To ensure success, students must be prepared academically, accepting personal responsibility and be accepting of self and of others. A focus on educational fundamentals best prepares our students for success.
Arlington Heights Elementary School

Description: Year Built: 1959
Total Square Feet of Floor Space: 30,898 SF
Acres: 10.0

Address: 6401 Trenton Way Citrus Heights, CA 95621

Generated on: 5/18/13

Building stage: - Physical Assessment Report

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

Stakeholder:

Drawings: - Arlington (Physical Assessment Report)
- Arlington Hts 2013 (Physical Assessment Report)
Floor Plan
A-SHELL

Observation #1

OPENINGS - Vertical drop at less than 5 doors will require replacement of exterior landing area. Ramp-type thresholds are used at approximately 50% of door openings on campus, but are no longer acceptable to DSA. Note the remainder of thresholds provides a near flush transition.

Observation #4

STRUCTURE - Roof drainage is primarily through fascia gutters attached to surface-mounted downspouts. The majority of downspouts (~85%) are connected to underground storm drain piping. Staff reports gutters overflow during rains where downspouts are connected to this piping (no problems reported where downspouts daylight above grade). Raised tubes were added inside of gutters to provide overflows, but do not resolve the issue and further restrict the gutter channel.

Suggest storm drain system be evaluated and cleared of debris, if needed. Add wire covers over downspout inlets or gutters to reduce debris into system. Daylighting downspouts above grade into landscape areas is the simplest solution. Caution should be taken at walk areas, as this may lead to a slipping hazard.

Observation #5

OPENINGS - Windows are typically found on both north and south facing walls, as well as at clerestories along the roof ridge line. Most appear to be fixed, with single pane glazing, painted frames, and are in good condition overall.
**Observation #9**

STRUCTURE - Overhang at eave is approximately 6’ above grade and is hazardous to adults. 3 downspouts daylight above grade onto playground, creating a potential slipping hazard due to surface water.

Reduce eave or cordon off area with protective railings. Consider a trench style drain system with grating.

**Observation #13**

STRUCTURE - Minor rusting of downspouts and fascia metal.

Prep and paint.

STRUCTURE - Downspouts daylight onto concrete walk areas, creating potential slipping hazards.

Consider drainage grates in planters and underground piping.

**Observation #14**

STRUCTURE - Gaps in brick grouting (only 2 locations identified) due to graffiti abatement.

Infill and repair.
Observation #17
STRUCTURE - Rust evident at fascias and downspouts. Minor wall surface damage.
Prep, repair and refinish.
B-INTERIORS

Observation #6

ADA COMPLIANCE - Small non-accessible storage room was originally a Kindergarten student restroom.

Enlarge door width to provide access.

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Observation #10

CEILING FINISHES - Stained tiles above TV.

Evaluate cause of damage, and repair if still required. Remove and replace tiles.

BUILT-IN CASEWORK - Original painted casework is outdated and not compliant.

Reconfigure and replace.

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Observation #16

CEILING FINISHES - Ceiling tiles are in poor condition overall. Most are warped and many are cracked.

Replace all tiles.
Observation #19

WALL AND FLOOR FINISHES - Boys and girls restrooms here and in an adjacent building are outdated and in need of new finishes. Both restrooms in this building are not compliant, but those in an adjacent building meet most ADA requirements.

Replace finishes and partitions in all 4 restrooms. Reconfigure non-compliant rooms.

Observation #20

FLOOR FINISHES - Staff restrooms appear to be compliant.

Replace floor finishes (at a minimum).
**Observation #23**

FLOOR FINISHES - Stage floor is in poor condition, and holes for uprights remain open.

Refinish floor and provide covers at holes. Install compliant handrails.

FLOOR FINISHES - Vinyl tile in main room is lifting along a centerline the length of the room, possibly at a control joint or a crack in the slab.

Evaluate cause and repair if still required. Replace tile to match existing adjacent tiles.

CEILING FINISHES - Loose ceiling tiles (< 15 total).

Repair or replace. Staff noted these are usually repaired or replaced in the summer due to the requirement for lift equipment.
C-SERVICES

Observation #2

HVAC SYSTEM - 2 classrooms typically share each rooftop HVAC unit, which are network controlled. Staff noted minimal temperature related issues from shared HVAC equipment. Painted exposed interior ductwork appears to be in good condition.

LINE VOLTAGE - GFCI outlet below casework in this room is tripped periodically due to shared circuiting with staff equipment on the other side of the divider wall.

Re-circuit. Surface-mounted raceways are typical throughout.

Observation #7

TECHNOLOGY - School is fitted with Wi-Fi. IDF panels are mounted throughout as well.

Observation #18

TECHNOLOGY - IDF cabinet currently located in custodial closet.

Suggest a more suitable location for equipment.
Observation #24

HVAC SYSTEM - Staff reports continuous problems maintaining acceptable temperature levels in work room. IDF equipment is installed here and may partially contribute to the problem, with room orientation as another possible factor.

Consider independent HVAC unit.
D-EQUIPMENT AND FURNISHINGS

Observation #3

BUILT-IN CASEWORK - Painted wood casework is original, and is not ADA compliant.

Replace with new.
E-OTHER BUILDING CONSTRUCTION

Observation #8
ADA COMPLIANCE - Toilet room is not compliant.
Enlarge door and room, and reconfigure.

Observation #11
ADA COMPLIANCE - Student plumbing fixtures and toilet room spaces are not compliant.
Enlarge and reconfigure areas. Replace fixtures and accessories.

Observation #12
ADA COMPLIANCE - Check out station is not compliant.
Enlarge area and install accessible counter.
**Observation #15**

ADA COMPLIANCE - Cabinet at door restricts access.

Remove cabinet or change door swing into adjacent room.

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**Observation #21**

ADA COMPLIANCE - Student restroom and sink at nurse's room are not compliant.

Reconfigure restroom and install new accessible counter / sink at nurse's room.

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**Observation #22**

ADA COMPLIANCE - Office staff work room and adjacent sink cabinet are not compliant.

Reconfigure room layout and install new accessible counters and cabinets.
Site Plan
D-EQUIPMENT AND FURNISHINGS

Observation #5

ATHLETIC - Wood ball wall is not structurally sound and is a potential safety hazard.

Replace or remove.

Observation #7

ATHLETIC - Ball field backstop is in poor condition.

Remove and replace.

Review site drainage along 3rd base line, as staff reports heavy saturation during rainy days.
F-BUILDING SITE WORK

Observation #1

SITE DEVELOPMENT - Wood perimeter barrier around play equipment area is in poor condition.

Replace with concrete.

No handrails or guardrails at concrete ramp access.

Verify slope is compliant and handrails or curbing are not required. Play equipment is not structurally sturdy per staff.

Reinforce or replace.

Observation #2

LANDSCAPE - Large shade trees in circular planters have died and have already been removed, or are currently dying due to added adjacent concrete flatwork.

Remove remaining dead or dying trees and replace.
Observation #3

HARDCASE - Cracking throughout main parking lot paving. Drainage is via surface run-off only to city street gutter system. No evidence of asphalt heaving, but staff reports water clearly oozes through cracks during rainy days with bus traffic in an approximate 2,500 SF area at 1st exit drive. Staff notes previous attempts to seal asphalt has proven to be unsuccessful.

Suggest complete asphalt replacement at problem area noted above. Fill and seal cracking beyond this area.

Observation #4

HARDCASE - Asphalt in this main playground is cracking heavily throughout. No asphalt heaving is evident. Students have been reported pulling asphalt chunks from these cracks, worsening the issue.

Fill cracks and seal.
Observation #6

HARDSCAPE - Light asphalt cracking throughout this smaller playground area.

Fill and seal.
MEMORANDUM

TO: Jon Anderson
FROM: Tom Duval
DATE: December 23, 2013
PROJECT: Arlington Heights Elementary School
SUBJECT: Master Plan Assessment Report
PROJECT NO.: 131020

Dear Jon,

On November 15th, 2013 I performed an on-site assessment of the mechanical and plumbing systems at Arlington Heights Elementary School with Tom Brennan and 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 Alerton BacTalk. Can no longer get parts for this old IBEX system.
2. The three Classroom wings, K building, and the Multipurpose building are served by 1996 rooftop packaged gas/elec units. These units are 17 years old and generally this equipment will last 15-18 years with good maintenance. So it is near the end of its life expectancy. Also, new packaged gas/elec units are much more energy efficient than these 1996 units, so that should be factored into the District’s equipment replacement decisions.
3. The three Classroom wings have conditions where one packaged gas/elec rooftop unit serves two classrooms. This should be corrected in the next HVAC modernization project.
4. The Office building is served by a new rooftop packaged gas/elec unit which is in good condition.
5. Portables 19, 21, 22 and 23 are served by 1997 Bard heat pumps. At 16 years old these units are nearing the end of their life expectancy and should be replaced soon. Also, they are not on the campus EMS and the District wants to put them on the EMS.
6. Portable 20 is served by a 30 year old rooftop heat pump. This unit needs to be replaced. Also, it is not on the campus EMS and the District wants to put it on the EMS.
7. The bathroom plumbing fixtures are generally old and should be replaced.
MEMORANDUM

TO: JON ANDERSON
FROM: DANNY MCKEVITT
DATE: NOVEMBER 15, 2013
PROJECT: SJUSD SITE ASSESSMENTS
SUBJECT: ASSESSMENT REPORT
PROJECT NO.: 14-008

ARLINGTON HEIGHTS ELEMENTARY SCHOOL

The main 277/480V electrical service at Grand Oaks Elementary is located in a large enclosure behind the classroom buildings, and has been upgraded, likely within the past 10-12 years. It back-feeds the original campus service, which is still active and while in good condition, is past its serviceable life. The new service feeds a large transformer and 120/208V switchboard, which in turn services panels at the end of each building wing. The main service and distribution panels at each wing should be adequate in size to support renovation work or expansion. There is a significant amount of exposed conduit, much of it located below the canopy at each classroom wing. Multi-channel surface raceway has been added at the front and side of each classroom and includes ample power and data outlets.

Parking lot lighting consists of SMUD HID lights on old wood poles; the owner pays directly to the utility for use of these lights. Building mounted lights are either HID or CFL, many with “yellowed” lenses which effects light output and durability of the lens; these lights are not cut-off. Most interior lighting is in fair condition; this is primarily fluorescent ‘wrap’ fixtures have been retrofitted with electronic ballasts and T8 lamps. Occupancy sensors have been installed in classrooms, in some cases a wall mounted manual sensor has been located in a corner at ceiling height, which is inappropriate for this type of sensor and likely does not provide adequate coverage. The MP room includes surface mounted 2x2s with 55W biax lamps, there is no bi-level control. EM lighting and exit signs in the MP room have been replaced and are in newer condition. Classrooms do not include emergency or exit lights but this is not code required for classrooms of this size.