>	<b>\$ 5,434,296</b>
<b>Proposed Modernization Projects</b>	<b>\$ 26,000</b>
<b>Remaining Facility Needs</b>	<b>\$ 5,408,296</b>

*Proposed Funding Sources*  
 State Modernization Funding Eligibility \$ 1,136,824

Mountain View Elementary School 2021 S. Encina Street Visalia, CA 93277

**Site Assessment:**

The site has visitor parking in front of the administration building with an unsecured pathway into the office. Visitors may access the campus without entering the office. Place two fences and gates between the building and existing fence to the west and from the building to the existing fence to the north.

- Two fences and two gates a total of 140 LF.
- South of stage area in bldg. 1. Non-compliant hand rails and uneven steps. 80 LF of handrail.
- South west playground needs upgraded equipment and access pathway. 100 SF concrete.
- South playground needs ramp
- Kindergarten playground needs access pathway. Apx 100 SF
- Picnic benches at two locations are not ADA compliant. Need one picnic bench at each location that ADA accessible. One location is not accessible Apx 100 SF
- Replace 5 non-compliant grates at Bldg. 10.
- Replace trip hazard at patch s/o Bldg. 10. Apx 100 SF

**Bldg. 10**

- at rooms 13, 14, 15, the slope is 5%. Apx 2500 SF
- Shade structure between building 1 and 2 dry rot. Apx 40 SF
- Move drinking west side of Bldg. 1 fountain to remove knee conflict.
- Reconfigure 2 ADA parking stalls on the east side of the school. Signs, stripping and a total of 6 truncated domes.
- Bldg 4 @ rooms 70 & 80 Replace apx 1000 sq ft of walkway over 2%
- Bldg 5 @ room 73 need 15 lf of ADA rail.
- Bldg 5 @ room 72 reconfigure concrete landing, 50 sq ft, and ramp and add 30 lf of railing.
- Bldg 7 @ rooms 90/91 need ADA handrails 45LF total.

**Bldg. 11- Admin. / Multi-Purpose /Kitchen**

This building is fairly new and complies, with the following exceptions:

- The exterior door Hdw complies but has the dogged down panics with allen key (7 locations) ( this is typ. for all ext. doors on this campus)
- Modify Charge desk cabinet for ADA (20 lf)
- Modify F.A. system to automatic.
- Staff restroom toilet is non-compliant
- Stage handrails are non-compliant ( but there is a ramp access in the back)
- Unisex restroom at MP room – door conflict with sink clearance for ADA
- Kitchen serving counter is too high- 20lf.

**Building 1, 2, 3, 4, 5- Classrooms**

- Exterior doors are typ. Without a threshold, but have a ramped Pemco type transition on the exterior that is no longer ADA compliant. Each room has one (1) door with this condition and would require concrete cut and replacement for corrections. (36 locations)
- Modify casework (book shelf) at door for ADA compliance (2') at 20 locations
- Classrooms have F.A. horns but no strobes were viewed.
- Exit signs needed at all locations
- Teacher Work room ( Bldg. 1) Staff restrooms (2) non-compliant interior size
- Kindergarten rooms 11 & 23 do not have restrooms
- Modify base sink cab for ADA (2)
- Glazing at 90 % of exterior doors is not tempered. (48 sf ) approx. 17 locations)
- Student restrooms are compliant with the exception of the threshold approach.
- Bldg. 4 is compliant.
- Bldg.5- Replace ext. door, Hdw. , threshold with concrete cut and patch (2)

**Bldg. 10 Classroom / Staff Room**

- Needs exit and ADA signage (3)
- Staff room sink and cabinet needs to be modified for ADA access

**Bldg.7**

- Replace ext. door hdw (2)



OAK GROVE ELEMENTARY EXISTING FACILITIES

Map 4.19

Grade Configuration	K-6
Site Acreage	12.88 Acres
Total Building Area	45,884 Sf
Total Classrooms	24
School Capacity	690



Permanent Buildings	
Name	Date Built
1	2003
2	2003
3	2003
4	2003
5	2003
6	2003
7	2003
8	2003
9	2003

Existing Modernization Needs Cost Summary	
ADA, Fire Life Safety	\$ 115,629
Standard Modernization Needs	\$ 76,375
New Technology	INCLD W.MOD
Reconfiguration/Augmented Needs	\$ -
Site Improvements	\$ 33,377
Hazmat	\$ 18,339
<b>Total Modernization Project Cost</b>	<b>\$ 243,721</b>
<b>Proposed Modernization Projects</b>	<b>\$ -</b>
<b>Remaining Facility Needs</b>	<b>\$ 243,721</b>

Proposed Funding Sources	
State Modernization Funding Eligibility	\$ -

Oak Grove Elementary School 4445 W. Ferguson Avenue Visalia, CA 93291



**Site Assessment:****Bldgs. 2, 3, 4, 5, 6, 7, 8, 9**

- Bldg. 2- Teacher work area- there is an electrical closet with a transformer. This room is very hot with no exhaust or door louvers.
- Bldg. 2- Staff restroom- distance from toilet to wall is non-compliant
- Rm 303- evidence of mold and water damage at interior of window sill. The exterior window storefront system has an exterior sill flashing installed over the weep holes of the window sill. The caulking is starting to crack and needs repair. This is a typical installation at each classroom although this room is the only one at this time showing damage.

This site is within 10 years old and has very little needs except as noted:

**Bldg. 1- Admin/ Multi-Purpose/ Kitchen**

- Fire Alarm system to Automatic
- Restroom toilets are too wide off wall per ADA (3)
- Stage side rails are non-compliant (there is a ramp)

**Bldgs. 2, 3, 4, 5, 6, 7, 8, 9**

- Bldg. 2- Teacher work area- there is an electrical closet with a transformer. This room is very hot with no exhaust or door louvers.
- Bldg. 2- Staff restroom- distance from toilet to wall is non-compliant
- Rm 303- evidence of mold and water damage at interior of window sill. The exterior window storefront system has an exterior sill flashing installed over the weep holes of the window sill. The caulking is starting to crack and needs repair. This is a typical installation at each classroom although this room is the only one at this time showing damage.

**PINKHAM ELEMENTARY EXISTING FACILITIES**

**Map 4.20**

Grade Configuration K-6  
 Site Acreage 12.00 Acres  
 Total Building Area 39,872 Sf  
 Total Classrooms 25  
 School Capacity 738



Permanent Buildings	
Name	Date Built
1	1987
2	1987
3	1987
4	1987

Portable Buildings	
Name	Date Built
6	1993
7	1995
8	1996
10	1996
11	1999
12	1999
13	1999

**Existing Modernization Needs Cost Summary**

ADA, Fire Life Safety	\$ 814,594
Standard Modernization Needs	\$ 3,389,120
New Technology	INCLD W.MOD
Reconfiguration/Augmented Needs	\$ 242,079
Site Improvements	\$ 121,581
Hazmat	\$ -
<b>Total Modernization Project Cost</b>	<b>\$ 4,567,373</b>
<b>Proposed Modernization Projects</b>	<b>\$ 132,000</b>
<b>Remaining Facility Needs</b>	<b>\$ 4,435,373</b>

*Proposed Funding Sources*  
 State Modernization Funding Eligibility \$ 1,911,500

Pinkham Elementary School 2200 E. Tulare Avenue Visalia, CA 93292

**Site Assessments:**

This site has recently had an upgrade to their fencing so that visitors must now pass in front of the office before entering the campus. For additional security the office needs to be remodeled to require visitors to enter the office and exit onto the site.

**Bldg. 2, 3**

- R&R base cab w/sink and bubbler for access (5 LF) x (16)
- Student restrooms- modify (1) sink ht for access x (6)

**Bldg. 6, 7, 8, 10, 11, 12, 13**

- R&R base cab w/sink and bubbler for access ( 6 LF) x (9)
- Rm 41- replace threshold- requires concrete cut and patch due to slope
- Replace carpet and entry leno (9)

**Bldg. 1****Administration**

- Ext. door hdw appeared to be updated.
- Modify Entry counter for ADA (16 LF)
- Upgrade F.A. System to automatic and provide strobe at all buildings
- Provide ADA and exit signage at all buildings
- Nurse restroom- modify 6 LF of sink base cab for ADA
- Staff Room- modify kitchen sink counter for access (18 LF)

**Cafeteria**

- No staff restroom
- Replace Fiberglass tub with hand sink
- Add 3 compartment sink

**Classrooms**

- R&R base cab w/sink and bubbler for access (6 LF) (2)
- Student restrooms- modify sink ht for clearance (2)



ROYAL OAKS ELEMENTARY EXISTING FACILITIES

Map 4.21

Grade Configuration K-6  
 Site Acreage 16.61 Acres  
 Total Building Area 48,440 Sf  
 Total Classrooms 21  
 School Capacity 600



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Permanent Buildings	
Name	Date Built
1	1955
2	1955
3	1968
4	1961
6	1985
9	2001

Portable buildings	
Name	Date Built
7	1987
8	1997

Existing Modernization Needs Cost Summary	
ADA, Fire Life Safety	\$
Standard Modernization Needs	\$
New Technology	INCLD W.MOD
Reconfiguration/Augmented Needs	\$
Site Improvements	\$
Hazmat	\$
<b>Total Modernization Project Cost</b>	<b>\$</b>
<b>Proposed Modernization Projects</b>	<b>\$ 309,000</b>
<b>Remaining Facility Needs</b>	<b>\$</b>

*Proposed Funding Sources*  
 State Modernization Funding Eligibility \$ 963,396

Royal Oaks Elementary School 1323 Clover Drive Visalia, CA 93277

**Site Assessments:**

- North side of campus has a play area that is open to the public thru a man gate. The public has requested this gate be larger and a sidewalk to the gate from the public sidewalk. (50 LF) (existing gate is about 28" wide)
- Kindergarten Play area (north side) - man gate too large and without hdw, needs concrete path to both play pits. (60 LF ea. plus ramps into pits)
- North parking lot drop off area needs curb cut and truncated domes (20 LF)
- Walkway north of Bldg. 7 exceeds ADA cross slope. R&R 400 sq'
- Southside of Bldg. 1- handrails at ramps are non-compliant
- Play area west of Bldg. 8- man gate is too large without hdw. Needs walkway to playpit (80 LF plus ramp into pit)
- Bldg. 2- D.F. has a pipe encroaching within rails and make this non-compliant
- Bldg. 3- D.F. non-compliant (too narrow)

**Bldg. 1- Admin/Multi-Purpose/Kitchen** – This building is 12 years old.

- Upgrade the site to automatic Fire Alarm
- Staff restroom toilet is non-compliant (too far off side wall)
- Site and buildings have no security alarms
- Uni-sex restroom at Multi-purpose room toilet is non-compliant (too far off side wall)
- Handrails at stage are non-compliant (both sides)
- Install sneeze guard at serving counter (20 LF)

**Bldg. 1, 2, 3, 4- Classrooms**

**Resource Room- Bldg. 1** (this is the old office) –

- Replace interior door hdw (3)
- Exit door from Staff room has interior side clearance issue
- Remove and replace Staff Rm. base cab w/sink for ADA
- Staff Restrooms non-compliant (2)

**Classrooms (Permanent)**

- Classrooms have undergone modernization, maybe at same time as new Office building. Rooms were up to standard with exceptions:
- Entry door thresholds are non-compliant and require concrete cut to correct step at threshold (Bldg. 1 (13 ea), Bldg. 2- (10 ea), Bldg. 3 (6 ea), Bldg. 4 (9 ea)
- Rm 11 & 12- Kindergarten- modify base cab w/sink for ADA.
- 90% of exterior glazing next to doors are not tempered (36sq' ea.)(29 locations)
- Rms 50 & 51 –modify casework shelf next to door for clearance (2)

**Student Restrooms:**

- Bldg. 1- Relocate ADA toilet accessories (2 locations)
- Bldg. 3- Boys-install pull handle at Boys restroom door. ADA stall partition not wide enough. ADA toilet distance to wall too far. Relocate paper roll for ADA distance. Girls- Relocate paper roll for ADA distance. Exit door has side clearance issue.
- Bldg. 4- Relocate paper roll for ADA distance from toilet (Boys and Girls 1 ea.)
- Bldg. 2- Rm 30 / storage room. Rm 30 is a classroom that is open to the old kitchen area. This area should be separated from the classroom (maybe made into a teacher room) and /or remove the kitchen equipment. Area is roughly 12 x 30.and is in need of a remodel.

**Bldg.7 –Portable**

- Replace threshold. Requires concrete work see site notes.



SHANNON RANCH ELEMENTARY EXISTING FACILITIES

Map 4.22

Grade Configuration K-6  
 Site Acreage 11.10  
 Total Building Area 49,024 Sf  
 Total Classrooms 26  
 School Capacity 732

Permanent Buildings	
Name	Date Built
1	2011
2	2011
3	2011
4	2011
5	2011



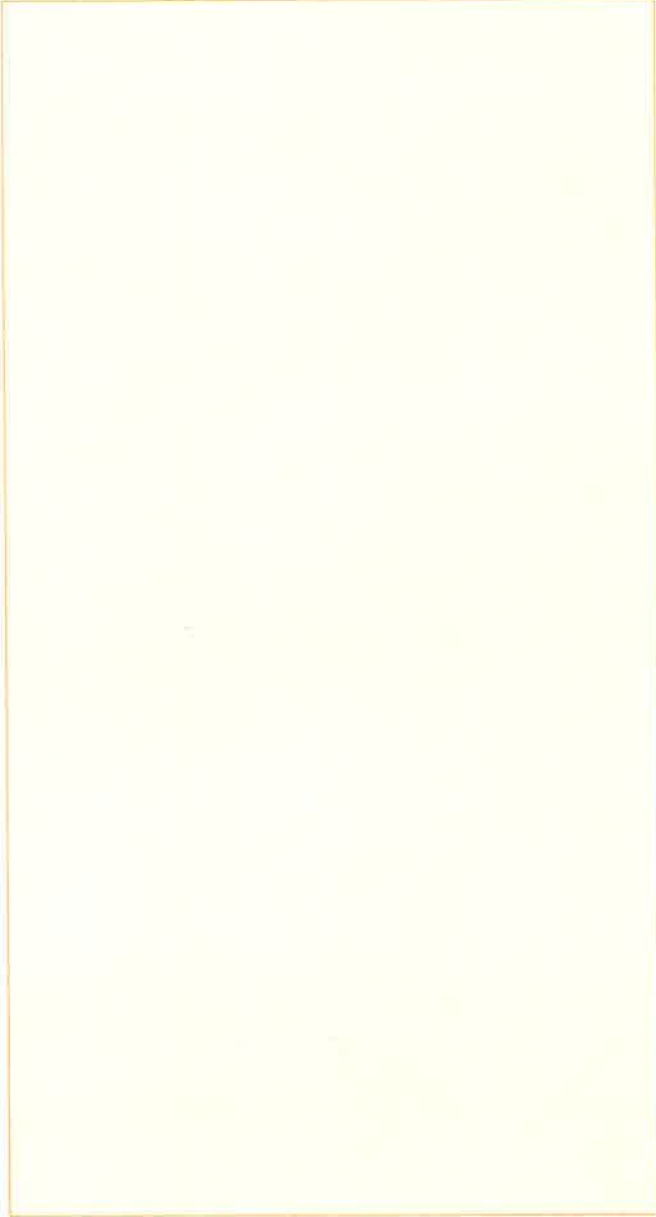
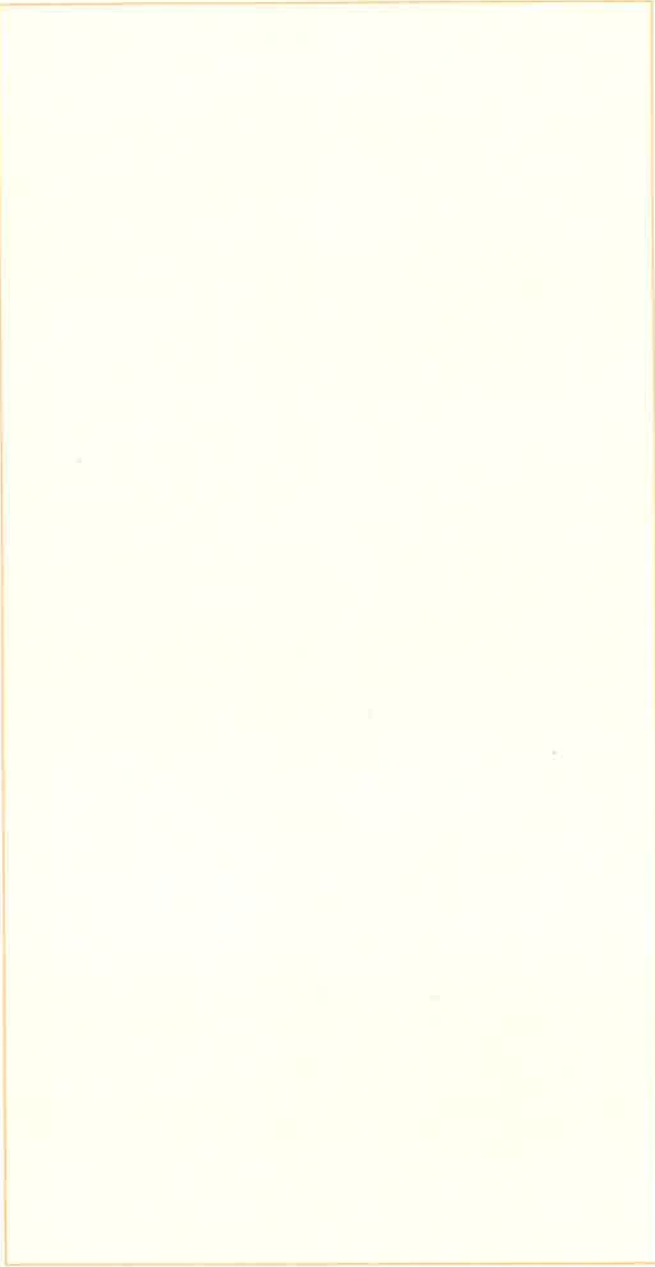
Existing Modernization Needs Cost Summary

ADA, Fire Life Safety	\$
Standard Modernization Needs	\$
New Technology	INCLD W.MOD
Reconfiguration/Augmented Needs	\$
Site Improvements	\$
Hazmat	\$
<b>Total Modernization Project Cost</b>	<b>\$</b>
<b>Proposed Modernization Projects</b>	<b>\$</b>
<b>Remaining Facility Needs</b>	<b>\$</b>

Proposed Funding Sources  
 State Modernization Funding Eligibility \$ -

Shannon Ranch Elementary School 3637 N. Ranch Street Visalia, CA 93291





**VEVA BLUNT ELEMENTARY EXISTING FACILITIES**

**Map 4.23**

Grade Configuration K-6  
 Site Acreage 17.20 Acres  
 Total Building Area 45,124 Sf  
 Total Classrooms 24  
 School Capacity 678



Permanent Buildings	
Name	Date Built
1	1949
2	1949
3	1949
4	1949
6	1968
7	1985
8	1976
14	1996

Portable buildings	
Name	Date Built
5	1975
10	1982
11	1987
12	1989
15	1997
16	1999
17	2004

Existing Modernization Needs Cost Summary	
ADA, Fire Life Safety	\$ 1,325,343
Standard Modernization Needs	\$ 3,835,540
New Technology	INCLD W.MOD
Reconfiguration/Augmented Needs	\$ 385,125
Site Improvements	\$ 174,934
Hazmat	\$ 91,696
<b>Total Modernization Project Cost</b>	<b>\$ 5,812,638</b>
<b>Proposed Modernization Projects</b>	<b>\$ 110,000</b>
<b>Remaining Facility Needs</b>	<b>\$ 5,702,638</b>

Proposed Funding Sources	
State Modernization Funding Eligibility	\$ 1,629,546

Veva Blunt Elementary School 1119 S. Chinowth Road Visalia, CA 93277

**Site Assessments:**

- At Bldg. 7-PE equipment storage- install hand rail at step.
- Replace D.F. next to Bldg. 4
- North parking lot- install truncated domes at edge of walkway at HC parking stall
- East parking lot drop off area, correct height difference at truncated domes (3/4")
- Remove and replace walkways at Bldg. 3 & 4 due to excessive cross slope (10x160)
- At south drop off area- install curb cut with truncated domes (60 LF)
- Replace walkway at Bldg. 12 due to cross slope (8x40)
- Replace walkway at Bldg. 15 due to cross slope (8x60). Modify ramp (30 LF) with rails to gate. Replace gate with 4' and hdw.
- At Bldg. 17- install ramp (30 LF) to exit gate (drop off area) and modify gate to 4' w/hdw
- Replace D.F. at Bldg. 6 – unit is too narrow for ADA.
- Install walkway and ramp to play pit on north side (60 LF)
- Replace metal play equipment at kindergarten

**Bldg. 1- Admin.**

- Only part (3/4) of the campus buildings have security alarm
- Modify FA system to automatic
- Provide or update ADA signage at all building doors (50)
- Provide exit signage
- Replace exterior door hdw and thresholds, requires concrete cut and fill (3)
- Staff restrooms toilets are non-compliant (2)
- Nurse restroom too small – non-compliant
- Hallway to Principles office is narrow and does not allow side door clearance

**Bldg. 8- Cafeteria/ Kitchen**

- Replace interior door hdw (6)
- Replace exterior door hdw (5)
- Staff room – remove and replace base cab w/sink (10 LF)
- Men & Women restrooms- HC stall is non-compliant –modify size and toilet location
- Kitchen restroom in non-compliant- room and door are undersize
- Change one of two -2 compartment sinks to a 3 compartment
- Install hand sink (there is only a prep sink in counter)
- Kitchen exit door is non-compliant- there is an outside door (swings out) and an interior door (swings in) on the same jamb. There is not the required side clearance on the interior door side.

**Bldg. 2-**

- Restrooms and sink and DF are non-compliant
- Modify base cab with sink and bubbler for ADA access (14 LF)
- Due to room size, remove exterior exit door (non-compliant) and replace with new

**Note: this is the same door condition in classroom Bldgs. 3 and 4. These are thin metal panel doors and create a security risk. It might be worth replacing them in the classrooms also.**

**Bldg. 14 (newer) Kindergarten**

- Modify base cab with sink and bubbler for ADA access
- Replace D.F. in Kindergarten area
- Remove and replace all the concrete walkways around bldg. 14. All walks exceed 2% cross slope (10 x85). Provide ramp into play pit.

**Bldgs. 3, 4, 10- Classrooms**

- Replace exterior door threshold. Will require concrete cut and replacement.  
NOTE: walkway for Bldg. 3 and 4 is non-compliant for 80% (8x100)ea.
- Replace base cab w/sink & bubbler (14 LF ea)
- Provide tackable wall surface (8 rooms)
- Replace t-bar ceiling tiles (100%) . existing tiles are badly sagging.
- Student restrooms: doorway is non-compliant, sink is non-compliant, no HC stall. Girls-remove two of three stalls to make ADA stall. Boys-remove tow of two to make ADA stall. Raise one of three urinals for ADA.

NOTE: Girls restroom at Bldg. 3 has modified doorway and HC stall and will comply. Boy and Girls restrooms at Bldg. 6 are compliant. At least one of the Boys Restrooms at Bldg. 3 or 4 needs to be revised.

- Bldg. 10- replace exterior door threshold , with concrete cut (3)
- Replace base cab w/sink and bubbler 8 LF (3)

**Bldg. 5, 10, 11, 12, 15, 16, 17**

- Replace exterior door threshold, requires concrete cut and fill (11)
- R&R base cab with sink and bubbler for ADA access 8LF (8)
- Bldg. 5 ramp is sufficient but steps are non-compliant (vary in height)
- Bldg. 10 ramp and rails are non-compliant 45 LF



WASHINGTON ELEMENTARY EXISTING FACILITIES

Map 4.24

Grade Configuration K-6  
 Site Acreage 2.81 Acres  
 Total Building Area 26,929 Sf  
 Total Classrooms 12  
 School Capacity 336



Permanent Buildings	
Name	Date Built
1	1949
2	1968
3	1945
4	1976

Portable Buildings	
Name	Date Built
6	2001
7	2002
8	2004

Existing Modernization Needs Cost Summary	
ADA, Fire Life Safety	\$ 2,129,640
Standard Modernization Needs	\$ 2,288,965
New Technology	INCLD W.MOD
Reconfiguration/Augmented Needs	\$ -
Site Improvements	\$ 358,350
Hazmat	\$ 77,942
<b>Total Modernization Project Cost</b>	<b>\$ 4,854,897</b>
<b>Proposed Modernization Projects</b>	<b>\$ 2,490,000</b>
<b>Remaining Facility Needs</b>	<b>\$ 2,364,897</b>

Proposed Funding Sources	
State Modernization Funding Eligibility	\$ 1,448,917

Washington Elementary School 500 S. Garden Street Visalia, CA 93277



**Site Assessments:**

Security is an issue. Entrance to the campus is between bldgs. 1 and 2, but there is not a mechanism that forces visitors into the administration office before entering the campus. Also, visitors walk past room 11 and 12 consisting to two doors that are the entrance to the kindergarten classrooms. Currently the kindergarten classrooms are kept locked during class sessions. Remodeling the administrative office with an entrance from E. Myrtle and additional fencing and a pass through the office would eliminate the security risk.

- Curbs at HC parking not to code. 5 Gates do not have panic hardware and are wide and high.
- Cross slope in front of the classrooms is too steep about 5,280 SF.
- Rails are needed at the Multi-purpose building
- Room 29 portable has too much cross slope
- Kitchen delivery location needs a removable rail to prevent someone from walking of the end.
- Bldg. 3 Boys and Girls restrooms thresholds need work.
- Gates at entrance
- Small concrete ramps at door thresholds not compliant
- Back gate not compliant and slope too great for ADA
- Delivery area at kitchen needs railing and a gate
- Containers are ok at sites but must meet the building code as far as distance from other buildings
- DF are at the correct height but need the rails on both ends
- Transformers and power supplies should be fenced off for safety

- DF are all inside the building perimeters and none at play areas
- Play area needs a walk path to the ramp.
- Truncated domes needed at parking drop off.

**Bldg. 6, 7, 8**

- Replace exterior hdw, lockset (3)
- Add exit signage (2)

**Bldg. 1**

These buildings are comprised of multiple classrooms, kindergarten and the administration office.

- Replace ext. door hdw (12)
- Replace (e) interior door hdw (2)
- Install exit signs and ADA signage (9 exterior locations)
- Replace 1 exterior door
- Reconfigure 2 staff bathrooms in administration.
- Remove and replace staff sink and cabinet. 3 LF
- Remodel office front desk for ADA. 4 LF
- Repaint bldg. 1
- Remove and replace classroom sink with bubbler (8)
- Reconfigure kindergarten restrooms (2)
- Remodel kindergarten sinks (2)
- Replace 10% of the ceiling tiles.

**Bldgs. 2 & 3.**

These buildings are permanent class rooms with bathrooms and staff rooms.

- The roof leaks at the staff and storage area in bldg. 2. Replace 50% of the ceiling tiles after reroofing. Apx 800 SF
- Remodel staff cabinet and sink for ADA
- Replace ext. door hdw (7)
- Replace (e) interior door hdw (6)
- Install exit signs and ADA signage (8 exterior locations)
- Replace 1 exterior door
- Remove 1 pocket door.
- Remodel urinal for ADA. Remodel 2 toilets into 1 ADA compliant. Remodel hand washing sink for ADA. 2 Boys and 2 girls.
- Remodel classroom sinks w/bubblers (7)
- Replace 10% of the ceiling tiles
- Repaint bldg. 3, paint is peeling on the east side.

**Bldg 4**

This building is the kitchen, cafeteria and nurses office.

- Replace ext. door hdw (4)
- Install exit signs and ADA signage (4 exterior locations)
- Remodel nurse sink and cabinet w/bubbler
- Remodel nurse bathroom for ADA. Remove wall and door into small hallway. It already has 2 doors that can now be doors into the bathroom.
- Kitchen, need 3 compartment sink and wash sink.
- Reconfigure 4 LF counter for ADA



WILLOW GLEN ELEMENTARY EXISTING FACILITIES

Map 4.25

Grade Configuration K-6  
 Site Acreage 17.50 Acres  
 Total Building Area 43,883 Sf  
 Total Classrooms 24  
 School Capacity 702



Permanent Buildings	
Name	Date Built
1	1961
2	1978
7	1987

Portable Buildings	
Name	Date Built
3	1976
4	1976
5	1973
8	1997
9	1998
10	2001

Existing Modernization Needs Cost Summary

ADA, Fire Life Safety	\$ 1,550,861
Standard Modernization Needs	\$ 3,730,055
New Technology	INCLD W.MOD
Reconfiguration/Augmented Needs	\$ -
Site Improvements	\$ 91,125
Hazmat	\$ 110,036
<b>Total Modernization Project Cost</b>	<b>\$ 5,482,077</b>
<b>Proposed Modernization Projects</b>	<b>\$ -</b>
<b>Remaining Facility Needs</b>	<b>\$ 5,482,077</b>

Proposed Funding Sources

State Modernization Funding Eligibility	\$ 1,640,541
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Willow Glen Elementary School 310 N. Akers Road Visalia, CA 93291



**Site Assessments:**

- The parking lot and bus drop off have recently been reconfigured but it still needs addition cross walks, signage and an ADA ramp and truncated domes installed at the sidewalk to the east.
- For fire the concrete to the south of bldg. 10 must be tied into the walkway at bldg. 7. Apx 300 SF.
- Place 2 bollards at unprotected gas main to the east of the site.

**Bldgs. 3, 4, 5, 8, 9, 10**

- Replace ext. door hdw (7)
- Replace int. door hdw (1)
- R&R base cab w/sink and bubbler for access 9 LF (3)

**Bldg. 1- Admin.**

- Replace ext. door hdw (4)
- Replace int. door hdw (9)
- R&R Nurse sink cab (4 LF)
- Nurse restroom- toilet, sink and rooms size – non-compliant
- Staff restrooms (Men & Women) fixtures and space are non-compliant. Side door clearance from interior.
- Staff break room sink cab. non-compliant (5 LF)
- Upgrade F.A. system to automatic. Campus has horns and pull stations.
- Provide ADA signage and exiting at all buildings

**Bldg. 1-Classrooms**

- Replace ext. door hdw and threshold. Requires concrete cut for slope issues (7)
- R&R base cab w/sink and bubbler 9 LF (7)
- Rm 17- replace carpet
- Modify cabinets next to exit door for clearance (7)
- Student restrooms are non-compliant- Remove Dbl door entrance and replace with Sgl entrance door. Boys has 3 sinks, 4 floor urinals and 3 stalls that are non-compliant. Girls has 3 + 3.

**Bldg. 2 Classrooms**

- Replace ext. door hdw and threshold. Requires concrete cut for slope issues (7)
- R&R base cab w/ sink and bubbler 8LF (6)
- Replace int. door hdw (3)
- Replace acoustical ceiling tiles 80% (5)
- Student restrooms fixtures are non-compliant. Modify for HC stall

**Cafeteria / Kitchen**

- Replace ext. door hdw (1)
- Replace int. door hdw (1)
- Provide hand wash sink
- Remove 2 comp. sink and install a 3 comp.
- Provide assistive listening system

**Bldg.7-Classrooms**

- Replace ext. door hdw (10)
- Replace interior door hdw (2)
- R&R base cab w/sink and bubbler 6 LF (10)
- Student restrooms fixtures are non-compliant. Modify for HC stall

**DIVISADERO MIDDLE EXISTING FACILITIES**

**Map 4.26**

Grade Configuration 7-8  
 Site Acreage 20 Acres  
 Total Building Area 81,282 Sf  
 Total Classrooms 39  
 School Capacity 1116



Permanent Buildings		Portable Buildings	
Name	Date Built	Name	Date Built
1A	1950	9	2002
1B	1973	10	2002
2	1954	11	2002
4	1976	12	2002
5	1950	13	2002
6	1950	18	2002
7	1950	19	2002
8	1961	CNTY	-
14	1961	CNTY	-
15	1980	RR	-
21	2003		
23	1999		

**Existing Modernization Needs Cost Summary**

ADA, Fire Life Safety	\$ 3,133,826
Standard Modernization Needs	\$ 5,283,330
New Technology	INCLD W.MOD
Reconfiguration/Augmented Needs	\$ -
Site Improvements	\$ 797,535
Hazmat	\$ 137,545
<b>Total Modernization Project Cost</b>	<b>\$ 9,352,236</b>
<b>Proposed Modernization Projects</b>	<b>\$ 462,000</b>
<b>Remaining Facility Needs</b>	<b>\$ 8,890,236</b>

*Proposed Funding Sources*  
 State Modernization Funding Eligibility \$ 1,506,275

Divisadero Middle School 1200 S. Divisadero Street Visalia, CA 93277



**Site Assessments:**

The site does not have a secure path of entrance into the office. Currently visitors come into the site from the north/east parking lot. This pathway is fenced and the only access into the campus is between bldgs. 1 and 2. The visitor is not physically directed to enter the office in bldg. 1 and can access the entire campus after entering the gate between bldgs. 1 and 2. The office will need to be remodeled with a new office entrance on the north side of bldg. 1 and a complete pass through to the interior of the campus.

The north/east drive and parking lot needs to be reconfigured for ADA access and the parking area needs to be restriped as a number of parking spaces infringe on access. The area to the south of the parking lot requires truncated domes. Total of 3 locations for 56 total LF.

- Need truncated domes at three locations that allow access from south of the MP room. Total 50 LF.
- Replace concrete not ADA complaint, between buildings 4 & 14. 750 SF
- Non-compliant grates west of room 27 portable.
- Replace non-compliant drinking fountains and non-alcove wing wall. 5 locations.
- No ADA accessible picnic tables.
- Door landings at building 1 are 17% slope at 3 doors. Replace 900 SF

The public right of way has had no improvements since the assessment done in 2005 by Peters. All is the same; driveways, bus drop off, street corners, parking areas.

- Parking area above has non-compliant ADA parking stall.

**Grounds**

- I have added some pictures but items 4 through 23 are still the same, most notably there is not ADA access to the play fields or in the grandstands.
- The play fields are also in poor shape and need to be leveled and reseeded. The area is also infested with numerous holes because of the gophers. They need to be eliminated before fieldwork can begin. The irrigation is adequate.
- Poor field conditions:

**Bldg. 1 -Admin- upgrade F.A. System to auto.**

- Replace exterior door hdw (5)
- Replace interior door hdw (6)
- Modify Nurse Office sink/cab for ADA (6 LF)
- Reconfigure Nurse RR for ADA (28sq')
- Provide ADA signage all buildings
- Provide exit signs all required locations (Multi-Purpose Bldg. is OK)
- Staff restrooms (Men & Women) too small , non-compliant (32 sq')
- Student restrooms ( Boys & Girls ) too small, non-compliant (16 sq')
- Modify entry counter for ADA. (12 LF)
- Modify hallway, too narrow. No side door clearance
- Modify height of D.F. too tall
- Staff Lounge- Modify sink cab for ADA (8 LF)
- Staff Work Room- Modify sink cab for ADA (6 LF)

**Bldg. 5, 6, 7 –Classrooms- these buildings are in need of new roofs**

- Replace exterior door hdw (14)
  - Provide two walls of tackable wall surface (12 rms)
  - Bldg. 5 electrical room- remove concrete curb at doorway
  - Classrooms have old metal window wall w/door. Remove and replace for security. (8x10)
- Bldg. 6 Student Restrooms-**
- Boys and Girls both require HC stall and new sink fixture (boys lower one urinal)
  - Bldg. 7 student restrooms- Boys is OK, Girls modify Partition at HC stall for clearance.

**Bldgs. 9, 10, 11, 12, 13, 18, 19, 20, 22 (Portables)**

- Replace exterior door hdw (13)
- Replace exterior door hdw and threshold with concrete cut and fill (3)
- Bldg. 22- County Building- lower interior D.F. on wall, student restroom has a bathtub that is non-compliant, Staff Restroom – re-set toilet for wall clearance.

**Press Box office at playfield- replace exterior door hdw (5)**



**Site Assessments:**

**Bldg. 21- Multi-Purpose/Kitchen**-this is a new building and complies except as noted:

- Boys and Girls restrooms- entry is too small. Need to move tile wall for accessible door clearance (sim. to Bldg. 14)
- Women’s restroom- modify toilet location for proper wall clearance

**Bldg. 4- Music/ Choir** – this is the old MP.

- Snack Bar- modify interior and exterior counter for ADA space. (8 LF)
- Snack bar Staff restroom- modify toilet location, reset toilet accessories
- Replace exterior door hdw and threshold (8)
- Replace interior door hdw (7)

**Bldg. 2- Library/Lab Classrooms**

- Replace exterior door hdw (6) (90% of the campus has non-compliant door hdw in addition to they do not lock from the inside for safety)
- Replace interior door hdw (4)
- Library Staff Work Rm- modify cabinet to provide ADA work space
- Modify book shelf for side door clearance (2 LF)

**Rms 15, 16, 17**

- Provide two walls with Tackable wall surface (3 rooms)
- Rm 15 & 16 - Modify base cab. w/sink for ADA . (6 LF ea)
- Rm 15- side door clearance issue
- This building needs a new roof (built up)

**Bldg. 8 -Locker Rooms**

**Boys:**

- Provide seat bench (24x48)
- Provide accessible shower in shower room
- Provide ADA compliant sink, urinal and toilet.
- Modify ramp and rails to coach’s office (rails too high, ramp too short, landing at door is too small). Remove cabinet at doorway.
- Modify coach restroom-too small (toilet, sink, shower space is about 4x5)
- Replace exterior door hdw (3)

**Girls :** this used to be the boys and girls locker room and has been converted to just girls. Boys locker room is newer (still old).

- Replace exterior door hdw and threshold, requires concrete cut and fill (3)
- Staff restroom too small. Non-compliant (4x4)
- Student restroom- modify for ADA sink and toilet
- Coaches office has no vent, no operable window or HVAC.
- Provide ADA bench (24x48)
- Staff restroom (at other end of building) needs the toilet reset for proper wall clearance.
- There are two small shower stalls that are too small (non-compliant)
- Floors in locker room at center wall where the old showers were removed are sloped and non-compliant.
- Remove privacy wall at three exterior exit doorways. (8 x10 ea)

**Bldg. 14-Classroom**

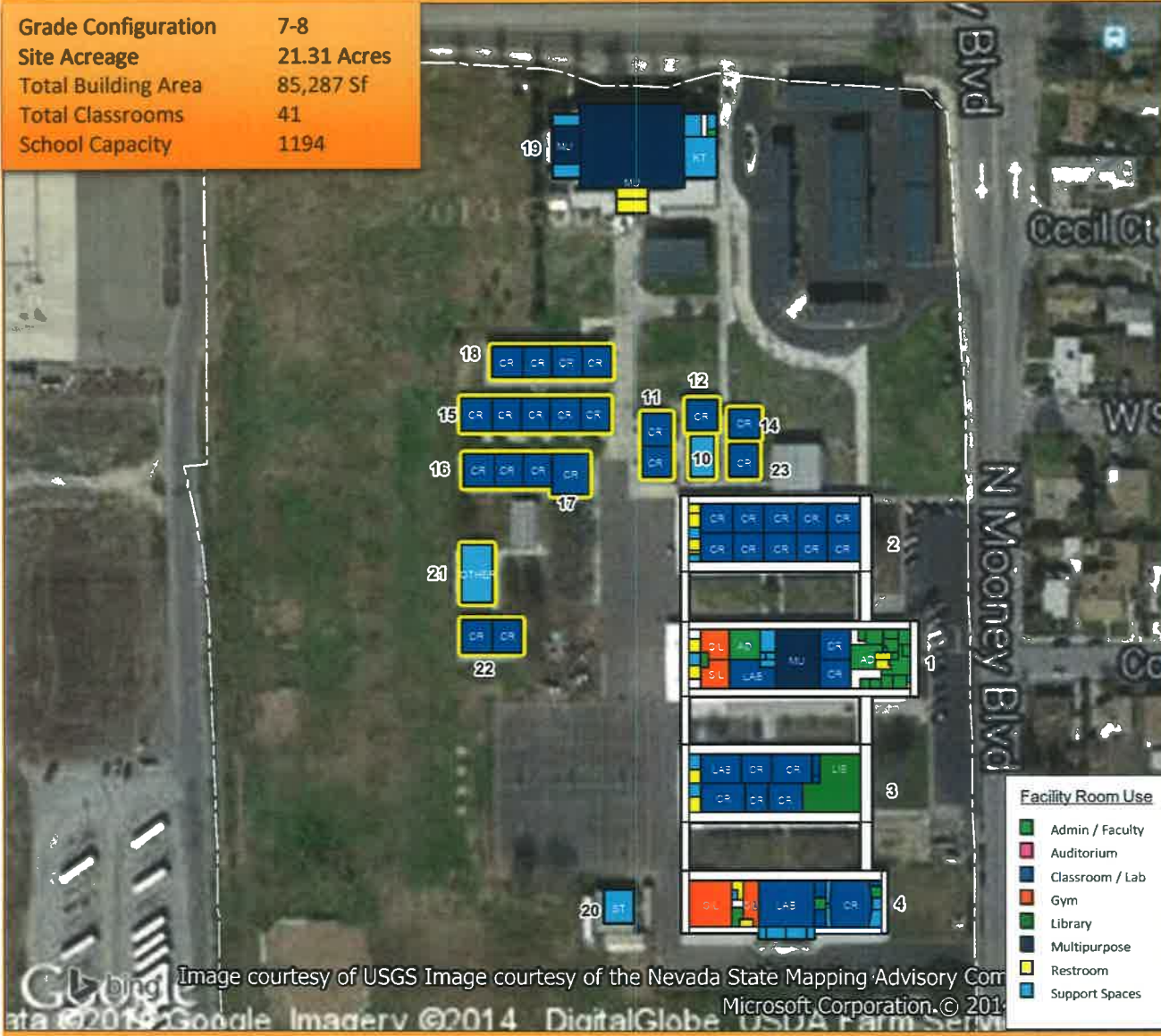
- Student restrooms (Boys & Girls) are non-compliant- entry hall too narrow, modify sink, urinal, stall for ADA. (rooms are about 12x14)
- Replace exterior door hdw, threshold and doors. Will require concrete cut and fill. (9)
- Rm. 19- remove platform- non-compliant. Modify cab at door for door clearance (4 LF). Modify or remove sink cab.
- Rm. 21 is an old home ec. room. Modify one work station for ADA.
- Glazing at each entry door needs to be tempered around frame (8)
- Light switches are too high (9)

**Rm 26**-install two walls with tackable wall material. Replace 20% of ceiling tiles (12x12 tiles)

GREEN ACRES MIDDLE EXISTING FACILITIES

Map 4.26

Grade Configuration 7-8  
 Site Acreage 21.31 Acres  
 Total Building Area 85,287 SF  
 Total Classrooms 41  
 School Capacity 1194



Permanent Buildings	
Name	Date Built
1	1955
2	1955
3	1961
4	1979
18	2001
19	2003
20	-

Portable Buildings	
Name	Date Built
10	1982
11	1983
12	1985
14	1989
15	1990
16	1991
17	2000
21	2003
22	2004
23	-

Existing Modernization Needs Cost Summary	
ADA, Fire Life Safety	\$ 1,705,128
Standard Modernization Needs	\$ 5,543,655
New Technology	INCLD W.MOD
Reconfiguration/Augmented Needs	\$ -
Site Improvements	\$ 471,180
Hazmat	\$ 64,187
<b>Total Modernization Project Cost</b>	<b>\$ 7,784,150</b>
<b>Proposed Modernization Projects</b>	<b>\$ 6,145,680</b>
<b>Remaining Facility Needs</b>	<b>\$ 1,638,470</b>

*Proposed Funding Sources*  
 State Modernization Funding Eligibility \$ 3,594,060

Green Acres Middle School 1147 N. Mooney Boulevard Visalia, CA 93271

**Site Assessments:**

- There is about 6,235 SF of concrete that will need fixed and cross slope corrected on at this site.
- There is 3,900 SF of asphalt that needs to be fixed.
- Gates at his site need to have panic hardware, kick plates, and are too wide.
- Signage is needed at parking lot along with truncated domes.
- Some corrections are needed at the front side walk.
- Cross slope has created a pond at this quad intersection
- Patch has a lower height of over ¼ "
- Extension to side walk has been ground down and needs to be replaced
- 2 pull boxes need to be raised they are about ½" lower than the side walk
- Cross slope is 2.3 %
- Ramp extension not to code
- Fence needed at this location between portables 10 \$ 23
- A lot of cracked concrete included in overall site concrete
- More cracked concrete
- This landing at portables 7 & 8 is 46"X 48"
- Building separation is required by DSA for connex boxes
- Signage and truncated domes are needed
- Truncated domes are needed at the cross walks
- Drinking fountain needs rails on two sides
- Side walk is too narrow and end slope is 13.7%
- About 35' of side walk is ½" lower than the curb
- Paving in this drop off area is in need of being redone 30' X 135'

**Bldg. 1- Admin.**

- F.A. System to automatic
- Paint the building exterior
- Modify counter for ADA. Total 2 for 12 LF
- Replace exterior door locks 4)
- Replace interior door hdw (8)
- Replace threshold type 3 (2)
- Place exit signage (5)
- Modify cabinet in staff room. Not 34 inches. 12 LF
- Modify nurse bathroom. Not ADA compliant. Would require expanding the east outside wall.
- Women's staff bathroom - No knee space under counter.
- Staff Room. Remodel wall for clearance and rotate door swing.
- Staff room provide accessible sink and drinking fountain.

**Building 1 Rooms 31, 32, 33, 41, 42, & 43.**

- Replace exterior door locks (8)
- Replace Door and door hdw @ room 43
- Replace interior door hdw (5)
- Replace threshold type 3 (1)
- Place exit signage (5)
- Replace 10% of the ceiling tiles
- Remodel cabinet in room 42 for door clearance and ADA access. 60 LF / 8 LF Room 43
- Remodel sink for ADA knee space. All are 36 inches and the bubbler is 8 inches from edge (5)
- Room 31 & 43 remove 2 ft of cabinet for clearance.
- Room 33 replace all walls with new vinyl 7,200 SD and install 2 tack boards.

**Rooms 34 and 35 Boys Locker Room**

- Replace exterior door hardware (3 doors)
- Entrance not ADA compliant 37 inch width at 2 entrances.
- Showers are non-accessible.
- Staff room patch and redo the wall next to the door. 50 SF

**Building 2 Rooms 10-24 Plus women's rest rooms and custodial and storage room.**

- Replace exterior door locks (10)
- Replace threshold type 3 (12 plus 1 double thresh hold)
- Place exit signage (10)
- ADA bathroom signage (1 location)
- Lower sink counter and move bubbler (10)
- Replace 10% of the ceiling tiles
- Remove cabinet at doors for clearance (10 locations)

**Building 4**

- Replace exterior door hardware & locks (9)
- Replace exterior door hardware for double doors (2)
- Replace interior door hardware (11)
- Replace 10% of the ceiling tiles
- Replace carpet in room 70 3,600 SF
- Girls PE – Non compliant staff bathroom and shower

**Building 19 Multi-Purpose and Kitchen**

- No issues with this building.



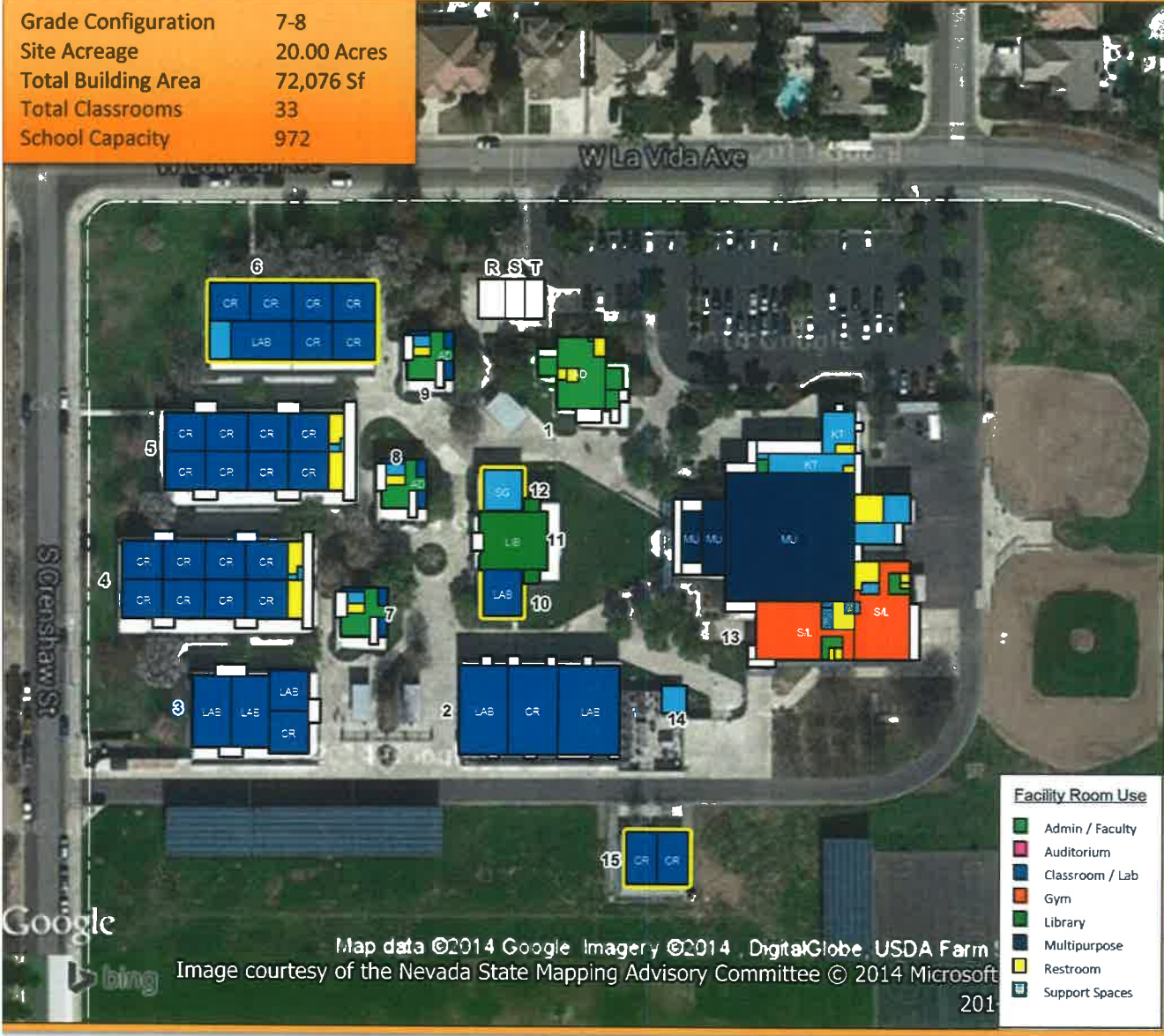
**Building 3 Rooms 50 – 60 Boys and Girls RR and 2 storage rooms**

- Paint building 3
- Replace exterior door hardware & locks (14)
- Replace exterior door (4)
- Replace interior door hdw (7)
- Replace threshold type 3. (11 plus 2 double door thresh holds & sliding glass door thresh hold)
- Replace 50% of the ceiling tiles
- Place exit signage (11)
- No ADA stall in either the boy or girl RR. Girls not assessable entrance.
- Remove cabinet room 62 for door clearance
- Remodel lectern in room 51
- Lower cabinet and sink and make ADA compliant (7 locations)
- Lab sinks not ADA compliant.

LA JOYA MIDDLE EXISTING FACILITIES

Map 4.28

Grade Configuration	7-8
Site Acreage	20.00 Acres
Total Building Area	72,076 Sf
Total Classrooms	33
School Capacity	972



Permanent Buildings		Portable Buildings	
Name	Date Built	Name	Date Built
1	1994	6	1994
2	1994	10	1994
3	1994	12	1994
4	1994	15	2004
5	1994		
7	1994		
8	1994		
9	1994		
11	1994		
13	1994		
14	1994		
R	1994		
S	1994		
T	1994		

Existing Modernization Needs Cost Summary

ADA, Fire Life Safety	\$ 1,251,864
Standard Modernization Needs	\$ 4,684,940
New Technology	INCLD W. MOD
Reconfiguration/Augmented Needs	\$ 233,826
Site Improvements	\$ 501,685
Hazmat	\$ -
<b>Total Modernization Project Cost</b>	<b>\$ 6,672,315</b>

<b>Proposed Modernization Projects</b>	<b>\$ 31,000</b>
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<b>Remaining Facility Needs</b>	<b>\$ 6,641,315</b>
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*Proposed Funding Sources*

State Modernization Funding Eligibility	\$ 963,396
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La Joya Middle School 4711 W. La Vida Avenue Visalia, CA 93277



**Site Assessments:**

- There are a lot of cross slope issue's in various areas of this campus for a total 4,960 SF needs replaced.
- None of the gates are compliant 4 gates total no kick plates, no panic hardware.
- Slope at side walk coming up drive way is 9.8% about 400 to 600 SF of concrete will need to be removed to fix problem.
- Parking lot needs signage and truncated domes at stalls and curbs.
- I am seeing a lot of connex boxes adjacent to buildings DSA require a building separation of 20' and classifies a connex box as a building.
- Notes from site
- An outdoor lunch area would be nice.
- The drop off and pick up areas have a problem and need to be reconfigured.
- Truncated domes are needed
- Signage needs to be upgraded
- Slope at this part of the side walk is 9.8%
- No railing at ramp
- Railing not to code
- Expansion joints need to be re-caulked
- About 2,500 feet throughout the campus
- Drinking fountain one needs to be lowered for H/C
- There is this building 15 with no visible path of travel for anyone in a wheel chair
- Cross slope for this side walk is 6.3%
- Building separation?
- There are 2 of these half circles both sides of building 4 That are raised and need to be redone they are a 12' radius
- 

- There are 4 gates that are not compliant they are wider than 48" and have no kick plates or panic hardware.
- There are 2 areas that need truncated domes
- Side walk slope is 6.2%

**Bldg. 1- Admin.**

- F.A. System to automatic
- ADA door signage at campus
- Replace carpet in Admin.
- Staff Room: Side door clearance issue
- Men's staff restroom- toilet is too wide from wall
- Women's staff restroom: door side clearance issue
- Nurse office sink: replace with ADA height compliant sink base cab /w sink and bubbler
- Nurse office restroom: toilet seat is too high- replace with compliant seat.
- Pass thru window at attendance area is too tall. Modify for ADA height (3')

**Bldg. 13- Multi-Purpose/Kitchen/Locker Rms**

- M.P. restrooms- Boys and Girls- modify sink counter for ADA (too tall and sink too far back, (7 LF). Boys HC stall is too small from front of toilet to wall. (Girls is ok)
- Modify rails at stage (both sides)
- Provide contrasting color at stair treads (4)
- Boys & Girls locker rooms- provide 24 x 48 changing bench for ADA.
- Kitchen Staff restroom toilet- too close to side wall.
- Provide three sink compartment
- Replace two prep tables that have raw wood on sides

**Bldgs. 10, 11, 12 – Library**

- Replace sink base cab w/ bubbler (6 LF) too

**Buildings 3, 4, 5, & 6 Classrooms**

- All of the rooms need exit signage (32 location)
- All of the doors require inside locks (32 locations)
- In Bldgs. 4, 5, 6, the classroom sinks are too high and the bubblers are 8 inches away from the edge. (24 with bubblers and one sink without)
- Room 304 double sink is 37 inches. Lower total area.
- Room 304 Lower one work station with gas and sink for ADA.
- Room 303 Teachers work area lower 2 sinks and remodel for leg room.
- Room 304 Lectern make ramp or remove.
- Rooms 301 and 302 Provide 1 ADA workstation for each.
- Buildings 3, 4, 5, & 6 provide for 10% new ceiling tiles for all rooms.
- Rooms 502, 503, 401, 402, and 406 replace carpet. 5,250 SF
- Room 606, replace all of the vinyl wall covering. 1, 000 SF
- Drinking fountain east of building 4 and 5. Flush push button (2)
- Boys and girls bathrooms east of Bldgs. 4 and 5. No 5' turn space. Remove 1 stall and remodel handicapped for clearance (4)
- Lower 1 sink to comply with ADA (4)

**Buildings 7, 8, & 9 Staff Offices**

- Lower sink in each building to ADA compliance (3)
- Install exit signage (6 locations)



VALLEY OAK MIDDLE EXISTING FACILITIES

Map 4.29

Grade Configuration 7-8  
 Site Acreage 25.00 Acres  
 Total Building Area 95,290 Sf  
 Total Classrooms 44  
 School Capacity 1284



Permanent Buildings

Name	Date Built
1	1973
1	1973
2	1973
3	1973
4	1973
12	1973
24	1991

Portable Buildings

Name	Date Built
6	1968
8	1974
13	1982
16	1987
17	1988
18	1989
19	1989
20	1989
21	1989
22	1990
23	1991
26	2003

Existing Modernization Needs Cost Summary

ADA, Fire Life Safety	\$ 1,810,876
Standard Modernization Needs	\$ 6,193,850
New Technology	INCLD W.MOD
Reconfiguration/Augmented Needs	\$ 22,923
Site Improvements	\$ 1,136,339
Hazmat	\$ 18,339
<b>Total Modernization Project Cost</b>	<b>\$ 9,182,327</b>

**Proposed Modernization Projects** \$ -

**Remaining Facility Needs** \$ 9,182,327

Proposed Funding Sources

State Modernization Funding Eligibility \$ 2,089,314

Valley Oak Middle School 2000 N. Lovers Lane Visalia, CA 93292

**Site Assessments:**

- Gates too wide 5 total gates no panic hardware no kick plates.
- Concrete needing to be replaced 18,775 SF of concrete needed to be replaced.
- Truncated domes needed at drop off area 40’.
- Signage and truncated domes needed at HC stalls
- Concrete needed to be raised at doorways 10’X10’ In order to make work with surrounding sidewalks work is included in concrete needing to be replaced Square footage.
- D/F not to ADA
- Transformer needs a fence around it.
- Gate is too wide and no panic hardware
- A lot of cracked concrete
- Vents in sidewalks need to be pedestrian rated
- Truncated domes needed
- Truncated domes needed on the sidewalk at both sides of driveway
- More cracked sidewalk
- D/F not to ADA
- No railings at ramps or landings at portables
- Railing not to ADA
- More missed railings

**Bldg. 1- Admin/Library**

- Replace exterior door hdw (3)
- Replace interior door hdw (1)
- Modify FA system to automatic
- Staff RR- Men & Women’s- toilet clearance to side wall
- Elevator doors are undersized.
- Stairs at Library need contrasting colors (8 locations)

**Classrooms 2, 3, 26**

- Replace exterior door hdw (13)
- Replace exterior door hdw and threshold. Concrete cut and fill ( 12)
- Replace interior door hdw (11)
- Rm 22-teacher prep- modify sink cab for ADA height and access (5 LF)
- Rms 24 & 25- provide access to three compartment sink
- Rms 21 & 22- remove teacher podium (6’ x 12’)

**Bldg. 24 – Multi-Purpose:**

- Replace exterior door hdw and thresholds (6 dbl doors)
- Restrooms – modify sink counter for ADA height (boys and girls)
- Modify hand rails at ramp to stage (60 LF)
- Kitchen – modify one window at serving counter for ADA height

**Bldg. 4- Music / locker rooms**

- Replace exterior door hdw and threshold. Concrete cut and fill. (6)
- Replace interior door hdw (2)
- Student store- modify counter for ADA access.

**Boys Locker Rm**

- Provide 24x48 changing bench for ADA.
- Coaches office restroom is too small (non-compliant)

**Girls Locker Rm**

- Provide 24x48 changing bench for ADA.
- Coaches office restroom is too small (non-compliant)

**Portable Classrooms 6, 8, 13, 16, 17, 18, 19, 20, 21, 22, 23**

- Replace exterior door hdw (7)
- Replace exterior door hdw and threshold. Concrete cut and fill (19)
- Replace interior door hdw (4)
- Replace (2 pc) of tackable wall material at Rms 67 and 27
- Provide tackable wall material (two walls) in Bldg. 8 (4 rooms 30x32)
- Replace classroom sink w. bubbler (5 LF ea. x2)
- Replace classroom sink w/bubbler (9 LF)

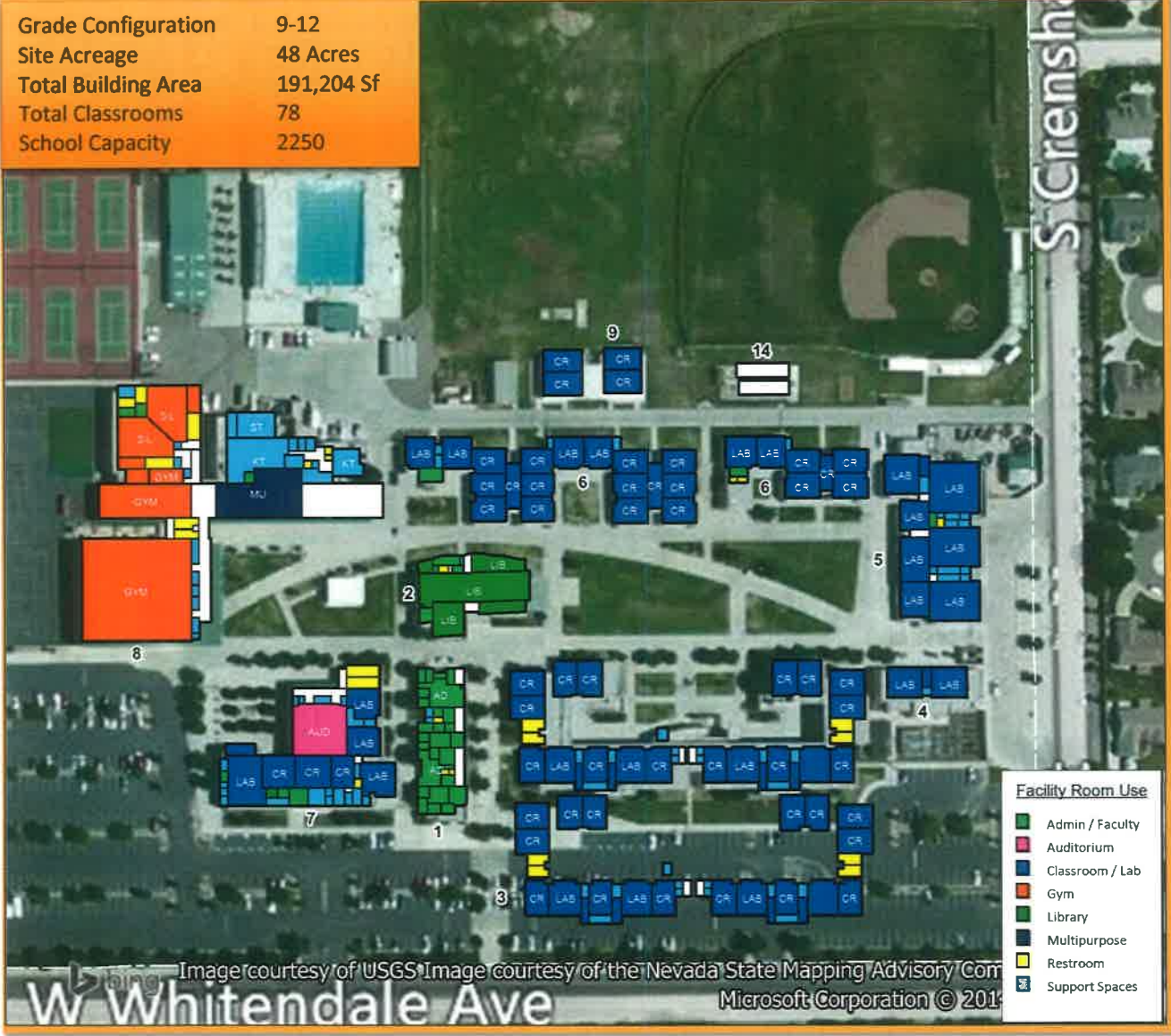


EL DIAMANTE HIGH EXISTING FACILITIES

Map 4.30

Permanent Buildings	
Name	Date Built
1	1999
2	1999
3	1999
4	1999
5	1999
6	1999
6	1999
7	1999
8	1999
9	2004
14	1999

Grade Configuration 9-12  
 Site Acreage 48 Acres  
 Total Building Area 191,204 Sf  
 Total Classrooms 78  
 School Capacity 2250



Existing Modernization Needs Cost Summary

ADA, Fire Life Safety	\$ 141,112
Standard Modernization Needs	\$ 9,560,200
New Technology	INCLD W.MOD
Reconfiguration/Augmented Needs	\$ -
Site Improvements	\$ 345,375
Hazmat	\$ -
<b>Total Modernization Project Cost</b>	<b>\$ 10,046,686</b>
<b>Proposed Modernization Projects</b>	<b>\$ -</b>
<b>Remaining Facility Needs</b>	<b>\$ 10,046,686</b>

Proposed Funding Sources

State Modernization Funding Eligibility \$ -

El Diamante High School 5100 W. Whitendale Avenue Visalia, CA 93277



**Site Assessments:**

This is the newest of the high schools, 12 years old, so many of the previously seen problems with ADA were addressed at original construction. The site is not secure and has a number of safety issues that will be addressed on the site write up.

In addition to the additional fencing requested to secure the site the existing store front (Pic 2) will need to be remodeled to an entry and exit (see example Pic 3) and the interior office front counter area will require a divider with a small electrical locked half door. The counter would have to also be remodeled to add an ADA wheel chair access.

- There are several gates that do not meet code they are too wide and do not have kick plates or panic hardware.
- Walkway in front of rooms 311, 312, 113 has a 2.2% cross slope 1,440 SF.
- There are four cub cuts that need truncated domes.
- There are 2 DI's by the elevator at the 300 building that have a cross slope of 3.3%.
- The entrance beside the office building has 3 DI's the first one has a cross slope of 3.0% the third one 2.6% the second one is fine
- Cross hatching at the pedestrian crossing needs to be blue.
- Expansion joints throughout the campus needs to be replaced about 10,000 feet.
- Cross hatching needs to be blue and truncated domes need to be added
- Expansion joints need to be re-caulked.
- DI's at entrance cross slope is to great
- DI's by elevator cross slope is to great
- Cross slope is 2.2% 1,440 SF
- Need truncated domes at 4 locations
- Hand rails are not to code

- Drinking fountain at tennis courts need to be brought up to code
- Track is not to code
- Need some kind of protection for HVAC
- Curb cut not to code at these portables
- No ADA access to ball field
- Connect the perimeter fence along Crenshaw Street through the bus loading zone with gates for the buses. This is so they can close off the shops from the street.
- They would like to see more bollards at the cross walk at the front parking lot to prevent cars from using this area for parking.
- They would like some additional fence changes at the planters in the front parking lot preventing people from climbing over the fences
- At the 300 building the fence needs to be raised a couple of feet to prevent people from climbing over the fence.
- The site would like to add a door and reconfigure the fence in order to control the access to the site.
- Shops at the Crenshaw Street bus loading area
- Fence could run from exiting block wall to the existing fence at the other driveway.
- Gate that people are already climbing over could be added to in order to increase the height.
- Fence at front parking lot planter that needs a fix to prevent people from climbing over
- Same issue as above photo
- This fencing issue is in 3 locations.
- Fence additions are in red.

**Building 8 – Gymnasium & Cafeteria**

- Gym snack bar requires an ADA sink. Remodel 6 LF of cabinet

- Area between the gym, locker rooms and cafeteria requires new vinyl flooring. Apx. 2,400 SF

**Building 1 Office and Student Services**

- Teacher work room needs wheel chair access to cabinets. Reconfigure 6 LF.
- Exit signage required on north ext. door.

**Building 7 Theater/Music**

- Room 701, computer room, reconfigure cabinet for wheel chair access. 6 LF
- Exit signage required. 4 ext. doors.
- Back ramp to theater the handrail reconfigure with bottom rail guard. 25 LF.

**Building 3- 2 floors of student classrooms.**

- All of the ext. doors require exit signage. 44 locations.
- Exterior doors requiring inside locking hardware. 22 locations.
- Room 363 replace vinyl flooring. Apx. 1,200 SF

**Building 5 – Shop classrooms**

- Exterior doors require exit signage. 3 locations.

**Building 6 – Classrooms Rooms 617-622**

- Exterior doors require exit signage. 12 locations.

**Building #6 – Classrooms Rooms 601-616**

- Exterior doors require exit signage. 27 locations.
- Exterior doors requiring inside locking hardware. 2 locations.

**Building 9, 11 & 13 Portables.**

**GOLDEN WEST HIGH EXISTING FACILITIES**

**Map 4.31**

Grade Configuration 9-12  
 Site Acreage 74.00 Acres  
 Total Building Area 229,820 Sf  
 Total Classrooms 84  
 School Capacity 2448



Golden West High School 1717 N. McAuliff Road Visalia, CA 93292

Permanent Buildings		Potential Buildings	
Name	Date Built	Name	Date Built
1	1977	30	1989
2	1977	31	1991
3	1977	32	1991
4	1977	33	1993
5	1977	34	1993
6	1977	35	1993
7	1977	36	1994
8	1977	37	1994
9	1977	38	1994
10	1977	39	1994
11	1977	40	1994
12	1981	41	1995
22	1982	42	1995
23	1985	43	1996
25	1985	44	1996
26	1985	45	2004
27	1985	46	2004
28	1985	47	2004
KILN	1987	48	2004
		50	-
		51	-

Existing Modernization Needs Cost Summary	
ADA, Fire Life Safety	\$ 2,427,452
Standard Modernization Needs	\$ 11,491,000
New Technology	INCLD W.MOD
Reconfiguration/Augmented Needs	\$ 1,430,464
Site Improvements	\$ 2,410,035
Hazmat	\$ 183,393
<b>Total Modernization Project Cost</b>	<b>\$ 17,942,343</b>
<b>Proposed Modernization Projects</b>	<b>\$ 14,855,000</b>
<b>Remaining Facility Needs</b>	<b>\$ 3,087,343</b>

*Proposed Funding Sources*  
 State Modernization Funding Eligibility \$ 8,787,747



**Site Assessment:**

- At Portable Classrooms (Bldgs. 35 to 48) there is a road on the north side that runs east /west. There are no ramps or truncated domes along the pathway to these rooms.
- The east/west walkway north of buildings 11, 27, 26, 6 and 5 has several locations that were turf and have been in filled with concrete. The DI's were not raised, so these areas all have cross slope issues. (see photo GW2)
- There are numerous locations with raised sidewalks due to tree roots.
- Walkway slope issues around Bldg. 25 (English)
- The felt at expansions joints (campus wide) has deteriorated leaving wide gaps in the walking path.
- West side of Cafeteria, there is a staff parking lot. There is not H.C. parking stall and no path of travel to the building. The walkway ramp is very steep. (see photo GW3 and GW4)
- Area East of Bldg. 30 has large cross slope issued. Walkway to mini-Gym requires handrails. (see photo GW6)
- At the Student/Staff parking lot east of Admin. Bldg. (Bldg. 1), the H.C. stalls are non-compliant. There are no loading zones next to the stalls and no curb ramp available. The (E) ramps are non-compliant. (See photo GW5)
- No Hi/ Lo D.F. on site. D.F. have been modified with a 36" concrete base that is non-accessible (see photo GW2 )

Due to many turf areas being in filled with concrete, there is about 45% of the site that has cross slope and ramp issues.

**Bldg. 4**

This building is built around a central pod with 6 classrooms, additional staff room within the pod area and a student store.

- Replace ext. door hdw (8)
- Replace thresholds- 8 total pre-manufactured.
- Replace interior door hdw (15)
- Replace countertop with ADA accessible 30 LF total at 2 locations
- R&R base cab. with sink/bubbler for ADA height- 100 LF total at 10 locations
- Install exit signs and ADA signage- 8 exterior locations, 9 interior from central pod
- All rooms including the central pod need 10% of the ceiling tiles replaced.
- Combine men and women staff bathroom to one unisex ADA accessible.
- Replace 100% of the carpet within 3 years

**Bldg. 5**

This building is built around a central pod with 7 classrooms, additional staff workroom within the pod area and a hood room.

- Replace ext. door hdw (4)
- Replace thresholds (5) pre-manufactured.
- Replace interior door hdw (12)
- Replace countertop with ADA accessible 6 LF
- R&R base cab. with sink/bubbler & eye wash for ADA height- 30 LF total at 2 locations
- Install exit signs and ADA signage- 8 exterior locations, 9 interior from central pod.
- Install ramp at teacher lecture area. 8 LF.
- Hood is not ADA compliant.
- All rooms including the central pod need 10% of the ceiling tiles replaced.

Combine men and women staff bathroom to one unisex ADA accessible.

**Portable Rooms P6 thru P24**

- Replace locksets in panic hdw (14)
- Place ADA signage in all 18 rooms.
- Replace door hdw lockset and handle Interior 2 total Rm. 11
- R&R base cab. with sink/bubbler for ADA height – 6 LF Rm. 10

**Bldg. 30**

- Replace ext. door hdw (3)
- Replace thresholds (3)
- Replace 10% of ceiling tiles

**Bldg. 31, 32, 50 & 51**

- Replace ext. door hdw (3)
- Replace 10% ceiling tiles
- R&R base cab. with sink/bubbler for ADA height- 8 LF. Rm P4 Bldg. #31

**Bldg. 53 & 54**

- ADA signage (2)

**Bldgs. 25, 26 & 27**

These buildings are comprised of 10 classrooms built around a common central pod that is used for staff and a common work area and staff bathrooms. Each of the 10 classrooms has a common interior doorway into the central pod.

- Replace ext. door hdw (33)
- Replace interior door hdw (42)
- Replace thresholds. 4 total pre-manufactured.
- Replace (e) interior doors due to damage (4)
- Install exit signs and ADA signage- 33 exterior locations, 30 interior from central pod..



**Bldg. 6**

This building is built around a central pod with 6 classrooms.

- Replace ext. door hdw (9)
- Replace thresholds (9) pre-manufactured.
- Replace interior door hdw (7)
- R&R base cab. with sink/bubbler for ADA height- 60 LF total at 6 locations
- Install exit signs and ADA signage- 6 exterior locations.
- Replace countertop with ADA accessible 6 LF
- Replace 20% of the ceiling tiles

**Bldg. 13**

This is the kiln building. Do nothing.

**Bldg. 11**

This is the Industrial Education building with 3 classrooms a staff room and service yard.

- Replace ext. door hdw (6)
- Replace thresholds (4) pre-manufactured.
- Replace interior door hdw (9)
- Replace drinking fountain with high low
- 3 multi-person wash stations. None ADA accessible
- Install man gate with panic hardware in service yard for fire escape.
- Rm IE-3 Trip hazard between concrete and wood floor inlay. The floor is to low

**Bldg. 10**

This is the cafeteria, kitchen, home economics (no longer used in this way) and dance studio.

- Replace ext. door hdw (17)
- Replace thresholds (10) pre-manufactured.
- Replace interior door hdw (12)
- Replace door for clearance (1)
- R&R base cab. with sink/bubbler for ADA height- 20 LF total at 2 locations

- Serving line (inside) reconfigure 10 LF to meet ADA accessibility.
- Reconfigure serving window and 5LF counter to Meet ADA accessibility (outside line)
- Have no 3 compartment sinks. 3 locations all are 2 compartments.
- Reconfigure 3 bathrooms (staff) to make one ADA compliant and signage.
- Bathroom in home economics room H2 is non-compliant and can configure expanding 2 walls and signage.
- Replace 10% of all the ceiling tiles.

**Bldg. 2**

This is the music building and consists of a band and choir rooms with associated storage and staff rooms and one class room.

- Reroof the entire building within 2 years.
- Replace ext. door hdw (7)
- Place exit signage (7)
- Replace thresholds (7) pre-manufactured.
- Replace interior door hdw (13)
- Reconfigure 10 lockers for ADA access.
- Remove 5 LF of cabinet that is obstructing door.
- Replace 30% of the total ceiling tiles.
- Band room M5 install acoustical ceiling. Apx 4,350 SF

**Bldg. 3**

This is the library that has an upper and lower level and a number of small offices within the facility.

- Replace ext. door hdw (6)
- Place exit signage (6)
- Replace thresholds (4) pre-manufactured.
- Replace interior door hdw (18)
- Replace 2 exterior doors and hardware.

- Reconfigure staff bathroom to for ADA accessibility.
- Lower mop sink plumbing.
- Replace second story guard rail to ADA standard of 4" or less gap. Existing rail has 6" gap. Apx 100 LF.
- Redo the handrails. Apx 300 LF

**Bldg. 8**

This building is the gym, mini-gym and boys and girls locker room. Did not enter the locker rooms.

Main Gym:

- Replace ext. door hdw (16)
- Replace interior door hdw (2)
- Replace thresholds – 10 total 6 foot pre-manufactured.
- Replace 300 SF of deteriorated concrete at gym entrance.
- Reconfigure concession counter for ADA accessibility. 6 LF.
- Reconfigure sing in the concession stand for ADA accessibility.
- Add one ADA accessible drinking fountain inside the gym. Recessed.
- Patch and resurface the entire gym floor. Talking to the basketball coach resurfacing will happen over the summer.
- Lobby, men’s and women’s rest rooms reconfigure one water closet and one sink in each.
- Replace 100% (300 SF) of ceiling tile in the athletic storage room.

Mini-Gym:

- Replace ext. door hdw (10)
- Patch and resurface the gym floor. Signs of cupping from water damage.

**Bldgs. 7, 9 & 28**

These 3 buildings are the campus' central student bathroom facilities. Building 7 also houses the campus' central mechanical plant.

- Replace sink with ADA compliant sink (6)
- Remove toilet and reconfigure 2 stalls to 1 for ADA accessibility. All have tile floors and walls. 6 total.
- Reconfigure urinals for ADA (3)
- ADA signage required (6)

**Groppetti Stadium**

- Home and visitor bleachers as well as both concession stands and restrooms are ADA compliant.
- The only deviation is that the press box does not have an ADA access.

**Central Plant:**

The central plant boilers are located inside bldg. 7 with a small and large chiller located outside.

After almost 30 years of service the infrastructure is badly in need of rehabilitation. The site loses heat in the winter and cooling in the summer. Infrastructure breaks are repaired as needed. Totally rebuilding the infrastructure needs to be studied versus other alternatives. The small chill may be replaced with a Turbocor unit which will gain efficiencies but cooling will still be loosed due to the faulty infrastructure. The air handlers are also at the end of their service life and are in need of replacement. Efficiencies may be gained by this replacement.

- The small chiller serves the north side of the campus and includes buildings 1, 2, 3 and 25.
- The large chiller serves the south and east side of the campus and includes buildings 4, 5, 6, 26, 27, 10, 11 and 12.

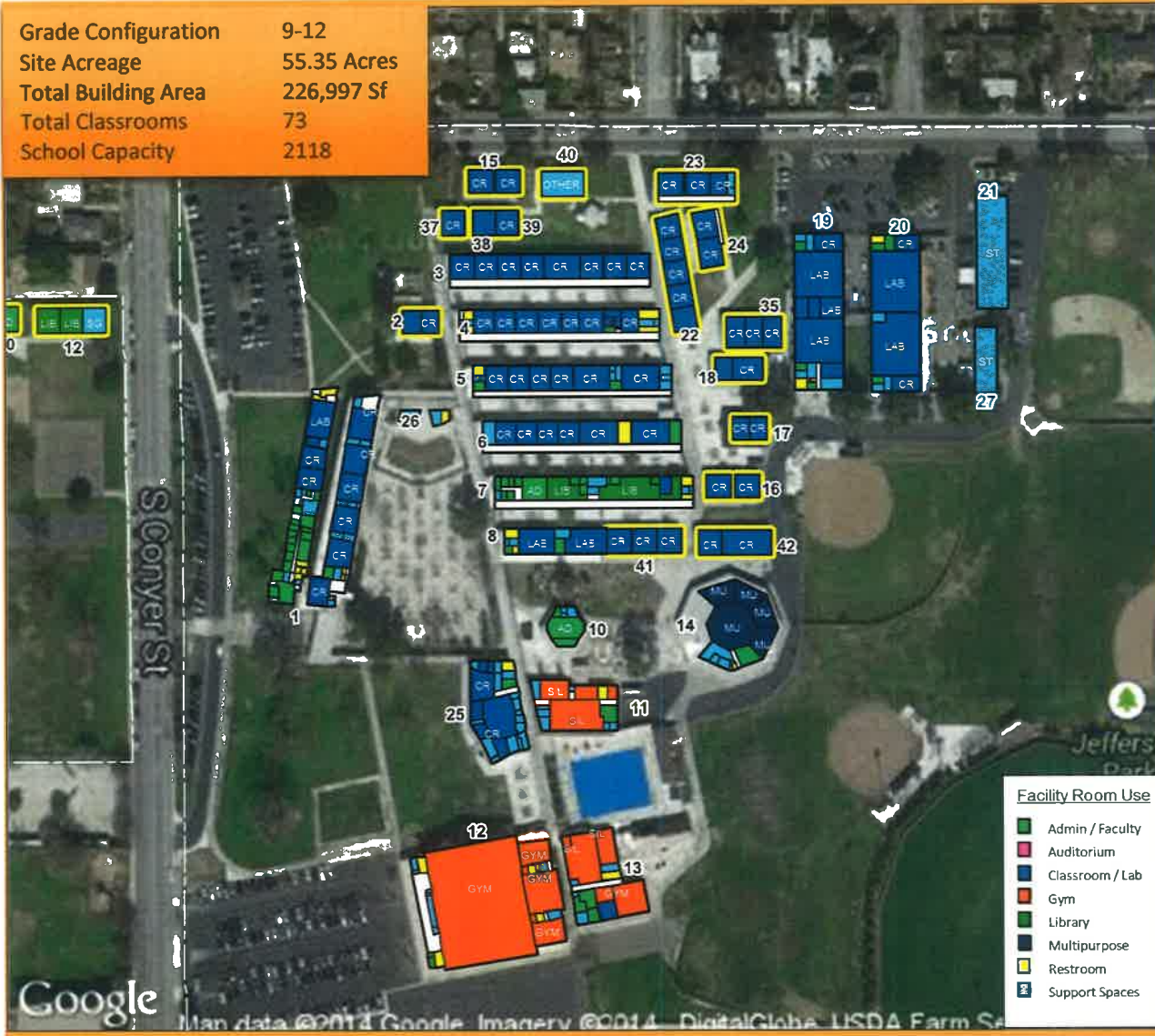
**Concerns yet to be addressed as of 6/3/13**

- Shop and Science classrooms upgrade to District standard.
- No intercom. Have a study showing and expenditure of apx. \$80K to upgrade.
- Main gym needs electrical upgrade. Generators rented for events.
- Home Economics rooms not now in use as designed. Remodel for classroom use.

MT. WHITNEY HIGH EXISTING FACILITIES

Map 4.32

Grade Configuration 9-12  
 Site Acreage 55.35 Acres  
 Total Building Area 226,997 Sf  
 Total Classrooms 73  
 School Capacity 2118



Mt. Whitney High School 900 S. Conyer Street Visalia, CA

Permanent Buildings

Name	Date Built
1	1948
3	1957
4	1948
5	1948
6	1948
7	1948
8	1948
10	1964
11	1948
12	1953
13	1948
14	1964
19	1948
20	1948
21	1985
25	1948
26	1948
27	1947

Portable Buildings

Name	Date Built
2	1985
15	1977
16	1966
17	1965
18	1972
22	1997
23	1976
24	1977
35	1977
37	1991
38	1996
39	1996
40	0
41	2005
42	2007

Existing Modernization Needs Cost Summary

ADA, Fire Life Safety	\$ 4,061,207
Standard Modernization Needs	\$ 11,349,850
New Technology	INCLD W.MOD
Reconfiguration/Augmented Needs	\$ 856,714
Site Improvements	\$ 2,013,286
Hazmat	\$ 513,500
<b>Total Modernization Project Cost</b>	<b>\$ 18,794,557</b>

Proposed Modernization Projects \$ -

Remaining Facility Needs \$ 18,794,557

Proposed Funding Sources

State Modernization Funding Eligibility \$ 2,546,032



**Site Assessments:**

- This site is in need of about 40,640 SF of concrete work do to cross slope issues and extensive cracking and Spaulding do to age.
- Gates are in need of panic hardware and kick plates as well as being too wide.
- Expansion joints are in need of caulking about 5,000 feet.
- D/F are not compliant 4 where found.
- Some hand rails are not to code.
- Site Notes
- They would like to see a gate at Tulare open to staff 20 minutes before and after school.
- Create a second drop off area.
- Signage needed at drop off area and a path to the side walk across the traffic
- Cracks in the ramps at portables and no hand rails
- Cross slope is 3.3%
- No hand rails at the T portables
- Vents need to be pedestrian traffic rated
- Hand rails not to code
- Several D/F are not compliant
- Several thousand square feet of old concrete is cracked
- DSA requires a building separation for connex boxes at school sites
- Cross slope 3.5% to 4.8% and no hand rails
- Not sure if this is ok with DSA
- Need a fence around this area
- There are 4 of these area's the concrete is cracked and ready to start coming apart
- The buildings are 3, 4, 5, 6 and 7.
- There are a lot of areas that have old concrete that is cracking and starting to separate as well as areas that have cross slope issues.
- These are typical throughout this site

- Raised side walk at handball courts
- Gates are too high off ground, too wide, no kick plates and no panic hardware
- The D/F are not ADA
- This is the gym building and the concrete is cracked and needs replaced
- Cracks in the concrete
- Concrete is cracked
- Outside the permanent class rooms this is the typical concrete
- A lot of concrete is needing to be replaced at this site 40,640 SF

**Bldgs. 3, 4, 5, 6, 8 –Classrooms**

- Replace exterior door hdw and threshold. Concrete cut and patch is required (43)  
**Note:** 90% of these doors have an interior door clearance issue due to the building construction. Interior wall thickness is typ. at about 9" to 10" past the door frame and within inches of the frame. In addition 95% of these doors have an exterior door clearance issue due to lockers built within 6" of the door frame or in some cases a concrete curb at Bldg. 3 (8 doors) (presumably for lockers). ADA signage is lacking at every door.
- Replace interior door hdw (8)
- Bldg. 8-Home Ec. –modify (1) kitchen sink station for ADA. Cab. ht., sink and bubbler.
- Bldg. 6- Staff Lounge, modify sink base cab for ADA (too high, no access) (5 LF)
- Rm K8- modify sink for ADA access. Remove teacher platform.

**Student restrooms**

- **Bldg. 5-** East end- modify dbl door entry. Modify interior for H.C. stall, urinal and sink. (Boys & Girls)(sim. to bldg. 1 photos)
- **Bldg. 4, 5, 6, 8** west end- Remove (1) stall to make other accessible. Lower (1) urinal and sink.
- **Bldg. 3 & 4- labs** Remove teacher platform (6'x9'). Modify (1) epoxy resin lab sink for ADA. (6 LF) x 6 locations
- Bldg. 3- provide 2 walls of tackable wall material. (8)

**Bldg. 1- Classrooms**

- Replace door hdw and threshold. Concrete cut and fill. 1<sup>st</sup> floor (6)
- Rm B24 modify base cab sink for ADA (4 LF)
- Rm B24 Modify casework at wall for door clearance (4 LF)
- Rm B27 is a box theater. Interior floor slopes sideways and ramps down (non-compliant). No access to stage. Exit door & hall off stage level is too narrow and creates a side door clearance issue.
- Student Restrooms (Boys and Girls) –modify dbl entry doors to sgl. compliant door. Remove wall in vestibule. Remove one toilet and relocate 2<sup>nd</sup> one for ADA. Replace sink and urinal for ADA.
- **Stairways to 2<sup>nd</sup> floor-** modify hand rails for compliance (160 lf)
- 2<sup>nd</sup> floor balcony rails are non-compliant (240 LF)
- Replace door hdw and threshold. Concrete cut and fill (10) Since this is a 2<sup>nd</sup> floor balcony, it might be better to float the deck to bring it up to finish floor elevation. (10 x 240)

- There is an interior side wall encroachment at each door (9 to 10 " deep) which makes these doors non-compliant.
- Staff restrooms (2<sup>nd</sup> floor) small hall (too narrow) to men and women's. Each restroom is too small , non-compliant
- Student store Rm B201- remove or replace sink for ADA.

**Bldg. 1, Attendance Office /Counseling Office/Nurse** (see classroom sheet for rest of Bldg. 1)

**Bldg. 7- Admin/Lib.**

- Campus needs Auto FA System
- Campus requires ADA and Exit signage
- All light switches are in excess of 48" high, typ. all buildings
- Modify Charge desk (Attendance Office) for ADA (20 LF)
- Modify Charge desk (Counseling Office) 30 LF
- Replace exterior door hdw, threshold, requires Concrete cut and fill (6)
- Replace interior door hdw (15)
- Modify DF to Hi/lo for ADA (1)
- Men & Women's restrooms are too small. Door is also too small
- Remove and replace Nurse Office sink and cab. (4 LF)
- Nurse restroom too small, non-compliant (25 sq')
- Staff Lounge-modify sink cab for ADA (6 LF)
- Replace ext. door at Discipline Office
- Replace 40% of 2x4 ceiling tiles in Counseling Office (300 sq')

**Bldg. 7 – Admin. / Library**

- Replace exterior door hdw and threshold. Will require concrete cut and fill (8)
- Replace interior door hdw (6) Modify sink cab. in office for ADA (5 LF)
- Exit door, side clearance to wall non-compliant.

**Bldg. 14- Cafeteria/Bldg.10-Amaral**

- Replace exterior door hdw (6)
- Replace interior door hdw (3)
- Provide ADA serving counter(interior and exterior)
- Replace or modify (2) sink cab. for ADA
- Replace or modify (2) sink cab. for ADA
- Back exit door has side wall clearance issue
- Provide exit signs at doors
- Replace ceiling tiles (900 sq')
- Provide 3 compartment sink
- Men and Women's restrooms (exterior): rooms are non-compliant in size and doors are only 24" wide.

**Bldg. 10 –Amaral**

- Replace exterior door hdw (3)
- Replace sink base cab for ADA

**Bldg. 11, 12, 13, 36, 43 – Gym, Locker Rooms, Pool**

- Replace exterior door hdw and threshold (24)
- Replace interior door hdw (18)
- Gym Public RR- Men and Women's- ADA toilet too close to wall (2)
- Gym Home & Visitor RR- modify restrooms to make HC stall. Remove 2 stalls to make one HC stall. Lower one sink (x2)
- Boys & Girls Locker room RR- restrooms – HC stall toilets are too close to wall. Relocate Pool restrooms- HC stall toilets are too close to wall. Relocate (2)
- Coach office RR- Non-compliant- Stall and showers are too small.
- Boys & Girls locker rooms install 24x48 bench for ADA use
- Gym replace DF
- Paint interior of Gym
- Provide access to booth

- Snack bar in gym lobby- provide ADA counter, access doors to inside snack bar are too small (24"). Replace doors and hdw with ADA compliant (2), Modify sink for ADA.

**Bldg. 25- Music**

- Replace exterior door hdw and threshold. Concrete cut and fill (7)
- Replace interior door hdw (4)
- Remove wood ramp over stairs and replace with ADA ramp and rails to raised floor

**Bldgs. 2, 15, 16, 17, 18, 22, 23, 24, 35, 37, 38, 39, 40, 41, 42 Portables**

- Replace exterior door hdw (21)
- Replace exterior door hdw & threshold. Concrete cut and fill (11)
- Replace interior door hdw (7)
- Bldg. 18- Rm 13 remove and replace sink cab w/ bubbler (6 LF)
- Bldg. 40- modify sink cab w. bubbler for ADA (bubbler too far off edge). Student restroom toilet too close to wall.

**Bldg. 19, 20 ,21– Shops/Weight Room**

- Replace exterior door hdw & threshold. Concrete cut and fill (12)
- Replace interior door hdw (11)
- Bldg. 19 - student restroom (used as uni-sex) modify dbl entry door. Remove (1) toilet to make HC stall, modify sink and urinal for ADA.
- Bldg. 20 Student restroom- modify dbl entry door. Remove (1) toilet to make HC stall, modify sink and urinal for ADA.
- Auto shop- replace sink
- Bldg. 21- Men & Women's restrooms and doors are too small, non-compliant



REDWOOD HIGH EXISTING FACILITIES

Map 4.33

Grade Configuration 9-12  
 Site Acreage 44.62 Acres  
 Total Building Area 195,024 Sf  
 Total Classrooms 79  
 School Capacity 2262



Permanent Buildings	
Name	Date Built
1	1969
2	1976
3	1974
4	1974
5	1962
6	1974
7	1957
8	1971
9	1969
10	1938
14	1974
29	2007

Portable Buildings	
Name	Date Built
17	1996
18	1995
19	2001
20	2001
5B	2003

Existing Modernization Needs Cost Summary

ADA, Fire Life Safety	\$ 1,947,641
Standard Modernization Needs	\$ 9,751,200
New Technology	INCLD W.MOD
Reconfiguration/Augmented Needs	\$ 805,370
Site Improvements	\$ 203,317
Hazmat	\$ 733,571
<b>Total Modernization Project Cost</b>	<b>\$ 13,441,099</b>

<b>Proposed Modernization Projects</b>	<b>\$ 4,249,000</b>
<b>Proposed New Construction Projects</b>	<b>\$ 7,402,000</b>
<b>Remaining Facility Needs</b>	<b>\$ 1,790,099</b>

Proposed Funding Sources  
 State Modernization Funding Eligibility \$ 7,587,783

Redwood High School 1001 W. Main Street Visalia, CA 93291



**Site Assessments:**

- Rails need to be extended
- DF not ADA
- Some of the buildings have no ADA access to all of the building
- About 300 feet of bottom rail is needed at the classroom buildings ramps
- No hand rails or curbs at outside stage area
- Rails are needed at DF
- Bottom rail and end not compliant

**Bldg. 2 -Academics**

- Replace ext. door hdw (8)
- Replace int. door hdw (6)
- Rm 30 requires 2<sup>nd</sup> exit due to size. Deep entry door jamb exceeds ADA for side clearance. Storage room- modify sink for ADA access.
- Replace acoustical ceiling tiles (30 %)
- Basement has electrical transformer and hot water, provide exhaust vent for heat
- Rm 31 requires ramp out of second exit doorway
- Rm 41 door side clearance issue
- Staff restroom- sgl compartment non-compliant
- All rooms need tackboard on two walls
- Elevator door too narrow for ADA

**Bldg. 3 –Home Economics/Cafeteria/Kitchen**

- Rm 28- exterior door side clearance. Office, modify sink cab (4 LF)
- Staff office- modify (1) desk space for ADA
- Rm 29- modify (1) sink station for ADA
- Cafeteria- modify (1) cash counter for ADA
- Install barrier at D.F.
- Kitchen- change 1 of 5 dbl comp. sinks to a three comp.
- Replace 100% of washable acoustical ceiling tiles and all registers (60x 60)

- Replace ext. door hdw (10)
- Replace int. door hdw (4)
- Three staff restrooms (sgl compartment) are too small for ADA.

**Bldg. 4 – Shops**

- Replace ext. door hdw (6)
- Replace int. door hdw (8)
- Rm 56-metal shop-replace lighting
- Rm 55 & 54- modify sink w/bubbler for ADA access

**Bldg. 14 – Student Restrooms**

- Modify partition at H.C. stall for access ( boys and girls)

**Bldg. 17, 18, 19, 20 -** Portable buildings were not reviewed, they are scheduled to be replaced with permanent building.

**Bldg. 5 - Science**

- Replace ext. door hdw (7)
- Replace int. door hdw (8)
- HVAC is very weak in this building
- Rms 89, 90, 91, 92- modify sink cab for ADA (8 LF of epoxy resin top ea)
- Rms 93, 94, 95, 96- modify sink cab (6 LF), modify work table (4x5) and modify lecture stand for ADA access (1 ea rm)
- Student restroom-modify HC partition for access ( boys & girls)
- Teacher prep rooms behind Rms 93, 94, & 95 are only used as storage or office. The lab counters and sinks (3 ea) are falling apart.

**Bldg. 9- Gym**

- Replace ext. door hdw and thresholds (10 dbl doors)
- R&R ceiling spray on material. Falling off.

**Bldg. 6- Business**

- Replace ext. door hdw and threshold (2)
- Replace ext. door hdw (4)
- Replace int. door hdw (3)
- Modify base cab w/sink for ADA (3) (5 LF ea)
- Staff restrooms (sgl compartment) too small. Non-compliant
- Staff workroom- modify (1) desk space for access (5 LF)

**Bldg. 7- Band**

- Rm 80- replace ext. door and hdw.
- Replace int. door hdw (4)
- Rm 81- modify base cab. w/sink and bubbler for access
- This building has poor HVAC.

**Bldg. 10- Agriculture**

- Rm 60 –replace ext. door hdw and threshold. Existing threshold is concrete. Modify sink in office for ADA access.
- Rm 61- replace ext. door hdw and threshold.

**Library-**

- Modify counter with sink and bubbler for ADA in Textbook staff room
- Tall book shelves on main floor are not supported
- Library counter needs ADA access
- Library office door has side clearance issues
- Library office meeting room- modify base cab with sink and bubbler 12 LF. Side door clearance issue.
- Replace ext. door hdw (2)
- Replace ext. door hdw and threshold (2)
- Replace int. door hdw (4)

**Bldg. 1 – Admin.**

- Main entry counter needs accessible counter space (modular furniture)
- Interior Hi/Lo D.F. needs side rails
- Workroom- replace sliding entry door. Modify base cab and sink for accessibility. Exit door has side clearance issue.
- Mailroom- kitchen counter w/sink not accessible- 12 LF. Exit door needs exit signage, and (n) hdw w/threshold.
- Staff Restrooms (men & women's) sgl compartment, too small
- Nurse office- Replace base cab w/sink for access 7 LF. Nurse office door- side clearance issues. Restroom door has side clearance issue form inside.
- Attendance office counter needs accessible area
- Replace ext. door hdw (4)
- Replace ext. door hdw and threshold (2)
- Replace int. door hdw (6)
- All campus buildings are missing ADA signage and adequate Exit signage
- Campus has horns, strobes and pulls stations. Change to Automatic

**CHARTER ALTERNATIVE ACADEMY EXISTING FACILITIES**

**Map 4.34**

Grade Configuration 7-12  
 Site Acreage 12.47 Acres  
 Total Building Area 28,675 Sf  
 Total Classrooms 15  
 School Capacity 369



Permanent Buildings	
Name	Date Built
1	1952
2	1952
3	1952
4	1952
5	1952
9	1950
13	1995

Portable Buildings	
Name	Date Built
6	1976
7	1972
8	1965
11	1990
12	1991

Existing Modernization Needs Cost Summary	
ADA, Fire Life Safety	\$
Standard Modernization Needs	\$
New Technology	INCLD W.MOD
Reconfiguration/Augmented Needs	\$
Site Improvements	\$
Hazmat	\$
<b>Total Modernization Project Cost</b>	<b>\$</b>
<b>Proposed Modernization Projects</b>	<b>\$ 30,000</b>
<b>Remaining Facility Needs</b>	<b>\$</b>

*Proposed Funding Sources*  
 State Modernization Funding Eligibility \$ -

Charter Alternative Academy School 28050 Road 148 Visalia, CA

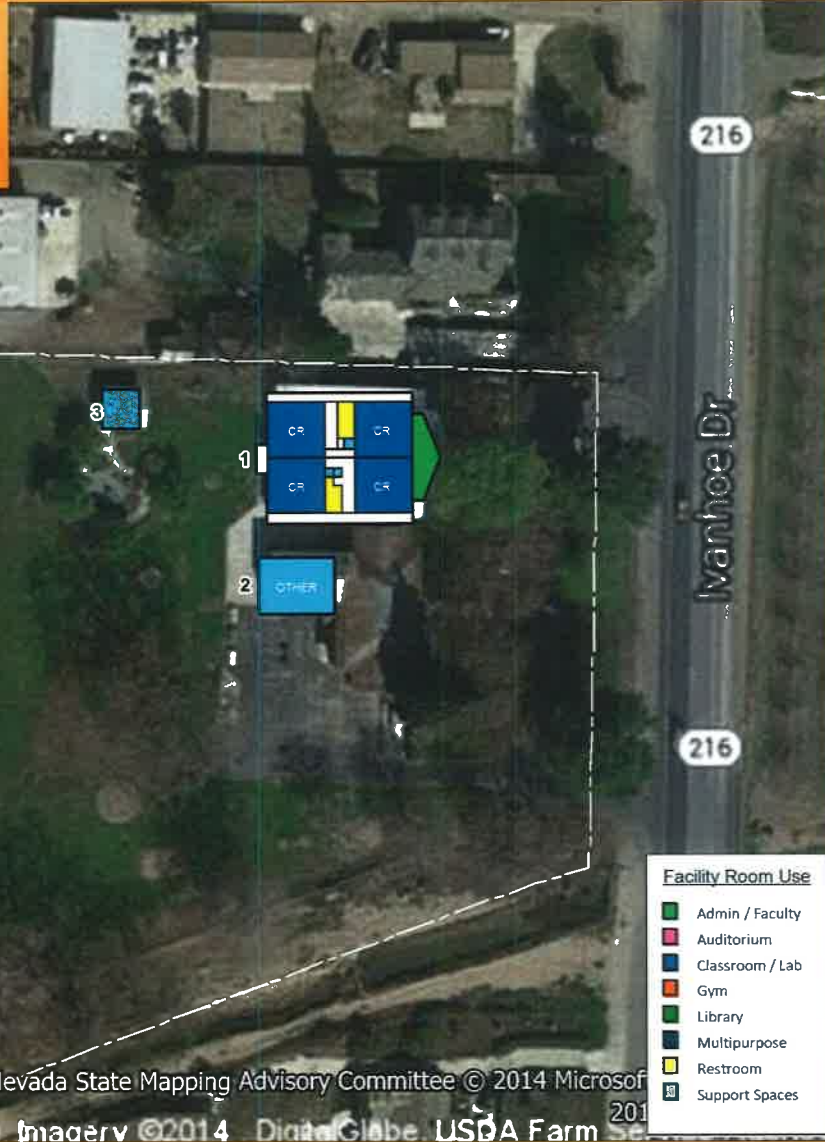


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CHARTER HOME ACADEMY EXISTING FACILITIES

Map 4.35

Grade Configuration K-12  
 Site Acreage 4.34 Acres  
 Total Building Area 12,110 Sf  
 Total Classrooms 4  
 School Capacity 108



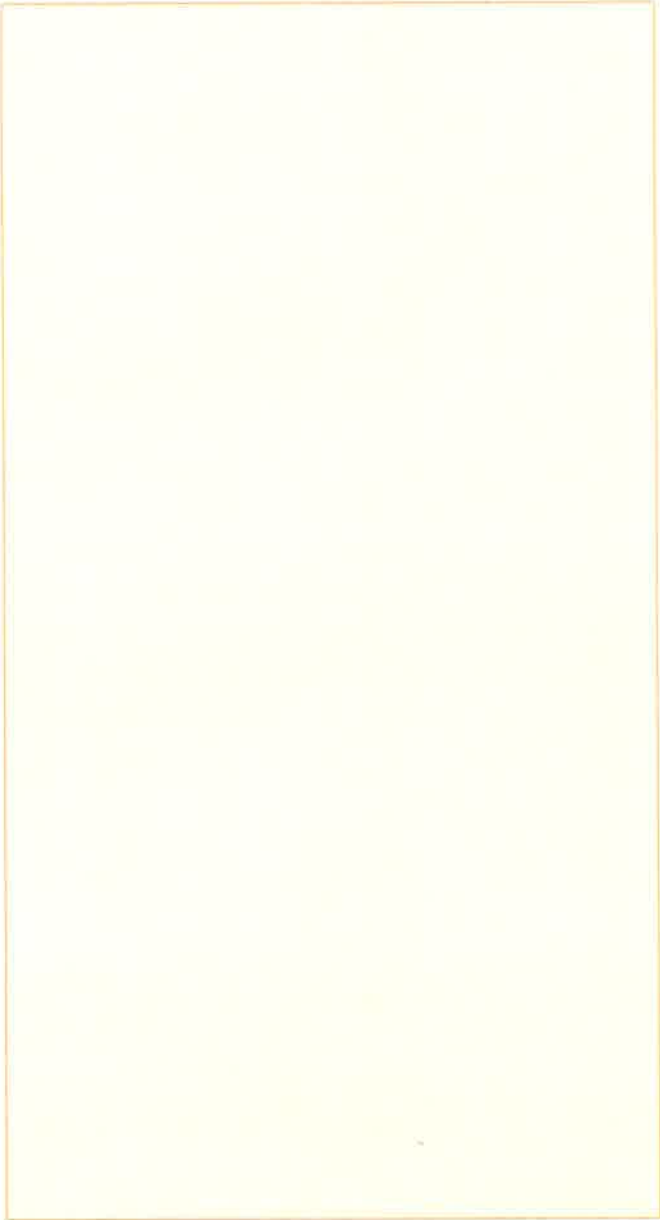
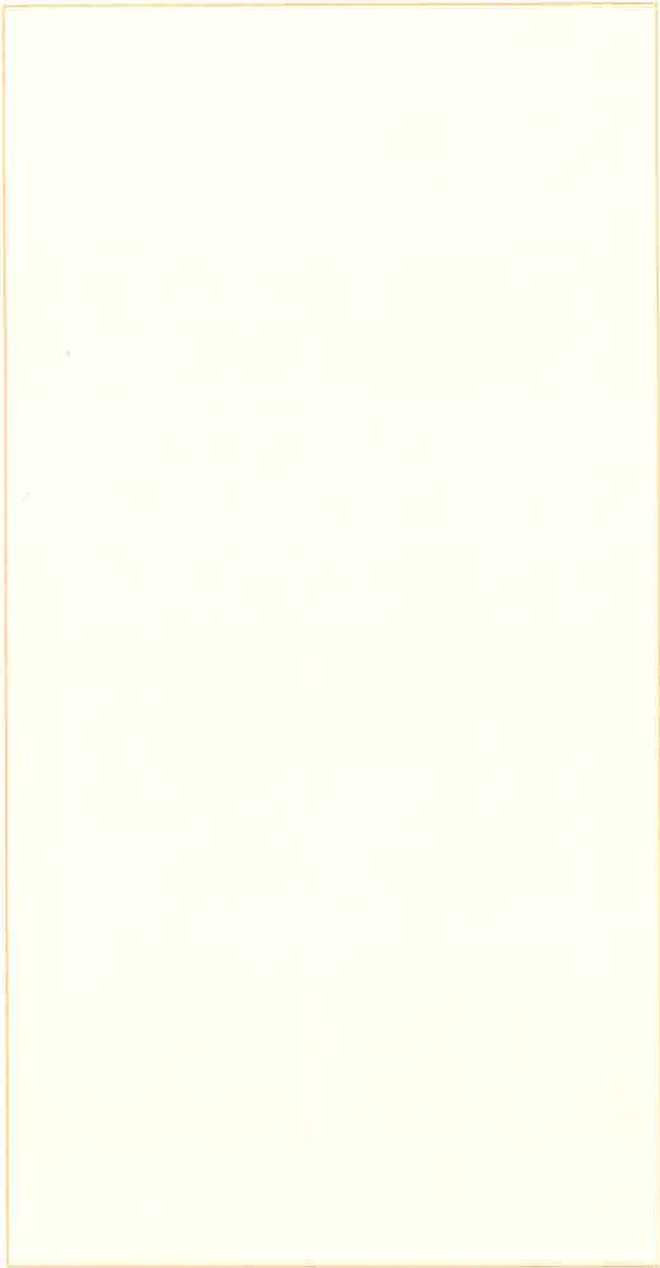
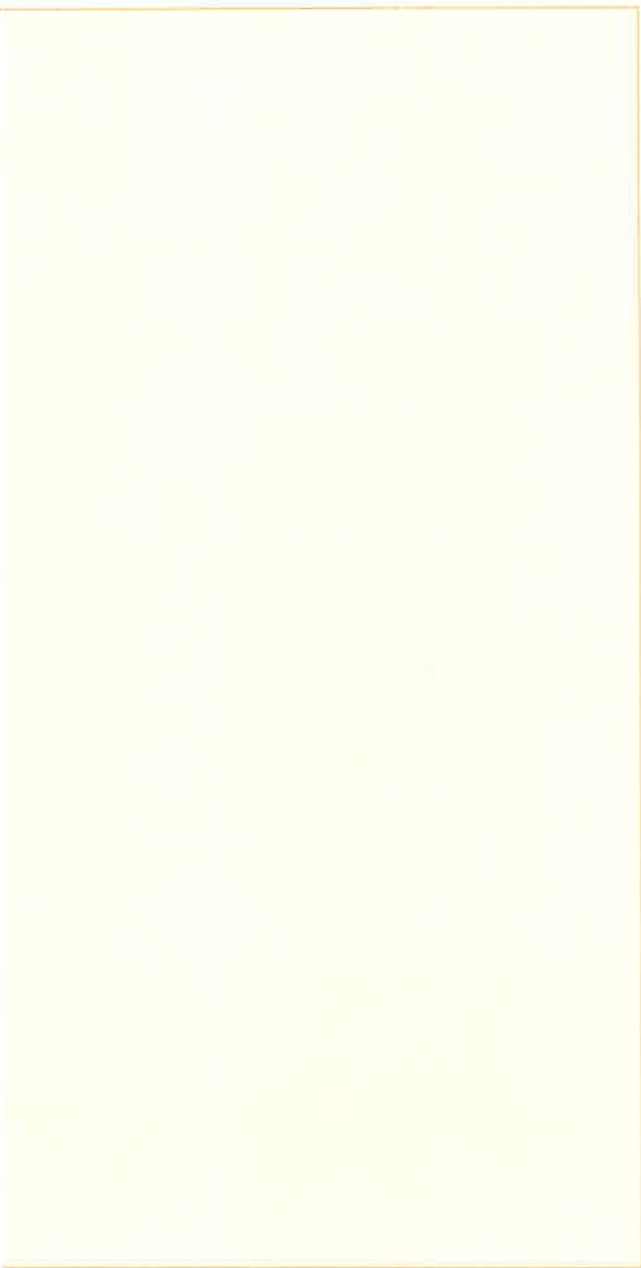
Permanent Buildings	
Name	Date Built
1	1958
2	1947
3	1984

Existing Modernization Needs Cost Summary

ADA, Fire Life Safety	\$
Standard Modernization Needs	\$
New Technology	INCLD W.MOD
Reconfiguration/Augmented Needs	\$
Site Improvements	\$
Hazmat	\$
<b>Total Modernization Project Cost</b>	<b>\$</b>
<b>Proposed Modernization Projects</b>	<b>\$ 77,000</b>
<b>Remaining Facility Needs</b>	<b>\$</b>

Proposed Funding Sources  
 State Modernization Funding Eligibility \$ -

Charter Home Academy 31411 Road 160 Visalia, CA 93292

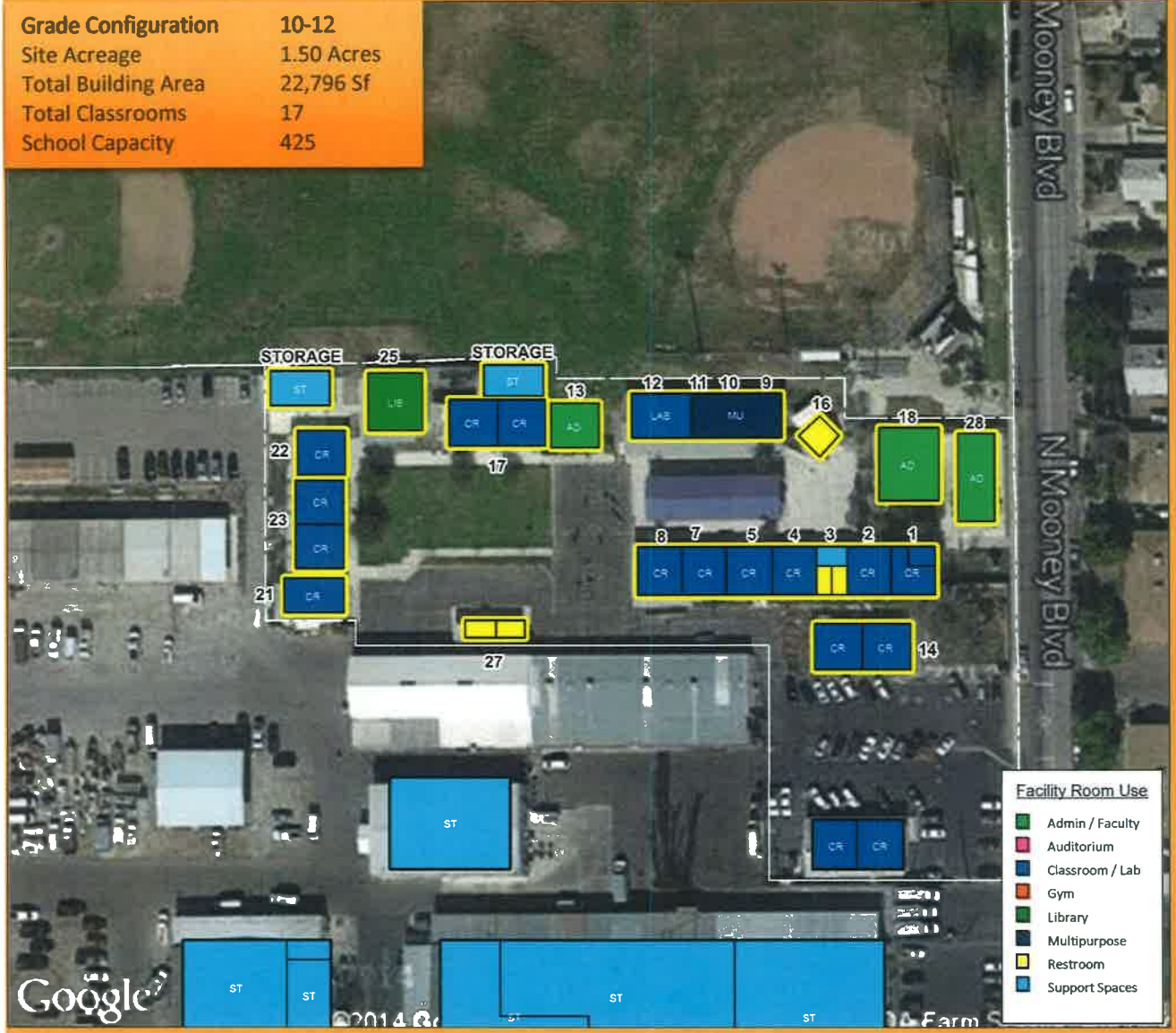




SEQUOIA HIGH EXISTING FACILITIES

Map 4.36

Grade Configuration 10-12  
 Site Acreage 1.50 Acres  
 Total Building Area 22,796 Sf  
 Total Classrooms 17  
 School Capacity 425



Sequoia High School 901 N. Mooney Boulevard Visalia, CA 93291

Permanent Buildings

Name	Date Built
26	2003

Portable Buildings	
Name	Date Built
1	1961
2	1964
3	1964
4	1964
5	1964
7	1965
8	1965
9	1971
10	1971
11	1971
12	1973

Portable Buildings

13	1980
14	1975
16	0
17	1975
18	1982
21	1983
22	1987
23	1990
25	2003
27	2003
28	0
ST	0
ST	0

Existing Modernization Needs Cost Summary

ADA, Fire Life Safety	\$ 1,389,852
Standard Modernization Needs	\$ 1,937,660
New Technology	INCLD W.MOD
Reconfiguration/Augmented Needs	\$ -
Site Improvements	\$ 300,489
Hazmat	\$ 36,679
<b>Total Modernization Project Cost</b>	<b>\$ 3,664,679</b>

**Proposed Modernization Projects** \$ 4,640,000

**Remaining Facility Needs** \$ -

Proposed Funding Sources

State Modernization Funding Eligibility \$ 2,189,062

**Site Assessments:**

**Bldgs. 1-8 and Rest Rooms (look at building entirety)**

- Note: these portables are fiberglass and need to research age. New portables instead of remodel or repair.
- This building needs to be reroofed ASAP.
- Men and women rest rooms not accessible. No space inside to make 5' turn radius.
- Replace door bldg. 2.
- Replace exterior hdw (6)
- Replace interior door hdw (1)
- Exit signage (6 locations)
- Replace carpet in buildings 1, 2, 3, 4, 5, 6, & 7  
Some floor damage.
- Replace/rebuild the floor in bldg. 1
- Modify for ADA 2 sinks and cabinets in bldg. 1.
- Paint interiors and refurbish cabinets
- Wall repairs in number of buildings (note fiberglass) 8 locations. In bldg. 5 the north wall is decomposing the same in bldg. 2 & 4.
- Replace 4 thresholds
- Replace 50% of ceiling tiles and clean or replace 10% of plastic light covers.

**Bldgs. 9, 10, 11 & 12**

- Exterior door hdw (5)
- Exit signage (5)
- Replace 20% of ceiling tiles. The buildings were reroofed 3 years ago but still have leaks.

Bldgs. 9, 10 and 11 have had the walls removed and converted into a multi-purpose room. Need to experience the walk from the door to the north wall. Approximately 8 feet south of the wall you will notice you are now walking downhill. The total building including bldg. 12 is being undermined by gophers. These building do not set on a concrete slab This has been an ongoing problem and there has been considerable effort by maintenance to resolve the issues.

The age of the buildings need to be checked to see if new portables can be installed on a new concrete slab. These portables are past their usefulness.

- Notice the level difference between the two cabinets in the picture above.
- Dirt coming from under the outside flooring of bldg. 12.
- The floor needs to be removed and rebuilt in various locations. Location in the picture below is where a student fell through and has since been repaired.
- Make one of three sinks ADA compliant.

**Bldg. 14**

- Replace door exterior hdw (2)
- Interior door hdw (1)
- Replace 20% of ceiling tiles
- Replace thresholds (2)
- Modify 2 sinks and cabinets for ADA
- Modify toddler rest room for ADA
- Modify staff bathroom for ADA. Door is 30"

**Bldg. 13 Staff Portable**

- Exterior door hdw (1)
- Interior door hdw (3)
- Threshold type 3 (1)
- Staff rest rooms not ADA compliant. Make to into one unisex.
- Sink not ADA compliant.

**Bldgs. 17, 21, 22, 23 and 25.**

- Exterior door hdw (9)
- Exit signage (9)
- Threshold type 3 (1)
- Bldgs. 17 and 22 have dry rot. Replace 160 SF of panel.
- Bldg. 25 replace 5 sheets of 4x8 tack board
- Bldg. 17 room 16 replace exterior door

**Bldg. 16**

- Replace exterior door and hardware. This is now custodial shed.

**Bldg. 18**

- Replace exterior doors, door hdw and exit signage (3)
- Interior door hdw (3)
- Threshold type 3 (1)
- The total building is suffering from dry rot. Replace 50% of all siding.
- Counter not ADA accessible

**Bldg. 26**

- Replace exterior door hdw and exit signage (2)
- Replace interior door hdw (4)
- Remodel non ADA compliant sink and counter.

**Bldg. 28 Administration**

- Replace exterior doors, hdw and exit signage (2)
- Replace interior door hdw (7)
- Counter to remodel for ADA and door clearance.
- Men's and women's staff rest rooms are both non-compliant. Make into one unisex.
- Remodel non-compliant sink. Lower and knee space.

- Cross slope issues and ramp issues for total of 2,740 SF of concrete
- Gates are not compliant gates are too high and too wide, no kick plates, no panic hardware
- One D/F for the quad
- There are 2 valley drains on both sides of the basketball court that really seem to serve no purpose the courts could be graded to drain correctly
- Gates not to code and slope to the gates 5.9%
- Cross slope 6.2% & 7.0% room 4 and restrooms
- Cross slope of 3.5% & 5.9%
- Ramp at room 10 8.9% slope
- Gate is not compliant too wide, too high off ground and has no kick plate or panic hardware
- Staff lounge has no ramp to it
- D.F. need to have railing at sides

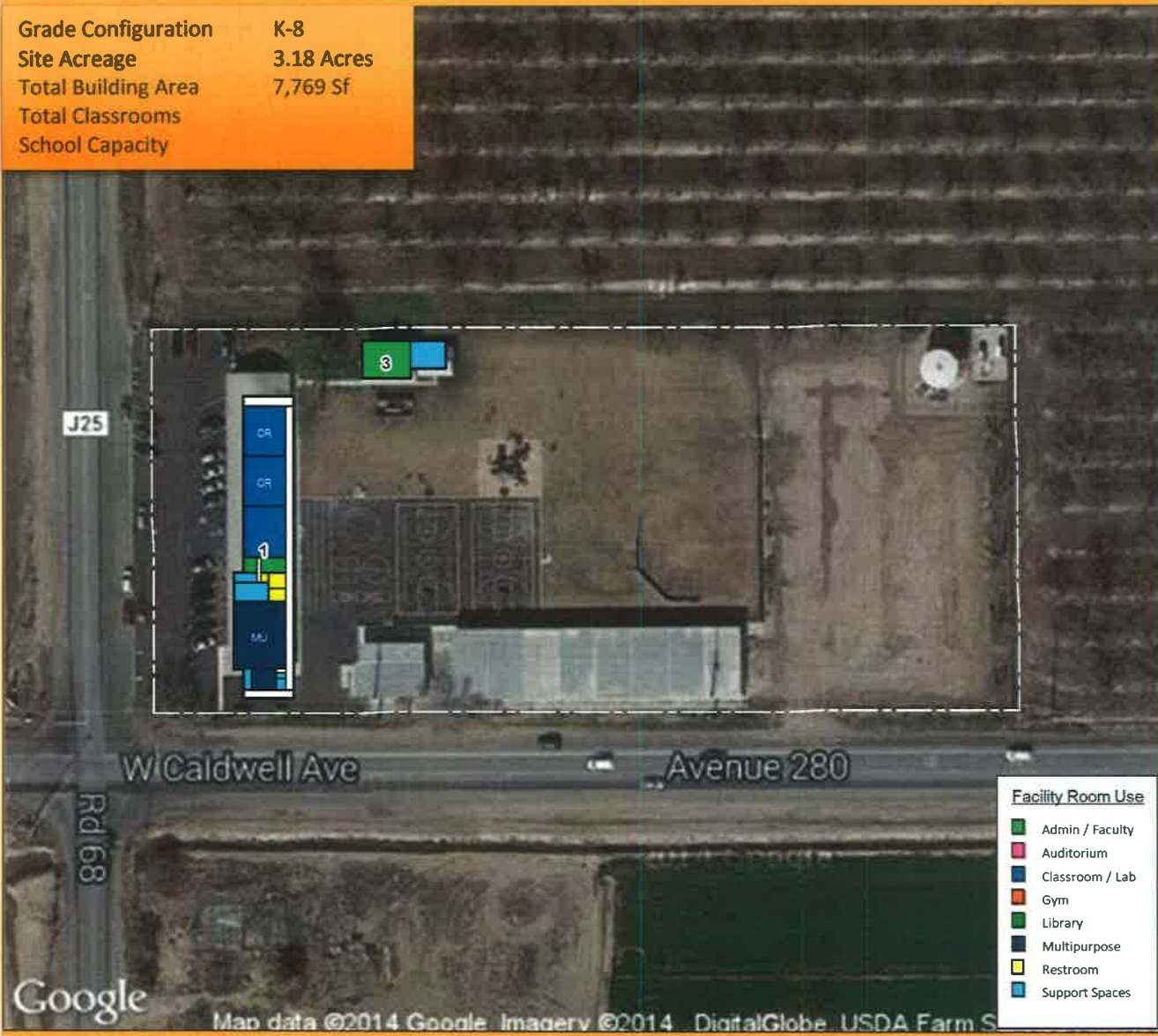


**SYCAMORE VALLEY ACADEMY EXISTING FACILITIES**

**Map 4.37**

Permanent Buildings	
Name	Date Built
1	1960
3	1970

Grade Configuration K-8  
 Site Acreage 3.18 Acres  
 Total Building Area 7,769 Sf  
 Total Classrooms  
 School Capacity



Sycamore Valley Academy 6832 Avenue 280 Visalia, CA 93277

**Existing Modernization Needs Cost Summary**

ADA, Fire Life Safety	\$
Standard Modernization Needs	\$
New Technology	INCLD W. MOD
Reconfiguration/Augmented Needs	\$
Site Improvements	\$
Hazmat	\$
<b>Total Modernization Project Cost</b>	<b>\$</b>
<b>Proposed Modernization Projects</b>	<b>\$</b>
<b>Remaining Facility Needs</b>	<b>\$</b>

*Proposed Funding Sources*

State Modernization Funding Eligibility	\$
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ADULT SCHOOL EXISTING FACILITIES

Map 4.38

Grade Configuration  
 Site Acreage 6.20 Acres  
 Total Building Area 47,196 Sf  
 Total Classrooms  
 School Capacity



Permanent Buildings	
Name	Date Built
1	1977
2	1977
3	1977
5	1977
6	1977
7	1977
8	1977

Portable Buildings	
Name	Date Built
10	0

Existing Modernization Needs Cost Summary

ADA, Fire Life Safety	\$ 323,794
Standard Modernization Needs	\$ 2,359,800
New Technology	INCLD W.MOD
Reconfiguration/Augmented Needs	\$ 48,925
Site Improvements	\$ 721,374
Hazmat	\$ -
<b>Total Modernization Project Cost</b>	<b>\$ 3,453,893</b>

<b>Proposed Modernization Projects</b>	<b>\$ 120,000</b>
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<b>Remaining Facility Needs</b>	<b>\$ 3,333,893</b>
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Proposed Funding Sources

State Modernization Funding Eligibility \$ -

Adult School 3110 E. Houston Avenue Visalia, CA 93292



**Site Assessments:**

- They have 11 HC stalls in need of signage.
- 5 curb cuts that need truncated domes.
- 30' of drop off curb that is flush with the adjacent driveway needs truncated domes.
- D/F needs rails at side's total of 6 fountains.
- Asphalt is past due for sealcoat and striping no square footage until they redo the street in front of the school.
- Concrete needs replaced do to cross slope issues and cracked concrete.
- 1,190 SF of concrete.
- Storage containers do they need to meet DSA?
- Truncated domes and signage
- Not sure if grooves are accepted by DSA still
- Truncated domes are missing
- Signage needs to be upgraded
- Transformer needs to be fenced
- Drinking fountains need to have railing at the sides
- Curb cut needs to be corrected to code requirements
- Pedestal fountains 2 at day care building
- Concrete that is cracked at the quad area

**Bldg. 1, 2, 3, 5 classrooms****Bldg. 6:**

- Replace exterior door hdw (5)
- Replace interior Lobby (panic device) door hdw (2)
- Staff room-replace sink cab with ADA access.
- Back exit door has side wall clearance issue
- Meeting Rm-(2) sink cabinets are too high and need ADA access
- Men's restroom-HC toilet is too far from side wall. Need to be reset.
- Student office-Provide ADA access at counter.

**Bldg. 1, 2, 3, 5**

- Replace exterior door hdw and threshold (9)
- Replace exterior door hdw and threshold. Concrete cut and fill (2)
- Replace interior door hdw (9)
- Bldg. 2- RR- modify Provide HC stall, modify urinal height, door has side wall clearance issue
- Rm 31 RR-sgl. toilet. Room is too small, non-compliant
- Rm 43-workroom- sink counter too high, no access (11 LF)
- Student RR-toilet too far from side wall, reset.

**Bldg. 7**

- Replace exterior door hardware (4)
- Exit signage required at 1 location
- Interior door hdw (1)
- No high drinking fountain, not in path of travel.
- No knee space under sink in room 15
- No ADA counter space in room 16

**Bldg. 8 Industrial Arts.**

- No high drinking fountain.
- Hand washing sink non-compliant knee space and accessories.
- Welding tables are too tall. All are 36 inches. (15)

**Bldg. 10, rooms 58-60. Portable bldg.**

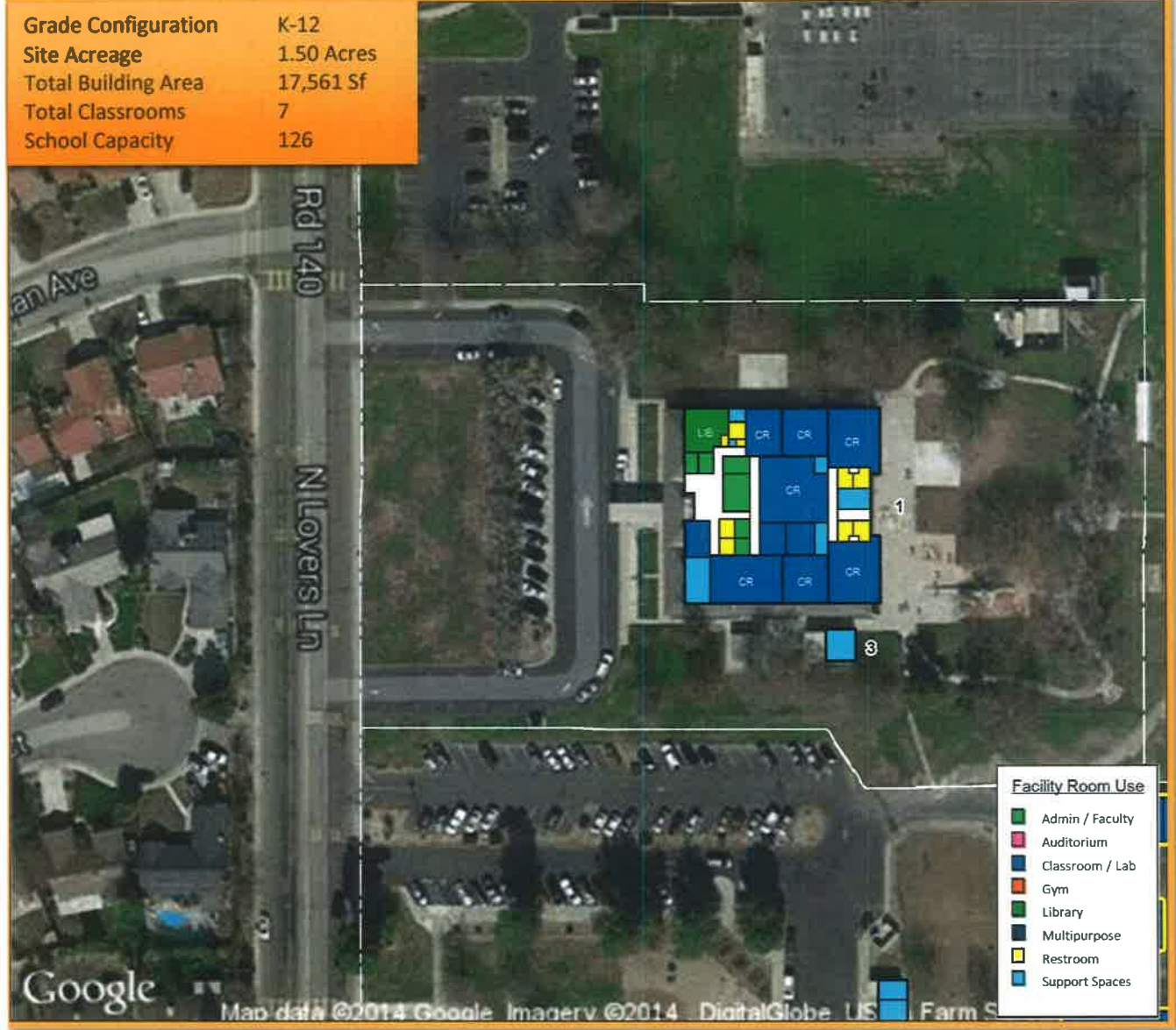
- Replace exterior door hardware and locks (6)
- Replace interior door hdw (1)
- Replace threshold (1)
- Replace carpet and vinyl flooring. 4,800 SF vinyl and 2,900 SF carpet.

RIVER BEND EXISTING FACILITIES

Map 4.39

Permanent Buildings	
Name	Date Built
1	1969
3	1986

Grade Configuration	K-12
Site Acreage	1.50 Acres
Total Building Area	17,561 Sf
Total Classrooms	7
School Capacity	126



Existing Modernization Needs Cost Summary	
ADA, Fire Life Safety	\$ 876,783
Standard Modernization Needs	\$ 1,492,685
New Technology	INCLD W.MOD
Reconfiguration/Augmented Needs	\$ -
Site Improvements	\$ 212,563
Hazmat	\$ 22,924
<b>Total Modernization Project Cost</b>	<b>\$ 2,604,955</b>
<b>Proposed Modernization Projects</b>	<b>\$ -</b>
<b>Remaining Facility Needs</b>	<b>\$ 2,604,955</b>

*Proposed Funding Sources*  
 State Modernization Funding Eligibility | \$ 756,700

River Bend School 1800 N. Lovers Lane Visalia, CA 93292



**Site Assessments:**

- Truncated domes are needed at the drop off area 120'
- Concrete that needs replaced 2,300 SF
- Expansion joints that need to be caulked 660 Feet
- Signage needs to be upgraded
- Gates are missing panic hardware and kick plates
- Landing needed at middle of ramp going to play structure since there are two different slope grades
- Upper ramp is 6.4% lower Ramp extension is 3.7%
- Truncated domes needed
- Cracked concrete
- Cracked side walk
- Signage needed at HC stalls and the expansion joint at the curb needs to be caulked 40'
- The side walk needs attention this appears to be a special needs school
- Walk path at play area has 3 pads that had benches at one time need to be replace
- Lower and upper slope is at different grades and needs a landing in the middle
- Side walk slope to great 4.4% to gate
- A lot of ground concrete in outdoor lunch area
- D/F needs railing on both sides

**Office and staff area:**

- Front counter now has ADA access ability.
- Replace 70 LF of paneling with wall board and replace 4 4x8 sheets of tack board in the south main corridor.
- Men and women's staff rest rooms, north of office, both non-compliant.
- Boys and girls restrooms, south of office, are both designed for special needs. As are all of the student bathrooms in this facility.

**Rooms 1-6**

- Exterior door hdw, locks (7 locations)
- Interior door hdw (12 locations)
- Interior door replacement (1 location)
- No knee clearance at the sink. Typical of all the classrooms and one in the main corridor (7 locations)
- Rooms 3 & 6 the drinking fountain and sink protrude into the classroom.
- Student rest rooms on east side of the building. 2 girls and 2 boys. All non-compliant. Also no strike side clearance.
- Staff bathroom and shower is non-compliant. The shower has 4 inch step.
- Room 6 replace 1,200 of vinyl flooring.
- Kitchen/ Non-compliant sink

**Building 3 Storage**

- Exterior door hardware and lock (1)
- Exterior signage.



**Table 4.1 - List of Facility Needs for Existing School Sites** (This table shows the entire modernization needs for existing school sites. All projects will not be able to be funded with this FMP)

Visalia Unified School District

Site Assessment Cost Summary  
Facility and Masterplan Assessment



Project Cost Summary

SCHOOL SITE	SITE #	SITE (Acres)	GFA (Sq Ft)	ADA, FIRE LIFE SAFETY	STANDARD MODERNIZATION NEEDS	NEW TECHNOLOGY	RECONFIGURATION/AUGMENTED NEEDS	SITE IMPROVEMENTS	HAZMAT	CONSTRUCTION COSTS	Soft Costs	TOTAL PROJECT COST
<b>Elementary Schools</b>												
Conyer	11	8.9	39,015	\$ 1,610,385	\$ 3,316,275	INCLD'D W. MOD	\$ 275,089	\$ 842,787	\$ 119,205	\$ 6,163,742	\$ 2,342,222	\$ 8,505,964
Crestwood	20	17.2	51,209	\$ 305,514	\$ 4,352,765	INCLD'D W. MOD	\$ 372,654	\$ 513,500	\$ 56,852	\$ 3,996,636	\$ 1,604,649	\$ 5,601,285
Crowley	12	7.5	39,527	\$ 782,788	\$ 1,220,471	\$ 268,781	\$ 3,497,066	\$ 297,184	\$ 170,282	\$ 4,449,927	\$ 1,786,646	\$ 6,236,573
Elbow Creek	14	14	38,953	\$ 2,078,950	\$ 3,311,005	INCLD'D W. MOD	\$ -	\$ 461,454	\$ 128,375	\$ 4,266,703	\$ 1,713,081	\$ 5,979,784
Fairview Elementary	15	14.72	52,278	\$ 549,018	\$ 560,649	\$ 453,538	\$ -	\$ 818,809	\$ 28,380	\$ 1,719,868	\$ 690,527	\$ 2,410,395
Golden Oak	25	15.5	45,207	\$ 321,139	\$ 3,842,595	INCLD'D W. MOD	\$ 4,952	\$ 115,392	\$ -	\$ 3,056,780	\$ 1,227,297	\$ 4,284,078
Goshen	36	74	45,600	\$ 4,233,715	\$ 3,876,000	INCLD'D W. MOD	\$ -	\$ 32,204	\$ 119,205	\$ 5,894,488	\$ 2,366,637	\$ 8,261,124
Highland	16	13.66	50,870	\$ 1,161,592	\$ 4,323,950	INCLD'D W. MOD	\$ -	\$ 225,923	\$ 7,051	\$ 4,080,283	\$ 1,638,233	\$ 5,718,516
Houston	17	2.96	45,211	\$ 1,057,351	\$ 3,842,935	INCLD'D W. MOD	\$ -	\$ 58,724	\$ 38,512	\$ 3,565,839	\$ 1,431,684	\$ 4,997,523
Hurley	60	11.56	48,445	\$ 1,129,103	\$ 4,117,825	INCLD'D W. MOD	\$ 43,097	\$ 259,207	\$ -	\$ 3,959,495	\$ 1,589,737	\$ 5,549,232
Ivanhoe	19	15.66	50,738	\$ 1,361,169	\$ 4,312,730	INCLD'D W. MOD	\$ -	\$ 674,177	\$ 148,915	\$ 4,635,741	\$ 1,861,250	\$ 6,496,991
Linwood	31	12.00	44,321	\$ 550,765	\$ 3,767,285	INCLD'D W. MOD	\$ -	\$ 171,894	\$ 27,509	\$ 3,223,299	\$ 1,294,154	\$ 4,517,453
Manuel F. Hernandez	63	13.00	48,941	\$ 79,226	\$ 4,159,985	INCLD'D W. MOD	\$ 424,113	\$ -	\$ -	\$ 3,327,380	\$ 1,335,943	\$ 4,663,323
Mineral King	21	41.37	53,016	\$ 2,341,156	\$ 4,506,360	INCLD'D W. MOD	\$ 6,419	\$ 1,256,356	\$ 64,187	\$ 5,832,664	\$ 2,341,814	\$ 8,174,478
Mountain View	22	26.00	48,157	\$ 935,918	\$ 4,093,345	INCLD'D W. MOD	\$ -	\$ 400,449	\$ 4,585	\$ 3,877,486	\$ 1,556,811	\$ 5,434,296
Oak Grove	54	12.88	45,884	\$ 115,629	\$ 76,375	\$ -	\$ -	\$ 33,377	\$ 18,339	\$ 173,900	\$ 69,821	\$ 243,721
Pinkham	53	12.00	39,872	\$ 814,594	\$ 3,389,120	INCLD'D W. MOD	\$ 242,079	\$ 121,581	\$ -	\$ 3,258,918	\$ 1,308,456	\$ 4,567,373
Veve Blunt	28	17.20	45,124	\$ 1,325,343	\$ 3,835,540	INCLD'D W. MOD	\$ 385,125	\$ 174,934	\$ 91,696	\$ 4,147,441	\$ 1,665,198	\$ 5,812,638
Washington	29	2.81	26,929	\$ 2,129,640	\$ 2,288,965	INCLD'D W. MOD	\$ -	\$ 358,350	\$ 77,942	\$ 3,464,072	\$ 1,390,825	\$ 4,854,897
Willow Glen	30	17.50	43,883	\$ 1,550,861	\$ 3,730,055	INCLD'D W. MOD	\$ -	\$ 91,125	\$ 110,036	\$ 3,911,578	\$ 1,570,499	\$ 5,482,077
<b>Total Cost per SF - Elementaries</b>			<b>903,180</b>							<b>\$ 77,006,239</b>		<b>\$ 107,791,724</b>
<b>Middle Schools</b>												
Divisadero	5	20	81,282	\$ 3,133,826	\$ 5,283,330	INCLD'D W. MOD	\$ -	\$ 797,535	\$ 137,545	\$ 6,673,019	\$ 2,679,217	\$ 9,352,236
Green Acres	6	21.10	85,287	\$ 1,705,128	\$ 5,543,655	INCLD'D W. MOD	\$ -	\$ 471,180	\$ 64,187	\$ 5,554,156	\$ 2,229,994	\$ 7,784,150
La Joya	64	20.00	72,076	\$ 1,251,864	\$ 4,684,940	INCLD'D W. MOD	\$ 233,826	\$ 501,685	\$ -	\$ 4,760,838	\$ 1,911,477	\$ 6,672,315
Valley Oak	26	25.00	95,290	\$ 1,810,876	\$ 6,193,850	INCLD'D W. MOD	\$ 22,923	\$ 1,136,339	\$ 18,339	\$ 6,551,785	\$ 2,630,542	\$ 9,182,327
<b>High Schools</b>												
El Diamante	48	48	191,204	\$ 141,112	\$ 9,560,200	INCLD'D W. MOD	\$ -	\$ 345,375	\$ -	\$ 7,168,524	\$ 2,878,162	\$ 10,046,686
Golden West	36	74.00	229,820	\$ 2,427,452	\$ 11,491,000	INCLD'D W. MOD	\$ 1,430,464	\$ 2,410,035	\$ 183,393	\$ 12,802,243	\$ 5,140,101	\$ 17,942,343
Mr. Whitney	2	55.35	226,997	\$ 4,061,207	\$ 11,349,850	INCLD'D W. MOD	\$ 856,714	\$ 2,013,286	\$ 513,500	\$ 13,410,315	\$ 5,384,242	\$ 18,794,557
Redwood	1	44.62	195,024	\$ 1,947,641	\$ 9,751,200	INCLD'D W. MOD	\$ 805,370	\$ 203,317	\$ 733,571	\$ 9,590,510	\$ 3,850,590	\$ 13,441,099
<b>Educational Options Schools</b>												
Adult School	33	6.20	47,196	\$ 323,794	\$ 2,359,800	INCLD'D W. MOD	\$ 48,925	\$ 721,374	\$ -	\$ 2,464,426	\$ 989,467	\$ 3,453,893
River Bend	23	1.50	17,561	\$ 876,783	\$ 1,492,685	INCLD'D W. MOD	\$ -	\$ 212,563	\$ 22,924	\$ 1,858,691	\$ 746,264	\$ 2,604,955
Sequoia High School	3	1.50	22,796	\$ 1,389,852	\$ 1,937,660	INCLD'D W. MOD	\$ -	\$ 300,489	\$ 36,679	\$ 2,614,827	\$ 1,049,853	\$ 3,664,679
Sierra Vista High School	52	9.27	51,540	\$ 3,250,767	\$ 2,763,207	\$ 317,152	\$ 578,251	\$ 3,566,356	\$ 36,679	\$ 7,500,829	\$ 3,011,583	\$ 10,512,412
<b>Total Cost per SF - MS/ HS/ Optional Ed</b>			<b>1,316,073</b>							<b>\$ 80,950,162</b>		<b>\$ 113,451,652</b>
<b>Total Construction Cost</b>			<b>2,219,253</b>							<b>\$ 157,956,401</b>		
<b>Total Project Cost</b>												<b>\$ 221,243,376</b>



## COMMUNITY OUTREACH EFFORTS & METHODS

The Facilities Master Plan process is successful only if the entire school community, including parents, residents, community groups, teachers, staff, and students, understand the planning process and have significant input into both the District's needs analysis and proposed solutions to address those needs. This allows the District and community to agree upon and support a unified effort to implement those solutions, including any financing or funding measures needed.

With this in mind, the Facilities Master Plan team and District trustees and administration established a workplan which included a series of initial public meetings to talk about the master planning process with the community, and to gather input on what changes or improvements might be desired at the District's various school sites. These initial public meetings were held at the District's four middle schools:

La Joya Middle School	5/28/2013
Green Acres Middle School	6/10/2013
Divisadero Middle School	6/17/2013
Valley Oak Middle School	6/19/2013

These meetings consisted of introductory remarks by team members, explaining the basic planning process, after which the larger group broke into smaller groups focusing on each of the individual elementary schools in the middle school attendance area; the middle school itself; and the high school into which the middle school fed. There was also an opportunity for those who had missed an earlier meeting, but wanted to talk about a school not in that meeting's attendance area, to discuss their issues with the team members.

The public meetings came up with numerous suggestions for changes and/or improvements at the campuses, which are listed in Appendix "A". These included ideas related to traffic flow & parking; playground areas; security issues; public access (both during and after school); adequacy of libraries, multipurpose buildings & other common areas; classroom conditions; and equitable access to educational technology. These ideas were incorporated into the scope of work proposed for each of the individual sites in the Implementation Plans outlined in Section 7.

GOLDEN OAKS

- WALL COVERINGS IN CAFETERIA NEED REPLACED
- TECHNOLOGY UPGRADES
- LIBRARY IS TOO SMALL
- DRINKING FOUNTAINS NEED TO BE REPLACED
- DROP-OFF/PICK-UP NEEDS IMPROVEMENTS
- PAINTING
- SITE SECURITY
  - NO CAMERAS
  - NEED MORE FENCING (AND TALLER)
  - LITTLE TO NO WINDOW SPACE
- SOLAR PARKING SHADES

VALLEY OAK MIDDLE

- HVAC - TOO HOT IN SOME ROOMS
- NEW GYM OR UPDATE CURRENT GYM
- OUTDOOR TABLES WITH UMBRELLAS
- BAND ROOM UPGRADES
- NEED ANOTHER COMPUTER LAB
- REPAIR/RESURFACE ATHLETIC FIELDS
  - GOPHER HOLES
- SMART BOARDS IN ALL CLASSROOMS
- NEED FUNDS TO FINISH MULTIMEDIA ROOM

MT. WHITNEY HIGH

- RESTROOMS ARE OLD AND HAVE BUGS
- SCIENCE LABS ARE ARCHAIC
- BAND & CHOIR ROOMS NEED REMODEL
- NEED TO IMPROVE TRAFFIC PATTERNS AND PARKING PICK-UP/DROP-OFF
- GYM NEEDS AC (ONLY HAS SWAMP COOLER)
- NEED MORE CAFETERIA SPACE

**VISALIA UNIFIED SCHOOL DISTRICT  
MEASURE "E" FACILITY MASTER PLAN  
PUBLIC MEETING  
MAY 20, 2013**

**VALLEY OAK MIDDLE SCHOOL  
2000 N. LOVERS LANE  
VISALIA CA 93292**

**INTRODUCTIONS**

**TRUSTEES & DISTRICT PERSONNEL  
MASTER PLAN TEAM**

CM Construction Services-Monique Myron & Chris Hale  
SchoolWorks-Ken Reynolds & Mike Cannon  
Sierra West Group-John Moreno  
TPM Architects-\_\_\_\_\_

**WHAT WILL MEASURE "E" DO?****WHY A FACILITIES MASTER PLAN?****HOW WILL WE DO A FACILITIES MASTER PLAN?**

School Site Assessments  
Development & Demographic Analysis  
Facility Site & Equity Analysis  
Develop a Database of Facilities Needs  
Review Educational & Technology Specifications  
Identify Costs of All Identified Needs  
Identify Potential Funding Sources

Develop Principles & Criteria for Prioritization  
Apply Priority Criteria to Needs Database  
Gather Public Comments on Draft Prioritized Master Plan  
Finalize Facilities Master Plan & Present to District

**COMMUNICATE, COMMUNICATE, COMMUNICATE!**

Initial Informational Community Meetings  
Periodic Progress Reports  
Community Meetings to Review Draft Master Plan  
Input Through Dedicated District Public Website

**OUTCOME-A PRIORITIZED PLAN FOR USING MEASURE "E" FUNDS**



A parallel series of meetings were held throughout 2013 and early 2014 with school site staff throughout the District, as well as separate interviews with site principals and District Office staff.

In addition, the Facilities Master Plan team sought guidance from the Board of Trustees in several public meetings. During a meeting and discussion on July 9, 2013, the Board outlined the following guiding priorities and goals for the Facilities Master Plan:

- Meet ADA standards as needed throughout the District
- Provide SAFE schools/security (Fencing, lighting, cameras, etc.)
- Install Basic energy-efficient systems (Dual-Glazed windows; HVAC controls, etc.)
- Provide “Functional” school sites (including infrastructure & technology) to provide Educational Equity throughout the District
- Utilize “Green” designs & finishes
- Replace old portables with permanent buildings where practical
- Add Science Labs at Middle School/High School as Needed
- Construct New Middle School to meet enrollment growth needs
- Rebuild Restrooms throughout the District as needed

These ideas were incorporated into the Draft Scope of Work for the Facilities Master Plan, and in the Implementation Plans outlined in Section 7. The Board was further briefed at its workshop in January 2014; and at Board meetings in October and November 2014. The team also has made several presentations (in January, June, September & December 2014) to the District’s Bond Oversight & Accountability Committee, which is legally charged to monitor and oversee local school bond expenditures.

In addition to the initial community and staff meetings, the District elected to conduct a final Community Meeting on November 6, 2014 in the Trustees Boardroom, to take comments on the Draft Facilities Master Plan. This meeting provided a solid basis of community support for the Facilities Master Plan and any future financing plans. These comments are reflected in the final version of the Facilities Master Plan, presented to the Board of Trustees in December 2014.



## FACILITY NEEDS & FUNDING

As noted in Section 4 (Facilities Assessments), the team’s site evaluations have identified a total of more than \$221 million in current site deficiencies, **Chart 4.1** requiring modernization or remediation. In addition, the District has identified a number of new construction projects needed within the next six to eight years, including two new schools (one elementary and one middle) and new buildings at several existing campuses. A potential new high school has not been identified on this list, but the need is being tracked. The combined new and modernization construction project list proposed for the next several years includes:

**Table 6.1 - List of Proposed Projects and Costs**

<b>New Schools</b>	<b>Cost</b>
New Elementary School	\$ 16,280,000
New Middle School	\$ 40,590,000
<b>New Buildings:</b>	
New 2 Story Classroom Building at Redwood High	\$ 7,830,297
New Music Building, Goshen	\$ 664,100
<b>Modernization:</b>	
Goshen, Redwood HS, Sequoia HS, Golden West HS, Houston, Crestwood, Green Acres Middle, Crowley, Ivanhoe, Mineral King, Washington	\$ 46,637,250
<b>Other Projects:</b>	
District-wide Solar Projects	\$ 9,802,396
Roof Replacements	\$ 672,000
Playground Upgrades	\$ 1,579,508
School Security Upgrades	\$ 1,297,487
Sequoia HS Portable Replacements (10 CR’s Permanent Buildings)	\$ 4,640,000
<b>Other Expenses</b>	
Program Planning and Audit Expenses	\$ 1,839,319
<b>TOTAL</b>	<b>\$ 131,832,357</b>

The facility needs identified in this Facilities Master Plan (FMP) total an estimated \$221.2 million in repairs and additions to existing campuses, and \$56.9 million in new campus construction through 2018. The District will not be able to fund all its identified facility needs within the next five to eight years, and so has prioritized its expenditures.



POTENTIAL AVAILABLE REVENUES

The District has currently available for its needs over the next several years a total of \$59.8 million in Measure “E” Local Bond revenues; \$10.0 million in projected Developer Fee revenues; \$9.3 million in District funding sources; and \$5.9 million in potential Proposition 39 Energy Funds. The District has also as of late 2014 identified a total of \$57.9 million in projected potential State Facilities Program Modernization funding and as much as \$80.5 million in projected potential State Facilities Program New Construction funding under the current program requirements.

Table 6.2 – Estimated Modernization by School Site

School Name	Estimated Modernization Grants					60%	40%	Project Total
	K-6	7-8	9-12	Non-Severe	Severe	State Share	District Share	
Conyer Elementary	393	-	-	-	-	\$1,502,439	\$1,001,626	\$2,504,065
Crestwood Elementary	451	-	-	21	-	\$1,894,698	\$1,263,132	\$3,157,829
Crowley Elementary	567	-	-	-	-	\$2,167,641	\$1,445,094	\$3,612,735
Divisadero Middle	-	373	-	-	-	\$1,506,275	\$1,004,183	\$2,510,458
Elbow Creek Elementary	335	-	-	-	-	\$1,280,705	\$853,803	\$2,134,508
Fairview Elementary	179	-	-	13	-	\$819,646	\$546,431	\$1,366,077
Golden Oak Elementary	375	-	-	-	-	\$1,433,625	\$955,750	\$2,389,375
Golden West High	-	-	1674	-	-	\$8,787,747	\$5,858,498	\$14,646,245
Goshen Elementary	374	-	-	-	-	\$1,429,802	\$953,201	\$2,383,003
Green Acres Middle	-	890	-	-	-	\$3,594,060	\$2,396,040	\$5,990,101
Highland Elementary	125	-	-	-	-	\$495,875	\$330,583	\$826,458
Houston Elementary	648	-	-	-	-	\$2,477,304	\$1,651,536	\$4,128,840
Hurley Elementary	175	-	-	-	-	\$694,225	\$462,817	\$1,157,042
Ivanhoe Elementary	549	-	-	-	-	\$2,098,827	\$1,399,218	\$3,498,045
La Joya Middle	-	252	-	-	-	\$963,396	\$642,264	\$1,605,660
Linwood Elementary	342	-	-	-	-	\$1,307,466	\$871,644	\$2,179,110
Mineral King Elementary	385	-	-	19	-	\$1,626,139	\$1,084,093	\$2,710,232
Mountain View Elementary	274	-	-	11	-	\$1,136,824	\$757,883	\$1,894,707
Mt. Whitney High	-	-	485	-	-	\$2,546,032	\$1,697,354	\$4,243,386
Pinkham Elementary	500	-	-	-	-	\$1,911,500	\$1,274,333	\$3,185,833
Redwood High	-	-	1,372	37	7	\$7,587,783	\$5,058,522	\$12,646,305
River Bend (Oh)	-	-	-	-	56	\$756,700	\$504,467	\$1,261,167
Royal Oaks Elementary	252	-	-	-	-	\$963,396	\$642,264	\$1,605,660
Sequoia High	-	-	417	-	-	\$2,189,062	\$1,459,375	\$3,648,437
Valley Oak Intermediate	-	447	-	35	-	\$2,089,314	\$1,392,877	\$3,482,191
Veva Blunt Elementary	422	-	-	2	-	\$1,629,546	\$1,086,364	\$2,715,911
Washington Elementary	379	-	-	-	-	\$1,448,917	\$965,945	\$2,414,862
Willow Glen Elementary	427	-	-	1	-	\$1,640,541	\$1,093,694	\$2,734,235
<b>Totals</b>	<b>7,152</b>	<b>1,962</b>	<b>3,948</b>	<b>139</b>	<b>63</b>	<b>\$57,979,487</b>	<b>\$38,652,991</b>	<b>\$96,632,477</b>



In addition, the District is eligible for Proposition 39 California Clean Energy Jobs Act facilities grants potentially totaling more than \$5.9 million through FY 2013/2018. These funds can be used for energy-saving facilities retrofits, and can also be used in conjunction with District and State School Bond funds to finance energy-saving components of larger modernization projects. The attached Table shows the Prop. 39 fund allocations for the first year (FY 2013/2014) of the five year program:

**Table 6.3 – Prop. 39 Allocations**

Schedule of the Total Award Allocations for the Proposition 39 - California Clean Energy Jobs Act Fiscal Year 2013–14															
County Name	County Code	District Code	School Code	Charter Number	Charter Fund Type	Local Educational Agency (or Authorizing Entity)	School Name	2012–13 P-2 ADA	Election - Two Year Funding	ADA Funding	2012–13 FRPM	FRPM Funding	Total Award Allocation	Total Planning Funds Requested	Total Award Allocation Remaining 2013–14
Tulare	54	72256	0000000			Visalia Unified		25,467.28		\$1,004,614	17,181.23	\$258,848	\$1,263,462	\$379,039	\$884,423
Tulare	54	72256	0109751		L	Visalia Unified	Visalia Charter Independent Study	488.39		\$50,000	227.00	\$3,420	\$53,420	\$53,420	\$0
Tulare	54	72256	0120659		L	Visalia Unified	Visalia Technical Education Center	141.47		\$50,000	85.00	\$1,281	\$51,281	\$51,281	\$0
Tulare	54	72256	0125542	1382	D	Visalia Unified	Sycamore Valley Academy	125.00	Y	\$100,000	24.00	\$760	\$100,760	\$25,000	\$75,760
Tulare	54	72256	5430269		L	Visalia Unified	Charter Alternatives Academy	73.10		\$15,000	84.41	\$1,272	\$16,272	\$16,272	\$0
Tulare	54	72256	6116909		L	Visalia Unified	Charter Home School Academy	82.33		\$15,000	32.00	\$482	\$15,482	\$15,482	\$0

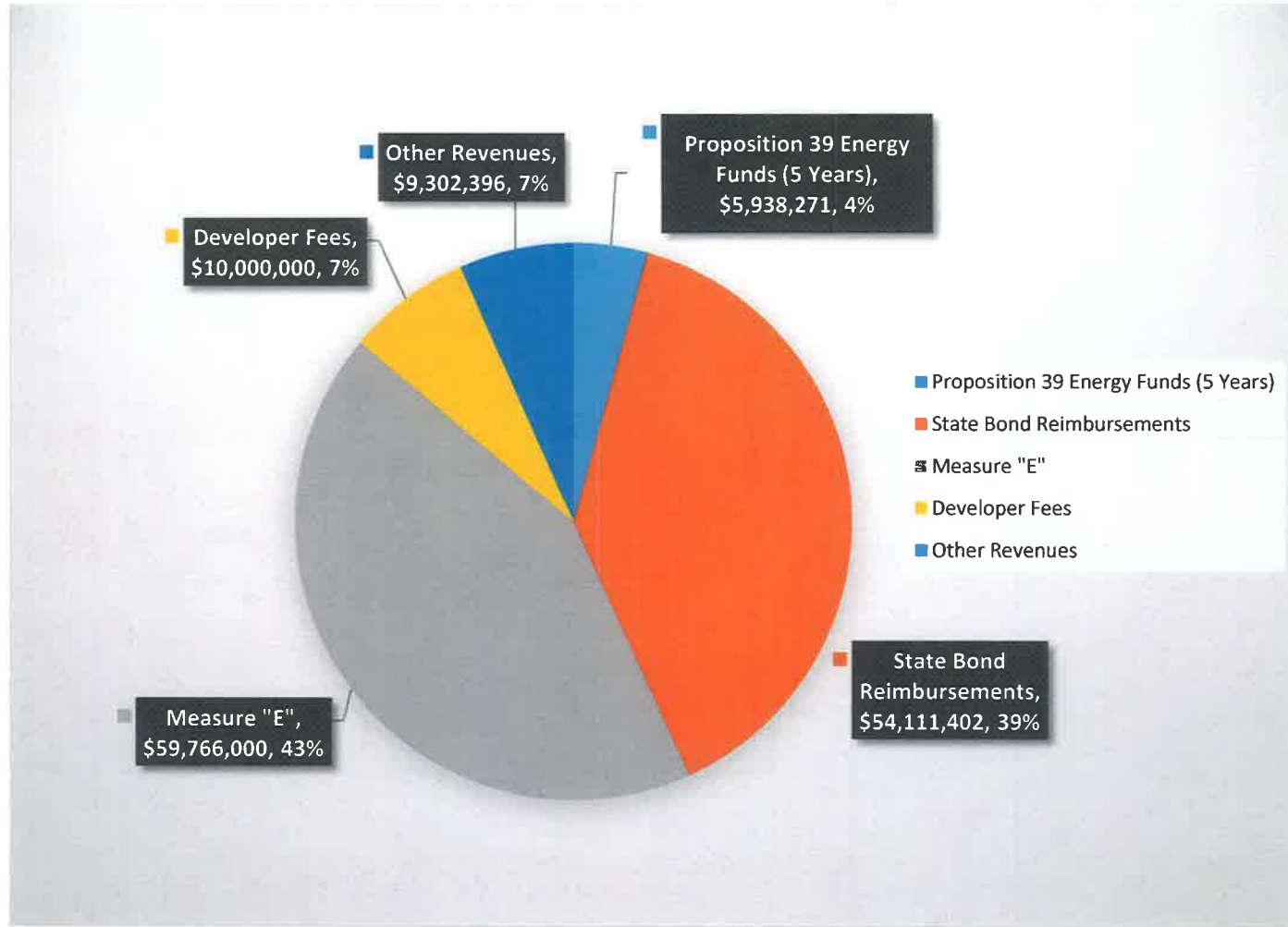
## CURRENT & FUTURE STATE SCHOOL FACILITIES FUNDING

The State School Bond program currently (as of February 2015) has no remaining funding authorized for allocation. To deal with the lack of State School Facilities funding, the Governor, Legislature and outside interested parties have taken several steps. In August 2014, while the major State School Bond authorization bill (AB 2235-Buchanan/Hagman) was in the final steps of legislative approval to place a State School Bond on the November 2014 ballot, the Governor's administration announced that it could not support a statewide School Bond on the November 2014 ballot. The bill consequently died, but has been re-introduced with new authors in the 2015/16 Legislative session. In the Governor's FY 2015/2016 Budget, released on January 9, 2015, the Administration introduced its own State School Facilities funding program, which would drastically revise the processes and requirements for State funded new construction and modernization grants, in a manner that would not necessarily be favorable to the District. In addition, on January 12, 2015, the Coalition for Adequate School Housing (C.A.S.H.), in conjunction with contractors and developers associations, announced the formation of Californians for Quality Schools, who will sponsor an initiative on the 2016 statewide ballot to pass a \$9.0 billion State School Bond, using the requirements and processes currently in place. Legislative hearings in January and February 2015 indicated several concerns by both houses of the Legislature regarding the potential program requirements and processes (still to be fully developed) in the Governor's proposed program, as well as the limited amount of money that the Governor appears to be willing to allocate to the program on an annual basis. Thus, there appears to be a disconnect among the Legislative Branch, Executive Branch and statewide organizations on philosophies and methods of funding school construction in California.

The FMP Team believes that, during the next six to nine months, the interested parties will negotiate a compromise which will provide continued State School Facilities funding for districts. We anticipate that a State School Facilities bond will be approved by voters on the November 2016 ballot, which will provide continued State Facilities Program funding access for the District. In the interim, we anticipate that the Governor and Legislature will work through a proposal which will provide some measure of relief for districts (including Visalia USD) who currently have facilities funding applications on file with the State, and also to establish the groundwork for a new type of State School Facilities program. We anticipate that, in the period beyond November 2016, the State School Facilities program will likely change significantly from its current model, and that Visalia USD, in common with other districts throughout the State, will need to update its Facilities Program funding model. In the interim (through the expenditure of funding from the presumed successful November 2016 State School Facilities bond), although delayed, we anticipate that State School Facilities funding will be available to the District. **Chart 6.1-CURRENT CAPITAL FUNDS AVAILABLE**, includes this assumption for the next several years, and shows the funding allocated for this portion of the District's Facilities Program.



Chart 6.1 - Funding Sources Total = \$139,118,069



The potential identified revenues include \$59.8 million in Measure “E” Local Bond revenues; \$54.1 million in projected potential State Facilities Program funding; \$10.0 million in Developer Fees; \$9.3 million in District funding sources; and \$5.9 million in potential Prop. 39 Energy Funds. The District will not be able to fund all its identified facility needs within the next five years, and so has prioritized its expenditures.

## CUMULATIVE FACILITIES NEEDS; EXPENDITURES & REVENUES

The facility needs identified in this Facilities Master Plan (FMP) total an estimated \$221.2 million in repairs and additions to existing campuses, and \$56.9 million in new campus construction through 2018. As noted in the previous Section, the FMP has identified a total of \$139.1 million in potential anticipated revenues which could be available to implement the Plan. The potential revenues include \$59.8 million in Measure “E” Local Bond revenues; \$54.1 million in projected potential State Facilities Program funding; \$10 million in Developer Fees; \$9.3 million in District funding sources; and \$5.9 million in potential Proposition 39 Energy Funds. The District will not be able to fund all its identified facility needs within the next five years, and so has prioritized its expenditures.

This Implementation Plan has had to deal with changes in the State School Facilities Program funding model over the past six months, which have significantly affected the Team’s approach to the Implementation Plan. The original draft Implementation Plan, presented to the District’s Board of Trustees in mid-2014, assumed that the State School Facilities Program would be further funded through a State School Bond placed on either the November 2014 or 2016 statewide ballots. In August 2014, while the major State School Bond authorization bill (AB 2235-Buchanan/Hagman) was in the final steps of legislative approval to place a State school bond on the November 2014 ballot, the Governor’s administration announced that it could not support a statewide School Bond on the November 2014 ballot. In the Governor’s FY 2015/2016 Budget, released on January 9, 2015, the Administration introduced its own State School Facilities funding program, which would drastically revise the processes and requirements for State-funded new construction and modernization grants, in a manner that would not necessarily be favorable to the District. In addition, on January 12, 2015, the Coalition for Adequate School Housing (C.A.S.H.), in conjunction with contractors and developers associations, announced the formation of Californians for Quality Schools, who will sponsor an initiative on the 2016 statewide ballot to pass a \$9.0 billion State School Bond, using the requirements and processes currently in place. Thus, there appears to be a disconnect among the Legislative Branch, Executive Branch and statewide organizations on philosophies and methods of funding school construction in California.

This Implementation Plan therefore is developed in two parts; the first, or “INTERIM” model, assumes that no State School Facilities funding of any kind will be available to the District from 2014 through 2018. This is done for several reasons: First, it is unclear at this time which vision of school facility funding (if any) will prevail during the next legislative session, and so this model assumes the worst case, that no State funding is available, and that the District must meet its needs out of its own resources. The INTERIM model effectively ceases funding any of the designated projects started after June 2015, when the District’s fiscal resources are exhausted. The INTERIM model also assumes that, during the period from January through June 2015, the District will closely watch events in Sacramento, and will reevaluate its options and priorities during that period

The FMP Team believes that, during the next six to nine months, the interested parties will negotiate a compromise which will provide continued State School Facilities funding for districts. We anticipate that a State School Facilities bond will be approved by voters on the November 2016 ballot, which will provide continued State Facilities Program funding access for the District. In the interim, we anticipate that the Governor and Legislature will work through a proposal which will provide some measure of relief for districts (including Visalia USD) who currently have facilities funding applications on file with the State, and also to establish the groundwork for a new type of State School Facilities program. We anticipate that, in the period beyond November 2016, the State School Facilities

program will likely change significantly from its current model, and that Visalia USD, in common with other districts throughout the State, will need to update its Facilities Program funding model. In the interim (through the expenditure of funding from the presumed successful November 2016 State School Facilities bond), although delayed, we anticipate that State School Facilities funding will be available to the District.

The Long Term Implementation Plan includes several major assumptions: First, that a State School Facilities Program is funded beginning not later than Fall 2016 through either a State General Fund Appropriation for the next several fiscal years, or a statewide school bond placed and passed on the November 2016 State election ballots and Second, that the funded program(s) includes appropriate State funding to reimburse Districts for projects applied for and in process in the period from 2014 through 2016. This Facility Master Plan also assumes that the State School Facilities Program so funded will generally include the eligibility criteria for new construction and modernization contained in either the current program, or in legislation (particularly AB 2235-Buchanan/Hagman) introduced in the last Legislative session. If any of these assumptions prove to be incorrect, the Facilities Master Plan's Implementation Plan will need to be reviewed and revised.

## IMPLEMENTATION PLAN PHASING & SCHEDULE

The attached Implementation Plans are constructed to show several critical inter-related factors: timing of design and construction; costs & revenue sources; and running balances for each of the Facilities Fund Accounts to be used as part of the overall program. The Implementation Plans are not a cash flow matrix, but are designed to coordinate with the District's cash management program.

The first Implementation Plan, shown in **Table 7.1**, is a "worst case scenario", and assumes that, regardless of whatever the State's eventual School Facilities Funding Program becomes, no State School Bond funds will be available to the District for the next several years. In this scenario, the District would be totally reliant on its own fiscal resources, and would likely exhaust those resources at the end of FY 2014/2015.

The second version of the Implementation Plan, shown in **Table 7.2**, assumes that a State School Facilities Program is funded beginning not later than Fall 2016 through either a State General Fund Appropriation for the next several fiscal years, or a statewide school bond placed and passed on one of the 2016 State election ballots. This version also assumes that the State School Facilities Program so funded will generally include the eligibility criteria for new construction and modernization contained in either the current program, or in legislation (particularly AB 2235-Buchanan/Hagman) introduced at the end of the 2013/2014 legislative session. It further assumes that any reimbursement from State Facilities Funds will take from six to nine months from the original date of submittal for such funds.

The final display, **Chart 7.1**, shows a proposed timeline and sequencing in graphic form for the second version, **Table 7.2**, of the Implementation Plan. This indicates the time expected to be needed to complete the steps shown in Implementation Plan 7.2 over the six year period covered by the scenario.



**IMPLEMENTATION MATRIX (TIMING, PROJECT DESCRIPTION, COST, FUNDING SOURCE & BALANCES)**

**Table 7.1 – Interim Plan – No State Facilities Funds Available Summary**

**VISALIA USD FACILITIES MASTER PLAN  
PRIORITIZED REVENUE & EXPENDITURE SUMMARY**

Year/Qtr.	Project #	Project & Task	Cost/Revenue	Revenue Source	REVENUE SOURCES				Notes
					Measure "E"	Dev. Fees	State Funds	Other	
					\$30,366,000	\$4,295,055	\$ 0	\$ 0	Amounts as of July 2013
2013/3	1	District-wide Solar Projects	\$ 9,802,396	Measure E & Other	\$ 26,366,000			\$ 5,802,396	Completed 8/2013; Add'l Funds from District Retirement Account to Measure "E" Account
	2 & 3	Roof Replacement-Green Acres (2) & Royal Oaks (3) Schools	\$ 672,000	Measure E	\$ 25,694,000				Completed 8/2013
	4	Goshen Elementary-Interior Mods	\$ 69,000	Measure E	\$ 25,625,000				Completed 8/2013
		Facility Master Plan, Audit & Other Planning Fees	\$ 847,419	Measure E	\$ 24,777,581				Master Plan & Other Programming Fees
2013/4	5A	Redwood HS-A/E & DSA Fees for Science Wing, Gym Rehab & Quad	\$ 221,470	Measure E	\$ 24,556,111				Currently in Design
	6A	New Elementary Schools-A/E & DSA Fees	\$ 1,280,000	Developer Fees		\$ 3,015,055			Contract Executed Nov. 2013
	7A	New Middle School-A/E & DSA Fees	\$ 1,817,874	Measure E	\$ 22,738,237				Contracts Executed Nov. 2013; includes CM & Environmental Fees
	8A	Redwood HS-A/E DSA & CM Fees for New Two Story Classroom Bldg. & Fire Alarms	\$ 500,000	Measure E	\$ 22,238,237				Contract Executed Nov. 2013
	7B	New Middle School-Scope Change for Kitchen & Gym Facilities	\$ 3,500,000	Other Revenues				\$ 3,500,000	Revenues from Kitchen Fund & District Discretionary Funds (Below)



Table 7.1 – Interim Plan – No State Facilities Funds Available Summary (Cont.)

2014/2	9,10,11, 12 & Other	School Security Upgrades-Hurley (9), Mtn. View (10), La Joya (11), Linwood (12), Mineral King & Elbow Creek	\$ 516,487	Measure E	\$ 21,721,750	Design & Construction in 2014
	13, 14, 15, 16 & 17	Playground Upgrades-Elbow Creek (13), Ivanhoe (14), Golden Oak (15), Mtn. View (16) & Houston (17)	\$ 710,508	Measure E	\$ 21,011,242	Design & Construction in 2014
	27A, 28A, 29A, 30A & 31A	A/E & DSA Fees for Modernization-Crowley (27), Goshen (28), Ivanhoe (29), Mineral King (30) & Washington (31)- <i>Schematic Phase Only</i>	\$ 340,000	Measure E	\$ 20,671,242	Design Work suspended eff.9/2014 pending State Match Funding resolution.
	18	Application for Prop. 39 Planning Fees	\$ 379,000	Prop.39	\$ 379,000	Prop. 39 Planning Revenue Grant
		Developer Fee Revenue	\$ 2,000,000	Developer Fees	\$ 5,015,055	
2014/3	19A	Golden West HS-A/E Fees for Music Bldg. Increment #1	\$ 45,100	Measure E	\$ 20,626,142	
	20A	Golden West HS-A/E Fees for Modernization Increment #2	\$ 1,102,120	Measure E	\$ 19,524,022	
	8B	Redwood HS-Construction Contract for New Two Story Classroom Bldg.	\$ 7,330,297	Measure E	\$ 12,193,725	Construction Complete March 2015
	8C	Redwood HS-Construction Contract for Fire Alarms	\$ 712,570	Measure E	\$ 11,481,155	
	7C	New Middle School-Construction Contract for Phase 1 Site Construction	\$ 1,900,000	Measure E	\$ 9,581,155	Construction Complete March 2015
		Program Planning & Audit Expenses	\$ 257,300	Developer Fees	\$ 4,757,755	Construction Complete August 2016 District Discretionary Funds;

Table 7.1 – Interim Plan – No State Facilities Funds Available Summary (Cont.)

2015/1	Developer Fee Revenue	\$ 2,000,000	Developer Fees	\$ 6,757,755	Estimated Revenues
7D	New Middle School-Construction Contract	\$ 36,872,126	Measure E	\$ (23,790,971)	\$ 3,500,000 Includes Revenues from Kitchen &
2015/2	Measure E Second Phase Proceeds	\$ 29,400,000	Measure E	\$ 5,609,029	Issued May 2015
19B	Golden West HS-Construction Contract for Music Bldg. Increment #1	\$ 619,000	Measure E	\$ 4,990,029	Construction Complete August 2016
21, 22, 23, 24, 25 & 26	School Security Upgrades-Charter Home (21), Goshen (22), Charter Alternative (23), VTEC (24), Divisadero (25) & Pinkham (26)	\$ 781,000	Measure E	\$ 4,209,029	Construction Complete August 2014
	Playground Upgrades-Conyer, Crestwood, Hurley, Fairview, Linwood & Veva Blunt	\$ 869,000	Measure E	\$ 3,340,029	
NOTE: ALL REVENUES BEYOND THIS POINT ARE DEPENDENT ON FUTURE UNKNOWN STATE PROGRAMS & REVENUES; OR ADDITIONAL LOCAL CAPITAL FACILITIES FUNDING SOURCES					
2015/3	27A, 28A, 29A, 30A & 31A	A/E & DSA Fees for Modernization-Crowley (27), Goshen (28), Ivanhoe (29), Mineral King (30) & Washington (31)- <i>Balance of Design Phases</i>	\$ 1,160,000	Unknown Funding Sources	
	27B, 28B, 29B, 30B & 31B	Construction Contracts for Modernization-Crowley, Goshen, Ivanhoe, Mineral King & Washington	\$ 13,235,710	Unknown Funding Sources	Construction Complete August 2016
	32A	A/E & DSA Fees for Sequoia HS Portable Replacement (Permanent Buildings) (32)	\$ 390,000	Unknown Funding Sources	
	5B	Redwood HS-Construction Contract for Science Wing, Gym & Quad Rehab	\$ 3,228,000	Unknown Funding Sources	Construction Complete August 2016
		Program Planning & Audit Expenses	\$ 257,300	Developer Fees	\$ 6,500,455



**Table 7.1 – Interim Plan – No State Facilities Funds Available Summary (Cont.)**

2015/4	33A, 34A & 35A	A/E & DSA Fees for Modernization-Houston (33), Crestwood (34) & Green Acres MS (35)	\$ 1,119,980	Unknown Funding Sources		
2016/1		Developer Fee Revenue	\$ 2,000,000	Developer Fees	\$ 8,500,455	Estimated Revenues
	6B	Construction Contract for New Elementary School #1	\$ 15,000,000	Unknown Funding Sources		
2016/2	32B	Construction Contract for Sequoia HS Portable Replacement (10 Classrooms)	\$ 4,250,000	Unknown Funding Sources		
	20B	Construction Contracts for Modernization-Golden West HS (Increment #2)	\$ 13,500,000	Unknown Funding Sources		
2016/3		Program Planning & Audit Expenses	\$ 257,300	Developer Fees	\$ 8,243,155	
2017/1		Developer Fee Revenue	\$ 2,000,000	Developer Fees	\$ 10,243,155	
2017/2	33B, 34B & 35B	Construction Contracts for Modernization-Houston, Crestwood & Green Acres MS	\$ 11,948,400	Unknown Funding Sources		
2017/3		Program Planning & Audit Expenses	\$ 220,000	Developer Fees	\$ 10,023,155	
2018/1		Developer Fee Revenue	\$ 2,000,000	Developer Fees	\$ 12,023,155	
		Projected Facilities Expenditures	\$ 131,832,357			
		Projected Measure "E" Revenues	\$ 59,766,000			
		Projected State Facilities Revenues	Unknown			
		Projected Proposition 39 Reimbursements	Unknown			
		Total Potential Proposition 39 Revenue Available	\$ 5,938,271			
		Projected Developer Fee Revenues	\$ 10,000,000			
		Other Revenues				
		Retirement Fund Loan	\$ 5,802,396			
		Kitchen & District Discretionary Funds	\$ 3,500,000			

**Table 7.2 – Long Range Plan – State Facilities Funding Summary**

**VISALIA USD FACILITIES MASTER PLAN  
PRIORITIZED REVENUE & EXPENDITURE SUMMARY**

Year/Qtr.	Project #	Project & Task	Cost/Revenue	Revenue Source	REVENUE SOURCES				Notes
					Measure "E"	Dev. Fees	State Bonds	Other	
					Running Balance				
					\$30,366,000	\$4,295,055	\$ 0	\$ 0	Amounts as of July 2013
2013/3	1	District-wide Solar Projects	\$ 9,802,396	Measure E & Other	\$ 26,366,000			\$ 5,802,396	Completed 8/2013; Add'l Funds from District Retirement Account to Measure "E" Account
	2 & 3	Roof Replacement-Green Acres (2) & Royal Oaks (3) Schools	\$ 672,000	Measure E	\$ 25,694,000				Completed 8/2013
	4	Goshen Elementary-Interior Mods	\$ 69,000	Measure E	\$ 25,625,000				Completed 8/2013
		Facility Master Plan, Audit & Other Planning Fees	\$ 847,419	Measure E	\$ 24,777,581				Master Plan & Other Programming Fee
2013/4	5A	Redwood HS-A/E & DSA Fees for Science Wing, Gym Rehab & Quad	\$ 221,470	Measure E	\$ 24,556,111				Currently in Design
	6A	New Elementary Schools-A/E & DSA Fees	\$ 1,280,000	Developer Fees		\$ 3,015,055			Contract Executed Nov. 2013
	7A	New Middle School-A/E & DSA Fees	\$ 1,817,874	Measure E	\$ 22,738,237				Contracts Executed Nov. 2013; includes CM & Environmental Fees
	8A	Redwood HS-A/E DSA & CM Fees for New Two Story Classroom Bldg. & Fire Alarms	\$ 500,000	Measure E	\$ 22,238,237				Contract Executed Nov. 2013
	7B	New Middle School-Scope Change for Kitchen & Gym Facilities	\$ 3,500,000	Other Revenues				\$ 3,500,000	Revenues from Kitchen Fund & District Discretionary Funds (Below)



Table 7.2 – Long Range Plan – State Facilities Funding Summary (Cont'd)

2014/1	9,10,11, 12 & Other	School Security Upgrades-Hurley (9), Mtn. View (10), La Joya (11), Linwood (12), Mineral King & Elbow Creek	\$ 516,487	Measure E	\$ 21,721,750		Design & Construction in 2014
	13, 14, 15, 16 & 17	Playground Upgrades-Elbow Creek (13), Ivanhoe (14), Golden Oak (15), Mtn. View (16) & Houston (17)	\$ 710,508	Measure E	\$ 21,011,242		Design & Construction in 2014
	27A, 28A, 29A, 30A & 31A	A/E & DSA Fees for Modernization-Crowley (27), Goshen (28), Ivanhoe (29), Mineral King (30) & Washington (31)-Schematic Phase Only	\$ 340,000	Measure E	\$ 9,581,155		
	18	Application for Prop. 39 Planning Fees	\$ 379,000	Prop.39		\$ 379,000	Prop. 39 Planning Revenue Grant
		Developer Fee Revenue	\$ 2,000,000	Developer Fees	\$ 5,015,055		
2014/2	19A	Golden West HS-A/E Fees for Music Bldg. Increment #1	\$ 45,100	Measure E	\$ 20,966,142		
	20A	Golden West HS-A/E Fees for Modernization Increment #2	\$ 1,102,120	Measure E	\$ 19,864,022		
	8B	Redwood HS-Construction Contract for New Two Story Classroom Bldg.	\$ 7,330,297	Measure E	\$ 12,533,725		Construction Complete March 2015
	8C	Redwood HS-Construction Contract for Fire Alarms	\$ 712,570	Measure E	\$ 11,821,155		
	7C	New Middle School-Construction Contract for Phase 1 Site Construction	\$ 1,900,000	Measure E	\$ 9,921,155		Construction Complete March 2015
2014/3		Program Planning & Audit Expenses	\$ 257,300	Developer Fees	\$ 4,757,755		Construction Complete August 2016
2014/4	7D	New Middle School-Construction Contract	\$ 36,872,126	Measure E	\$ (23,790,971)	\$ 3,500,000	Includes Revenues from Kitchen & District Discretionary Funds;
2015/1		Developer Fee Revenue	\$ 2,000,000	Developer Fees	\$ 6,757,755		Estimated Revenues
2015/2		Measure E Second Phase Proceeds	\$ 29,400,000	Measure E	\$ 5,609,029		Issued May 2015



Table 7.2 – Long Range Plan – State Facilities Funding Summary (Cont’d)

2015/3	27A, 28A, 29A, 30A & 31A	A/E & DSA Fees for Modernization-Crowley (27), Goshen (28), Ivanhoe (29), Mineral King (30) & Washington (31)- <i>Balance of Design Phases</i>	\$ 1,160,000	Measure E	\$ 4,449,029		
	19B	Golden West HS-Construction Contract for Music Bldg. Increment #1	\$ 619,000	Measure E	\$ 3,830,029		Construction Complete August 2016
	21, 22, 23, 24, 25 & 26	School Security Upgrades-Charter Home (21), Goshen (22), Charter Alternative (23), VTEC (24), Divisadero (25) & Pinkham (26)	\$ 781,000	Measure E	\$ 3,049,029		Construction Complete August 2014
		Playground Upgrades-Conyer, Crestwood, Hurley, Fairview, Linwood & Veva Blunt	\$ 869,000	Measure E	\$ 2,180,029		
	27B, 28B, 29B, 30B & 31B	Construction Contracts for Modernization-Crowley, Goshen, Ivanhoe, Mineral King & Washington	\$ 13,235,710	Measure E	\$ (9,405,681)		Construction Complete August 2016
2015/3		State Facility Fund Reimbursement-New Middle School; Phases A, B, C & D	\$ 12,004,000	Measure E	\$ 2,598,319	\$ 17,129,720	
		State Facility Fund Reimbursement-Redwood HS New Two Story Classroom Bldg. & Fire Alarms	\$ 5,125,720	Measure E	\$ 7,724,039	\$ 5,125,720	
	32A	A/E & DSA Fees for Sequoia HS Portable Replacement (Permanent Buildings) (32)	\$ 390,000	Measure E	\$ 2,208,319		
	5B	Redwood HS-Construction Contract for Science Wing, Gym & Quad Rehab	\$ 3,228,000	Measure E	\$ (1,019,681)		Construction Complete August 2016
		Program Planning & Audit Expenses	\$ 257,300	Developer Fees		\$ 6,500,455	
2015/4		State Facility Fund Reimbursement-Golden West HS Music Bldg. Increment #1	\$ 399,000	Measure E	\$ (620,681)	\$ 17,528,720	
		State Facility Fund Reimbursement-Modernization at Crowley, Goshen, Ivanhoe, Mineral King & Washington	\$ 9,045,000	Measure E	\$ 8,424,319	\$ 26,573,720	
	33A, 34A & 35A	A/E & DSA Fees for Modernization-Houston (33), Crestwood (34) & Green Acres MS (35)	\$ 1,119,980	Measure E	\$ 7,304,339		
2016/1		Developer Fee Revenue	\$ 2,000,000	Developer Fees		\$ 8,500,455	Estimated Revenues
		State Facility Fund Reimbursement-Redwood HS Science Wing, Gym & Quad Rehab	\$ 2,069,682	Measure E	\$ 9,374,021	\$ 28,643,402	
	6B	Construction Contract for New Elementary School #1	\$ 15,000,000	Measure E & Developer Fees	\$ (625,979)	\$ 3,500,455	Construction Complete August 2017

Table 7.2 – Long Range Plan – State Facilities Funding Summary (Cont'd)

2016/2	32B	Construction Contract for Sequoia HS Portable Replacement (10 Classrooms)	\$ 4,250,000	Measure E & Developer Fees	\$ 8,124,021	\$ 500,455	Construction Completed August 2018
	20B	Construction Contracts for Modernization-Golden West HS (Increment #2)	\$ 13,500,000	Measure E	\$ (5,375,979)		Construction Completed August 2018
2016/3		State Facility Fund Reimbursement-New Elementary School #1	\$ 7,302,000	Measure E	\$ 1,926,021	\$ 35,945,402	
		Program Planning & Audit Expenses	\$ 257,300	Developer Fees		\$ 243,155	
2016/4		State Facility Fund Reimbursement-Sequoia HS Portable Replacement (10 Classrooms-New Construction Grants)	\$ 2,300,000	Measure E	\$ 4,226,021	\$ 38,245,402	
		State Facility Fund Reimbursement-Modernization of Golden West HS	\$ 7,900,000	Measure E	\$ 12,126,021	\$ 54,111,402	
2017/1		Developer Fee Revenue	\$ 2,000,000	Developer Fees		\$ 2,243,155	
2017/2	33B, 34B & 35B	Construction Contracts for Modernization-Houston, Crestwood & Green Acres MS	\$ 11,948,400	Measure E	\$ 177,621		Construction Completed August 2018
2017/3		State Facility Fund Reimbursement-Modernization of Houston, Crestwood & Green Acres MS	\$ 7,966,000	Measure E	\$ 8,143,621	\$ 46,211,402	
		Program Planning & Audit Expenses	\$ 220,000	Developer Fees		\$ 2,023,155	
2017/4							
2018/1		Developer Fee Revenue	\$ 2,000,000	Developer Fees		\$ 4,023,155	
		Projected Facilities Expenditures	\$ 131,832,357				
		Projected Measure "E" Revenues	\$ 59,766,000				
		Projected Total State Bond Reimbursements	\$ 54,111,402				
		Projected Proposition 39 Reimbursements	Unknown				
		Total Potential Proposition 39 Revenue Available	\$ 5,938,271				
		Projected Developer Fee Revenues	\$ 10,000,000				
		Other Revenues					
		Retirement Fund Loan	\$ 5,802,396				
		Kitchen & District Discretionary Funds	\$ 3,500,000				

**IMPLEMENTATION PHASING AND SCHEDULE**

**Chart 7.1 - Long Range Plan – State Facilities Funding Summary Chart and Timeline**

**PROJECT PLANNING: 6 Years**

