We believe John Barrett Middle School provides an environment where students will develop a passion for learning, gain the skills to make a difference in the world.
Barrett Middle School

Description: Year Built: 1957
Total Square Feet of Floor Space: 57,497
Acres: 21.9

Address: 4243 Barrett Rd Carmichael 95608 CA

Generated on: 6/3/13

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: - BARRETT_AREAS-INT (Physical Assessment Report)
- Barrett (Physical Assessment Report)
- Barrett_2013 (Physical Assessment Report)
Observation #28

ROOF COVERINGS - Leaking at mechanical units. Roof on all buildings is patched and old.

Recommend new single ply roof for all buildings per district standard.

Observation #31

ROOF COVERINGS - Canopies have dry rot. Typical of campus.

Recommend replacement of walkway canopies.

STRUCTURE - Walkways are damaged from electrical trenching work.

Observation #33

OPENINGS - Single pane metal window system with cracked caulking. Some windows are no longer operable. Approx. 10%. Typical of entire campus.

Recommend new double pane window system.

WALL COVERINGS - Paint is old and needs some repair. Excess conduit on exterior. Typical of all permanent campus buildings.

ROOF COVERINGS - Some rust at gutters and roof edge and on mechanical units.
**B-INTERIOR**

**Observation #8**

OPENINGS - Single pane windows, door hardware is old.

Recommend new doors and hardware, new double pane window system.

WALL FINISHES -

CEILING FINISHES - Some damaged ceiling tiles.

Recommend replacement as needed.

FLOOR FINISHES - VCT floor is cracked.

Recommend new floor finish, typical of entire school.

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**Observation #12**

OPENINGS - Single pane windows, door and hardware is old. Typical of school.

Recommend new doors and hardware, new double pane window system.

WALL FINISHES - Damaged acoustic tiles on wall.

CEILING FINISHES - Some damaged ceiling tiles.

Recommend replacement as needed.

FLOOR FINISHES. Carpet is old and worn.

Recommend new carpet.

BUILDING is outdated and deficient.

Recommend additional practice rooms or possible replacement.
**Observation #15**

OPENINGS - Single pane windows, door hardware is old.
Recommend new doors and hardware, new double pane window system.

WALL FINISHES - Paint is worn and cracked. Climbing wall is covering window system.

CEILING FINISHES - Some damaged ceiling tiles.
Recommend replacement as needed.

FLOOR FINISHES - VCT floor is cracked.
Recommend new floor finish, typical of entire school.

**Observation #17**

OPENINGS - Single pane windows, door hardware is old.
Recommend new doors and hardware, new double pane window system.

WALL FINISHES - Cracked tile.

CEILING FINISHES - Some damaged ceiling tiles.
Recommend replacement as needed.

FLOOR FINISHES - Concrete and tile floor is left over from use as shower area.
Recommend new floor.

FACILITY is deficient for number of students.
**Observation #20**

WALL FINISHES - Tile is worn.
Recommend new tile on walls.

FLOOR FINISHES - Floor concrete is worn.
Recommend new floor.

Locker room restrooms should be finished and updated like other student restrooms have been.
**Observation #23**

OPENINGS - Single pane windows, door hardware is old.

Recommend new doors and hardware, new double pane window system.

WALL FINISHES -

CEILING FINISHES - Some damaged ceiling tiles.

Recommend replacement as needed.

FLOOR FINISHES - Carpet is worn.

Recommend new floor finish.

**Observation #24**

OPENINGS - Single pane windows, door hardware is old.

Recommend new doors and hardware, new double pane window system.

WALL FINISHES - Excess conduit on walls. Some abandoned in place.

CEILING FINISHES - Some damaged ceiling tiles.

Recommend replacement as needed

FLOOR FINISHES - VCT floor is cracked.

Recommend new floor finish, typical of entire school.
Observation #29

OPENINGS - Single pane windows, door hardware is old.
Recommend new doors and hardware, new double pane window system.

WALL FINISHES -

CEILING FINISHES - Some damaged ceiling tiles.
Recommend replacement as needed.

FLOOR FINISHES - VCT floor is cracked.
Recommend new floor finish, typical of entire school.
C-SERVICES

Observation #6
HVAC SYSTEM - Poor ventilation in this building.
Recommend improved air flow for this building.
LINE VOLTAGE - Poor lighting, dim.
Recommend new efficient, brighter lighting.

Observation #11
TECHNOLOGY - No IT infrastructure for sports or performances.
Recommend new multipurpose room.

Observation #13
LINE VOLTAGE - Poor lighting.
Recommend new efficient brighter lighting.
HVAC SYSTEM - Poor air circulation.

Observation #16
HVAC SYSTEM - Poor ventilation as room is used for sports.
Recommend new sports facility rooms.

Observation #22
LINE VOLTAGE - Lighting is poor and dim.
Recommend new efficient lighting.
Observation #26

HVAC - Abandoned condenser units in classrooms. Hazard condition for students. Typical of all classrooms.

Recommend removal of existing units and repair of wall and floor surface.

HVAC - Newer units have been provided at each in room in wall. Typical of all classrooms.

Observation #30

HVAC - Abandoned condenser units in classrooms. Hazard condition for students. Typical of all classrooms.

Recommend removal of existing units and repair of wall and floor surface.

HVAC - Newer units have been provided at each in room in wall. Typical of all classrooms.
D-EQUIPMENT AND FURNISHINGS

Observation #9
PERFORMANCE - Temporary stage is crammed in corner.
Recommend new multi-purpose room to alleviate space needs.

Observation #14
CASEWORK - Cabinets are old and deficient.
Recommend new casework and additional storage and music practice rooms.

Observation #21
CASEWORK - Casework is old and worn.
Recommend new casework as needed.
**E-OTHER BUILDING CONSTRUCTION**

**Observation #4**

ADA COMPLIANCE - Room is used for physically disabled students but is entirely out of compliance. Needs restroom facility nearby as well.

Recommend remodeling rooms to conform to accessibility codes.

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**Observation #5**

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**Observation #10**

LIFE SAFETY - Room is crowded due to being used for too many functions.

Recommend new multi-purpose room.

ADA COMPLIANCE - Many ADA clearance issues.

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**Observation #18**

LIFE SAFETY - Climbing wall on classroom window system. No natural light or egress ability.

Recommend new athletic facilities.

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**Observation #19**

LIFE SAFETY - Space is deficient for number of students.

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**Observation #25**

ADA - Clearance issues.
**Observation #27**

ADA - Staff restroom door is too narrow. No accessible fixtures or clearances in staff restrooms typical of campus.

Recommend replacement of restrooms as these cannot accommodate ADA upgrades.

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**Observation #32**

ADA - Drinking fountains are not in compliance.

Recommend replacement.
F-BUILDING SITE WORK

Observation #7

LANDSCAPE - Poor drainage and flooding in this area.

Recommend overhaul of site drain system in this area.
Site Plan
F-BUILDING SITE WORK

Observation #1

FENCING - Chain link fence in poor condition.
Recommend replacement with new security fence and gates.

Observation #2

LANDSCAPE - Feld grass is dead and dusty.
Recommend new irrigation system and turf. Typical of school in general.

Observation #3

FENCING - Fencing is in poor condition on perimeter of school. Need wa