Building on a foundation of ACADEMIC EXCELLENCE, strong personal character, and COMMUNITY, the mission of the Arcade Fundamental Middle School family is to ensure a QUALITY education that prepares each student to lead throughout life by cultivating CREATIVITY, CRITICAL THINKING, and communication skills throughout rigorous, INNOVATIVE instruction in a safe, ENGAGING, and dynamic environment.
Arcade Middle School

**Description:**  
Year Built: 1938  
Total Square Feet of Floor Space: 51,123  
Acres: 11.24

**Address:**  
3500 Edison Ave Sacramento, CA 95821

**Generated on:**  
5/30/13

**Building stages:**  
- Physical Assessment Report

**Building trades:**  
- A-SHELL  
- B-INTERIOR  
- C-SERVICES  
- D-EQUIPMENT AND FURNISHINGS  
- E-OTHER BUILDING CONSTRUCTION  
- F-BUILDING SITE WORK

**Stakeholder:**

**Drawings:**  
- Arcade_2013 (Physical Assessment Report)  
- Arcade_INT-AREAS (Physical Assessment Report)
F-BUILDING SITE WORK

Observation #6

ATHLETIC - Backstop is old and damaged.

Recommend new back stop hardscape. Cracked asphalt leading to fields.

Recommend new accessible concrete walk.
A-SHELL

Observation #2

WALLS - Old wood garage doors unsecure padlocks.
Recommend replace garage doors.

WINDOWS - Single pane wood windows typical throughout school.
Recommend new double pane window system.

WINDOWS - Peeling paint on fascia, typical.
Recommend repainting fascia.

WINDOWS - Rusted metal screens typical of school.
Recommend replacement with new shade / security screens.

Observation #4

WALL FINISH - Wood panel and peeling paint.
Recommend repair of wall and paint.
Observation #7

WALL - Exterior paint is peeling.
Recommend repainting as needed.

WALL - Conduit on outside of buildings, typical.

WINDOWS - Single pane wood windows typical throughout campus.
Recommend replacing windows with double pane system.

Observation #8

CEILING FINISHES - Exposed conduit in hall ways.
Recommend moving conduit.

Observation #9

WALL FINISHES - Electrical box in hallway.
Recommend moving box.
**Observation #14**

OPENINGS - Old single pane metal windows. Broken louvers.

Recommend new double pane windows and new exterior shading.

**Observation #15**

WALL FINISHES - Conduit on building face.

**Observation #32**

OPENINGS - Rusted metal screens over single pane windows.

Recommend double pane window system. New exterior shading. Typical of 50% of classrooms.
**B-INTERIOR**

**Observation #1**

WALL FINISH - Open studs, uninsulated garage and storage.

Recommend reprogramming this space and finishing.

CEILING FINISH - See above comment.

FLOOR FINISH - Old stained concrete garage floor.

Recommend reprogramming space to determine finish level.

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**Observation #3**

CEILING FINISH - Couple of ceiling tiles are falling.

Replace as needed.

DOOR - Unsecured door to library.

Recommend new secure door and hardware.

WINDOWS - One window is cracked, replace as needed.
Observation #12
FLOOR FINISH - Cracked old epoxy finish on floors, typical of this wing.
Recommend replace floor finish in corridor.

Observation #16
FLOOR FINISH - Buckling floor. VCT is damaged.
Recommend replacing floor finish. Repair underlying concrete.

Observation #17
FLOOR FINISH - Patched wood floor.
Repair gym floor.
**Observation #18**

FLOOR FINISH - Gym floor is slightly scuffed.
Recommend refinishing floor.

**Observation #19**

FLOOR FINISH - Damaged VCT flooring in all classrooms.
Recommend replacing classroom floors throughout campus, typ.

OPENINGS - Damaged mini blinds.

**Observation #20**

OPENINGS - Single pane windows. Broken window coverings.
Recommend new double pane window system. Typical of entire school.
Recommend new window coverings for admin building.

CEILING FINISHES - Excessive conduit on ceiling.
Recommend removing ceiling conduit.

**Observation #23**

FLOOR FINISH - Hallway epoxy is cracked.
Recommend replacing floor finish in this area.
**Observation #24**

FLOOR FINISH - Wood floor is worn.

Recommend refinishing of wood floor, typical of all wood floors, on campus.

**Observation #25**

OPENINGS - No windows or natural light.

Recommend adding operable windows.

**Observation #27**

FLOOR - Flooring is old and damaged. Contains asbestos. Room needs more ventilation. HVAC system OK. Lighting is somewhat dim. Casework is old and needs replacement. Exposed duct work.

**Observation #35**

FLOOR FINISH - Stage wood floor is damaged and rough.

Recommend refinishing stage wood floor.
C-SERVICES

Observation #10
HVAC - Broken condenser units in walls. Typical of 30% of buildings on campus.
Recommend removal of broken units and patch and repair walls.

Observation #26
HVAC - Poor ventilation.
Recommend improved ventilation systems and operable windows. Typical of approx. 50% of classrooms.
LINE VOLTAGE -- Poor, dim lighting.
Recommend new efficient lighting. Approx. 75% of classrooms.

Observation #28
HVAC - Poor ventilation.
Recommend overhaul of HVAC system and natural ventilation.

Observation #38
HVAC - Poor cross ventilation.
Recommend operable windows and improved HVAC system in admin building.
LINE VOLTAGE -- Old, dim light fixtures.
Recommend new, efficient, brighter light fixtures in admin building.

Observation #39
LINE VOLTAGE - Dim lighting.
Recommend new, efficient, brighter lighting.
**Observation #41**
LINE VOLTAGE – Old, dim lighting.
Recommend new, brighter, efficient lighting.

**Observation #42**
HVAC - Room is too warm or cold.
Recommend overhaul of HVAC system and improved ventilation.
LINE VOLTAGE - Lighting at stage is dim.
Recommend new, brighter lighting at stage.

**Observation #43**
HVAC - Poor ventilation at locker rooms.
Recommend HVAC overhaul.

**Observation #44**
HVAC - Poor temperature control and ventilation.
Recommend improved HVAC and improved natural ventilation. Typical of this wing.
LINE VOLTAGE - Poor classroom lighting.
Recommend new brighter efficient lighting. Typical of this wing.
TECHNOLOGY - Poor Internet connection, no smart boards. Typ. of all classrooms.
Recommend campus-wide technology upgrades.

**Observation #45**
HVAC - Poor temp control and ventilation.
Recommend HVAC overhaul and natural ventilation.
LINE VOLTAGE - Poor dim lighting.
Recommend new efficient lighting.
D-EQUIPMENT AND FURNISHINGS

Observation #21
CASEWORK – Old, damaged casework.
Recommend all new casework for staff room.

Observation #29
CASEWORK - In poor condition. Not enlighten storage.
Recommend new increased casework for band room.

Observation #30
CASEWORK - 50% of shelving and casework is old and damaged.
Recommend new and/or refurbished casework as needed. Typical of all classrooms.

Observation #33
LOCKERS - Damaged and rusted lockers.
Recommend replacing lockers.

Observation #36
CASEWORK - Damaged countertops and cabinets.
Recommend replacement of all casework and counters in admin building.

Observation #40
CASEWORK - Shelving is old and inadequate.
Place storage room shelving.
E-OTHER BUILDING CONSTRUCTION

Observation #22
ADA - Staff restroom does not meet ADA.
Recommend new staff restrooms.

Observation #31
ADA - Slope of walkway may exceed requirements in this area.

Observation #34
ADA - Drinking fountains and lunch window do not meet code.
Replace drinking fountains, typical of all 10 on campus.
Replace lunch window.

Observation #37
ADA - Staff restrooms do not meet code.
Recommend new larger staff restrooms.

Observation #46
ADA - No accessible path to locker rooms.
Recommend new concrete walks.
F-BUILDING SITE WORK

Observation #5

ADA - Cracked and buckled asphalt, ADA issues.

Replace asphalt and concrete in this area. Old outdoor stand.

Replace this building.

Observation #11

SITE DEVELOPMENT - Old drinking fountain.

Recommend replacement.

Observation #13

SITE DEVELOPMENT - Cracked asphalt and buckle. Not enough room to get trash out to waste pickup.

Recommend new concrete paving and reconfigured student bicycle storage.
MEMORANDUM

TO: Jon Anderson
FROM: Tom Duval
DATE: January 10, 2014
PROJECT: Arcade Fundamental School
SUBJECT: Master Plan Assessment Report
PROJECT NO.: 131020

Dear Jon,

On January 10th, 2014 I performed an on-site assessment of the mechanical and plumbing systems at Arcade Fundamental School with Tom Brennan of SJUSD. Following are our observations:

1. The Classroom buildings are served mostly by “residential” grade rooftop packaged gas/electric units without economizers. The Administration, and a few other classrooms, are served by “residential” grade ground mounted packaged gas/electric units without economizers. Most of this equipment is around 1995, about 19 years old. Generally this equipment lasts 15-18 years with good maintenance, so it is near the end of its useful life. Also, new packaged equipment is much more energy efficient than this 1995 equipment so this should be factored into the District’s equipment replacement decisions.

2. The Multipurpose building is served by two old Jackson Church air handlers located in a mezzanine level indoor mechanical room. These air handlers are gas heat and DX cooling and connected to two outdoor grade mounted condensing units. This equipment appears to be 1989 or older, so at least 25 years old. It is beyond its useful life and should be replaced with new high efficiency equipment.

3. The Kitchen has no makeup air unit, they just open windows for hood exhaust makeup. The Kitchen gets unbearably hot in the cooling season, it should be renovated with a makeup air system which will provide proper heating, cooling, and makeup air.

4. The Locker Room building is served by 1989 era Jackson Church gas heating units, they are beyond their useful life and should be replaced with new high efficiency equipment.

5. The Locker Room building has a PVI water heater for domestic hot water, it appears in pretty good condition.

6. EMS is an antiquated Alerton IBEX system for the whole campus. District wants to change it out to Alerton BacTalk. Can no longer get parts for this old IBEX system.

7. Bathroom plumbing fixtures are in pretty good condition, renovated not long ago.
MEMORANDUM

TO: JON ANDERSON  
FROM: DANNY MCKEVITT  
DATE: FEBRUARY 21, 2014  
PROJECT: SJUSD SITE ASSESSMENTS  
SUBJECT: ARCADE MIDDLE SCHOOL ASSESSMENT REPORT  
PROJECT NO.: 14-008

ARCADE MIDDLE SCHOOL

The electrical service and switchgear at Arcade is located in the parking lot outside of the MP building and is protected by bollards. The gear is 800A, 277/480V and serves the original campus switchboard in the MP building storage room, which is still in use but past its serviceable life. The main switchboard is adequate for a campus of this size, is approximately 20 years old, and in decent condition. Most gear and panels observed in buildings on this site are older and at end of serviceable life, however newer gear (panels and transformers), roughly same age as MSB, has been added in a few locations, including a transformer and distribution board for portable buildings. Typical classrooms had multi-channel surface raceway mounted on two walls. Some receptacles near sinks were observed without GFCI protection. Extensive use of extension cords.

Parking lot lighting in the main lot consists of SMUD HID pole lights; the owner pays directly to the utility for use of these lights. Building mounted lights are either CFL or HID, lenses are turning yellow, and are not full cut-off. A building mounted floodlight added at staff parking lot. Exterior lighting is controlled by time clock. Classrooms lighting consists of fluorescent wrap fixtures with T8 lamps, with very old and inefficient lens. Surface mounted T8 fixtures in the Admin wing. The MP High bay fixtures with biax lamps had aging lens that effect efficiency. Typical classrooms include a corner mounted occupancy sensor and multi-level line voltage switches at the entry. CFL exit lights and old EM fixtures in the MP room. Both old CFL exit lights and newer LED exit/EM combo lights observed in corridors.
<table>
<thead>
<tr>
<th>Scope</th>
<th>Condition</th>
<th>Efficiency</th>
<th>Urgency</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Power &amp; Distribution: Function and Condition</td>
<td>0 - Not serviceable, replace.</td>
<td>1 - Very inefficient, upgrade and/or replacement.</td>
<td>0 - Not necessary</td>
<td>800A 277/480V MSB in parking lot outside of MP, protected by bollards. Original service in MP bldg storage room has been replaced with ~20yrs switchboard, 600A 120/208V</td>
</tr>
<tr>
<td>Utility Service, Main Switchboard</td>
<td>3.0</td>
<td>N/A</td>
<td>0.7</td>
<td></td>
</tr>
<tr>
<td>Distribution Panels, Panels, Transformers</td>
<td>2.3</td>
<td>N/A</td>
<td>1.0</td>
<td>Rusty xfmr MP bldg exterior, very old obsolete panels in boiler room, MP stage, in classrooms. Some newer gear ~20 yrs in girl's restroom, admin, classrooms</td>
</tr>
<tr>
<td>Receptacles / Branch Circuiting</td>
<td>2.3</td>
<td>N/A</td>
<td>1.0</td>
<td>WM5500 at classrooms, staff room. Some GFCIs, receptacle w/o at kitchen. Exposed conduits in classrooms. Exposed conduits under canopies. Many extension cords</td>
</tr>
<tr>
<td>Weighted Average Score: Power Distribution System</td>
<td>2.6</td>
<td>N/A</td>
<td>0.9</td>
<td></td>
</tr>
<tr>
<td>Lighting &amp; Controls: Function and Condition</td>
<td>3 - Good condition, minor maintenance or service.</td>
<td>4 - Very efficient, no upgrade.</td>
<td>3 - Critical, 2-Urgent, not critical, 1-Not necessary</td>
<td>SMUD Cobra area lights on wood poles</td>
</tr>
<tr>
<td>Site Lighting/Parking Lot</td>
<td>1.3</td>
<td>1.7</td>
<td>1.7</td>
<td></td>
</tr>
<tr>
<td>Building Exterior Lighting</td>
<td>1.0</td>
<td>1.0</td>
<td>2.0</td>
<td>Old CFL or HID wallpacks, floodlight added at building for staff parking lot ltg.</td>
</tr>
<tr>
<td>Interior Light Fixtures</td>
<td>2.0</td>
<td>2.0</td>
<td>1.0</td>
<td>Surface mounted T8 wraps in Admin. Wraps with T8 and very old lens in classrooms. Incandescent in storage room at MP. MP bldg with old surface mtd 2x2 with biax.</td>
</tr>
<tr>
<td>Lighting Controls</td>
<td>2.7</td>
<td>2.0</td>
<td>1.0</td>
<td>Typical classroom with corner mount occupancy sensor. Exterior lighting via time clock.</td>
</tr>
<tr>
<td>Emergency Egress</td>
<td>2.7</td>
<td>2.7</td>
<td>1.0</td>
<td>CFL exits and old EM lights at MP bldg, Old exits in corridor, new LED combo exits with emergency lights in corridors.</td>
</tr>
<tr>
<td>Weighted Average Score: Lighting &amp; Controls</td>
<td>2.0</td>
<td>1.8</td>
<td>1.2</td>
<td></td>
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