Inspired by a legacy of excellence and a commitment to students, Arden Middle School ensures every student will achieve academic success and value social responsibility by providing and celebrating the Arden experience of dynamic, progressive learning, enriching opportunities, and meaningful staff-student connections.
Arden Middle School

**Description:**
- Year Built: 1938
- Total Square Feet of Floor Space: 64,149
- Acres: 17.2 Acres

**Address:**
1640 Watt Ave. Sacramento, CA 95864

**Generated on:**
6/3/13

**Building stages:**
- Physical Assessment Report

**Building trades:**
- A-SHELL
- B-INTERIOR
- D-EQUIPMENT AND FURNISHINGS
- F-BUILDING SITE WORK

**Stakeholder:**

**Drawings:**
- Arden_2013 (Physical Assessment Report)
- Arden_Areas-INT (Physical Assessment Report)
Site Plan
F-BUILDING SITE WORK

Observation #24
Site is in good condition typical.

Observation #30
Site of future MP building. Underutilized space.

Observation #31
Need better visibility here.

Observation #32
Consider restriping and slurry sealing asphalt courts.
Floor Plan

Arden Middle

Address: 1640 Watt Avenue
Sacramento CA 95864
School Number: 002

Initial Construction Completion Date: 1936
Total Sq. Ft. of Floor Space: 64,149
Acres: 17.2

Drawing Updated: 02/20/12
Date Printed: 02/20/12
Drawn By: Engineering Archives
**A-SHELL**

**Observation #14**

WINDOWS - Typical windows are cracked wood on these small buildings.

Recommend new windows.

---

**Observation #15**

WALL - Exterior conduit is typical on the locker room buildings.

---

**Observation #16**

WINDOWS - Partial window replacement on this wing. Some single pane windows remain about 30%.

Recommend replacement of window system.
Observation #18
Admin building in good shape. Some exterior conduit on building face.

Observation #20
WINDOWS - Louvers are closed over windows because of book shelves on the inside. Consider restoring windows here.

Observation #26
WINDOWS - Single pane windows at the 2 rear classroom wings. Typical. Replace with double pane system for energy and noise. ADA - Courtyards between classroom wings do not have ADA access.
Observation #27

WINDOWS - Single pane window walls at this classroom wing. Typical.

Provide double pane windows and shading.

Observation #29

New windows in this wing of classrooms.

Observation #33

ROOF - Newer roof on all buildings, no leaks reported.
**B-INTERIOR**

**Observation #1**

OPENINGS - Heat gain at windows.

Recommend shading.

---

**Observation #2**

ADA - Some clearance issues in all classrooms.
Observation #3

FLOOR FINISHES - Some patching and buckled tiles 5%.
Recommend repairing floors.
NEW LED lighting but is still very dim in hallway.
Recommend increased lighting in hallways, typ
LOCKERS are rusting and damaged.
Recommend replacement.
CONDUIT on ceiling in hallways, typ.
Recommend re-routing.

Observation #4

LIBRARY is too small and outdated for modern digital use.
Recommend building new library and technology center.
**Observation #5**

POOR air circulation.

Recommend replacing ceiling fan with better ventilation.

WALL FINISHES - Cabinets in kitchenette are old and damaged.

Recommend replacement.

---

**Observation #6**

FLOOR FINISHES - Some cracked concrete 5%.

Recommend repairing floors.

NEW LED lighting but is still very dim in hallway.

Recommend increased lighting in hallways, typ.

LOCKERS are rusting and damaged.

Recommend replacement.

CONDUIT on ceiling in hallways, typ.

Recommend re-routing.

OPENINGS - Single pane windows, work well.
**Observation #7**

FLOOR FINISHES - Old VCT is scuffed and worn.

Recommend replacement of floor.

OPENINGS - Windows are single pane but operables work.

Recommend double pane window system.

WALL FINISHES - Old and damaged casework.

Recommend new cabinetry and countertops.

POOR air movement. No ceiling mounted projectors or smart boards. Conduit on walls. Typical of entire wing.

---

**Observation #8**

OPENINGS - Windows are single pane but operables work. Fan is mounted in window due to poor air movement.

Recommend double pane window system and improved ventilation system.

WALL FINISHES - Old and damaged casework.

Recommend new cabinetry and countertops.

COUNTERS are cramped.

Add more counter space and space for more refrigerators and microwaves.
Observation #9
FLOOR FINISHES - Old VCT is scuffed and worn.
Recommend replacement of floor.
OPENINGS - Windows are single pane but operables work.
Recommend double pane window system.
WALL FINISHES - Old and damaged casework.
Recommend new cabinetry and countertops.
POOR lighting.
Recommend new efficient brighter lighting. Conduit on ceiling.

Observation #10
Drinking fountain does not meet ADA. Typical of campus.
Observation #11

WALL FINISHES - Restroom finishes are cracked and old.
Recommend replacement.

FLOOR FINISHES - Floor smells and needs to be sealed.
ADA - Interior partitions do not meet ADA. This may be part of measure J improvements.

Observation #12

FLOOR FINISHES - Concrete is scuffed.
Recommend resealing of floor.

OPENINGS - Windows are single pane but operables work.
Recommend double pane window system.

WALL FINISHES - Old and damaged casework, sink and fixtures.
Recommend new cabinetry and countertops, fixtures.
**Observation #13**

FLOOR FINISHES - Some pieces of old shower areas remain, finish is disjointed with tile and concrete. Restroom floor is stained and cracked.

Recommend replacing floors.

WALL FINISHES - Need to finish off wall and where shower fixtures remained.

Recommend repairing wall finish.

ADA - Restroom needs new fixtures to meet ADA. Need lockers.

Recommend replacing all restroom fixtures and provide new lockers.

---

**Observation #21**

Finishes OK. Room will be converted to only cafeteria once new MP building is complete in 2015.

---

**Observation #34**

Electrical roomies below grade and floods. Used for storage as well. Very warm in room. Not accessible.
Observation #35

Hallway and classrooms in this area are dark and lack natural light. Single pane glass. Stained floor tiles. Poor lighting and fixtures.

Recommend all new finishes and lighting here.
Observation #17

All new roof and some mechanical units.
**F-BUILDING SITE WORK**

**Observation #19**

New fencing. New plaza and landscaping.

ADA - Path of travel to school entrance from parking and right of way is up to date. New parking lots. Site is fenced including parking with new 6’ fencing.

---

**Observation #22**

New landscaping, parking and flatwork.

---

**Observation #23**

ADA - Some thresholds may need to be updated to current ADA. Typical of site.

---

**Observation #25**

ADA - Ramps at portables may need updating.
Observation #28

STEEL SHADING canopy in good shape.

ADA - Asphalt is slightly buckled and cracked.

Replace with accessible concrete.
Dear Jon,

On February 12, 2014 I performed an on-site assessment of the mechanical and plumbing systems at Arden Middle School with Mike Milo of SJUSD. Following are our observations:

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

2. Most of the Classrooms wings (Rooms 6-26) are served by 1997 Carrier split systems consisting of furnaces in classroom closets connected to rooftop condensing units. These systems are in decent condition but at 17 years old are nearing the end of their life expectancy. Also, new split systems are much more energy efficient than these old systems, so this should be factored into the District’s equipment replacement decisions.

3. The Multipurpose is served by two 1997 Carrier rooftop packaged gas/elec units which are in decent condition, but at 17 years old are nearing the end of their life expectancy. Also, new gas/elec units are much more energy efficient than these old units, so this should be factored into the District’s equipment replacement decisions.

4. The Admin Office and Classrooms 29 and 30 are served by 1997 Carrier rooftop packaged gas/elec units which are in decent condition, but at 17 years old are nearing the end of their life expectancy. Also, new gas/elec units are much more energy efficient than these old units, so this should be factored into the District’s equipment replacement decisions.

5. The Girls Locker Room and the Boys Locker Room are each served by a 2000 Modine rooftop gas heating/ventilating unit which is in decent condition, but at 14 years old will be nearing the end of it’s life expectancy in the next 5 years or so. The Coaches Offices are served by 1997 Carrier ductless mini-splits which are also nearing the end of their life expectancy.

6. The Kitchen is served by an older Modine rooftop gas heating/ventilating makeup air unit which is in decent condition but will be nearing the end of it’s life expectancy in a few years.
7. Some of the rooftop ductwork at the campus is reported to be in bad condition with leaks, etc. Rooftop ductwork occurs at the Admin Office, Locker Rooms, Kitchen, and Classrooms 29 and 30.

8. Portables A, B and E are served by older Bard units. Portables C, D, F and G are served by new Bard units. These portables are not on the campus EMS and the District wants them to be on it.

9. The plumbing fixtures in the Student Bathrooms adjacent to Classroom 26 are older, but in decent condition. The plumbing fixtures in the Student Bathrooms adjacent to Classroom 21 and Classroom 17 are very old and in very poor condition and are in need of remodel/modernization.
MEMORANDUM

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

ARDEN MIDDLE SCHOOL

Arden Middle School is approximately 100 years old. The electrical service and switchgear is in the front of the campus in a fenced enclosure with the SMUD transformer, it is 1600A, 277/480V, in good condition, and sufficiently sized for this campus. At Cameron Ranch is located in the parking lot outside of the MP building and is protected by bollards. Gear observed around the campus varies in age and condition, from panels still in use over 60 years old, to new panels in classrooms installed in 2004. A fairly new transformer and distribution board is located outdoors to service portables. Typical classrooms had multi-channel surface raceway mounted on two walls. Cord reels in new condition observed in Science Labs. Some receptacles near sinks were observed without GFCI protection. Extensive use of extension cords.

Parking lot lighting in the main lot consists primarily of fairly new pole lights with cut-off ‘shoebox’ metal halide area lights, but there are still some SMUD cobra style HID pole lights. Building mounted lights are either CFL or HID, lenses are turning yellow, and in generally poor condition. Exterior lighting is controlled by time clock. Classrooms lighting consists of older fluorescent wrap fixtures, or newer 1x4 surface mounted fixtures with T8 lamps. Some corridors have been retrofitted with newer surface mounted LED lights – while these are more energy efficient that the CFL lights they replaced, they do not seem to produce enough light for the application (lockers). The MP room fixtures are 4’ fluorescent T8 fixtures with lens, in fair condition. Typical classrooms and other instructional space include occupancy sensors and multi-level line voltage switches. Observed LED exit ligts in corridors and the MP rooms, and emergency lights in the MP.
# San Juan Unified School District
## Measure N Assessment
### Arden Middle School
#### February 10, 2014

<table>
<thead>
<tr>
<th>Scope</th>
<th>Condition</th>
<th>Efficiency</th>
<th>Urgency</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Utility Service, Main Switchboard</td>
<td>3.0</td>
<td>N/A</td>
<td>1.0</td>
<td>SMUD transformer and 1600A, 277/480V MSB Square D in good condition in front of campus in fenced enclosure.</td>
</tr>
<tr>
<td>Distribution Panels, Panels, Transformers</td>
<td>1.7</td>
<td>N/A</td>
<td>1.3</td>
<td>Dist board and xfmr outside of MP ~20 yrs, panels &lt;10yrs and 50+yrs located in classrooms. Old panel and newer load center in kitchen. Panels/xfmrs outside wing</td>
</tr>
<tr>
<td>Receptacles / Branch Circuiting</td>
<td>2.3</td>
<td>N/A</td>
<td>1.0</td>
<td>WM5500 at typical classrooms 2 walls. Cord reels, GFCI receptacle at sink in labs. Work room with non-GFCI at sink with extensive plug strip use. Exposed conduits, raceway</td>
</tr>
</tbody>
</table>

### Weighted Average Score: Power Distribution System
- **3.0**
- **3.0**
- **1.0**

### Lighting & Controls: Function and Condition

<table>
<thead>
<tr>
<th>Scope</th>
<th>Condition</th>
<th>Efficiency</th>
<th>Urgency</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Lighting/Parking Lot</td>
<td>3.0</td>
<td>3.0</td>
<td>1.0</td>
<td>MH ‘shoe box’ area lights in new condition. Some SMUD cobra head area lights on wood poles.</td>
</tr>
<tr>
<td>Building Exterior Lighting</td>
<td>1.0</td>
<td>1.0</td>
<td>2.0</td>
<td>Wall mounted CFL, under canopy, very old. Halogen floods in outdoor eating area</td>
</tr>
<tr>
<td>Interior Light Fixtures</td>
<td>2.7</td>
<td>2.7</td>
<td>0.7</td>
<td>Classrooms with surface 2x4 w/ T8 with surface raceway, some with older T8 wraps. New LED ltg, and original CFLs in corridor provides low light levels. MP - T8 w/lens</td>
</tr>
<tr>
<td>Lighting Controls</td>
<td>2.7</td>
<td>2.0</td>
<td>1.0</td>
<td>Occupancy sensors in classrooms, media lab.</td>
</tr>
<tr>
<td>Emergency Egress</td>
<td>2.7</td>
<td>2.7</td>
<td>1.0</td>
<td>LED exit lights in corridors, MP bldg. Older EM fixtures in MP interior and exterior.</td>
</tr>
</tbody>
</table>

### Weighted Average Score: Lighting & Controls
- **2.6**
- **2.4**
- **1.0**