Bella Vista High School, a collaborative learning community based on a foundation of EXCELLENCE, will INSPIRE each student to EXCEL and positively IMPACT SOCIETY by EMPOWERING them to be DYNAMIC thinkers, leaders, and CREATORS in a complex world.
Bella Vista HS

Description: Year Built: 1961
Total Square Feet of Floor Space: 150,421
Acres: 50.51

Address: 8301 Madison Ave. Fair Oaks, CA 95628

Generated on: 6/7/13

Building stages: - 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: - BellaVista_Overall (Physical Assessment Report)
- BellaVista_Q1 (Physical Assessment Report)
- BellaVista_Q2 (Physical Assessment Report)
- BellaVista_Q3 (Physical Assessment Report)
- BellaVista_Q4 (Physical Assessment Report)
- BellaVista_Satelite 2013_A (Physical Assessment Report)
- BellaVista_Satelite 2013_B (Physical Assessment Report)
- BellaVista_Satelite 2013 Overal (Physical Assessment Report)
Floor Plan

Bella Vista

Address: 8301 Madison Avenue
Fair Oaks CA 95628
School Number: 206

Initial Construction Completion Date: 1961
Total Sq. Ft. of Floor Space: 150,421
Acres: 50.51

Drawing Updated: 02/29/12
Date Printed: 02/29/12
Drawn By: Engineering Archives
A-SHELL

Observation #1

NA
**A-SHELL**

**Observation #47**

OPENINGS - Single pane glazing throughout building. 4 like this on elevation. Roughly 8'x3'.

Recommend replacing glass with dual pane insulated glazing.

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**Observation #49**

OPENINGS - Single pane glazing on all windows. 3'x3' squares. Every other is operable. Total 56 windows building A.

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**Observation #50**

OPENINGS - Single pane glazing all windows building D. 3'x3' square. 20 total.

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**Observation #52**

OPENINGS - Single pane glazing. 3'x3' square. Total of 26 at building F.
Observation #53

OPENINGS - Doors F1 through F5 thresholds do not meet ADA.

Observation #55

OPENINGS - Window louvers bent.

Observation #56

OPENINGS - Wood trim old.

Observation #57

STRUCTURE - Wood is showing signs of aging.
Observation #59

OPENINGS - Single pane glazing 3'x3' windows. 40 total for Building C.

Observation #61

OPENINGS - Single pane glazing. 3'x3' windows. 41 total building B.

Observation #64

ROOF COVERINGS - Water flow down the side of the building. Downspout missing. Proper drainage required.

Observation #214

FLOOR FINISHES - Floors creaky but have been replaced.
Observation #215

OPENINGS - Door leaks.
Observation #212
CEILING FINISHES - Ceiling tiles stained 2-3.

Observation #213
CEILING FINISHES - Ceiling tiles stained.

Observation #216
CEILING FINISHES - Leaks at ceiling.

Observation #222
CEILING FINISHES - Ceiling stain.
Observation #225

OPENINGS - Wants wall removed between office and lobby.
C-SERVICES

Observation #60
Insulation has been removed from piping on the roof.

Observation #218
DOMESTIC PLUMBING - Sinks aren't vented properly and don't drain well.
D-EQUIPMENT AND FURNISHINGS

Observation #217

BUILT-IN CASEWORK - Science lab is small. Lack of storage.
Larger cabinets under stations needed.

Observation #220

BUILT-IN CASEWORK - Casework along windows in poor condition typical.

Observation #221

BUILT-IN CASEWORK - Lamination on casework coming off. Casework shows signs of deterioration.
E-OTHER BUILDING CONSTRUCTION

Observation #46

ADA COMPLIANCE - Door threshold is not code compliant. Existing condition is considered a ramp.

Recommend removing area of concrete sidewalk in front of door and construct a code-compliant concrete slope to door.

Observation #48

ADA COMPLIANCE - Building A, 13 door thresholds are not code compliant. Existing condition is considered a ramp.

Recommend removing area of concrete sidewalk in front of door and construct a code-compliant concrete slope to door.

Observation #51

ADA COMPLIANCE - Doors D4 to D7 thresholds.
Observation #54
ADA COMPLIANCE - Drinking fountains do not meet ADA.

Observation #58
ADA COMPLIANCE - Doors C1 through 4 thresholds do not meet ADA. Also doors C7 through 10.

Observation #62
ADA COMPLIANCE - Door thresholds do not meet ADA at B9 through B15 and B4 through 6.

Observation #63
ADA COMPLIANCE - Drinking fountains do not meet ADA.
Observation #65
ADA COMPLIANCE - Single drinking fountain does not meet ADA.

Observation #219
ADA COMPLIANCE - Stall not accessible.

Observation #223
LIFE SAFETY - Revise entry area. Posts and railings loose.

Observation #224
ADA COMPLIANCE - Sink not ADA.
**A-SHELL**

**Observation #66**
OPENINGS - Single pane glazing.

**Observation #69**
OPENINGS - Colored glass block in poor condition or broken.

**Observation #70**
OPENINGS - Single pane glass.

**Observation #74**
OPENINGS - Wooden pass through not sealed to outside.
Observation #100
OPENINGS - Single pane glazing.

Observation #227
OPENINGS - Single pane glazing.
**B-INTERIORS**

**Observation #76**

FLOOR FINISHES - VCT in bad condition.

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**Observation #78**

PERFORMANCE – Multi-use room doubles as school theater space.

A performing arts center with auditorium is requested.

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**Observation #79**

FLOOR FINISHES - VCT is scuffed up and has grooves in it.

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**Observation #81**

OPENINGS - Sliding gates at servers old needs paint. No man door for exiting.
Observation #84

OPENINGS - Wood finish marked up. Door handles missing. Typ. whole front.

Observation #85

FLOOR FINISHES - Stage floor and stair.
Hand rails need paint.

Observation #87

FLOOR FINISHES - Flooring back stage.
Needs paint.

Observation #90

FLOOR FINISHES - VCT in kitchen scuffed and filled in at places...old.
Observation #91

WALL FINISHES - Exposed brick in kitchen not cleanable.

Observation #93

OPENINGS - Single pane glass.

Observation #95

OPENINGS - Door handle doesn't meet code.

Observation #97

WALL FINISHES - Wall needs patching.
**Observation #99**

OPENINGS - Door needs paint.

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**Observation #101**

Staff Break Room now turned into classroom.

FLOOR FINISHES - Carpet and tile mix.

Both need replacing.

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**Observation #102**

OPENINGS - Door surface is water damaged.

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**Observation #103**

OPENINGS - Doors and walls need paint.
Observation #106
FLOOR FINISHES - Carpet is stained.
OPENINGS - Door needs paint. All wood door jambs need paint and repair.

Observation #228
OPENINGS - Wood door jambs deteriorating, typ.

Observation #230
CEILING FINISHES - Loose ceiling tiles.

Observation #234
WALL FINISHES - Gyp walls. Tile only at sink.

Observation #237
FLOOR FINISHES - Asbestos tile and no base.
WALL FINISHES - Needs paint.
C-SERVICES

Observation #89
LINE VOLTAGE - Power and cables for lighting exposed.

Observation #233
DOMESTIC PLUMBING - Sink in bad condition, needs to be replaced.
D-EQUIPMENT AND FURNISHINGS

Observation #72
PERFORMANCE - Light fixture cover cracked.

Observation #77
FOOD SERVICE - Lack of storage in cafeteria space.

Observation #86
BUILT-IN CASEWORK - Need storage space.

Observation #88
BUILT-IN CASEWORK - Storage bad.
Observation #92

FOOD SERVICE - Cooler door...not sealed properly. Door is really old.

Observation #94

FOOD SERVICE - Space inadequate. Dual use. Dry storage and office is the same room.

Observation #105

Band room PERFORMANCE - bad acoustics.

BUILT-IN CASEWORK - Storage is needed.
Observation #108
PERFORMANCE - Acoustics not bad, says teacher, but treatment is old.

BUILT-IN CASEWORK - More storage is needed.

Observation #226
BUILT-IN CASEWORK - Casework deteriorating.

Observation #231
BUILT-IN CASEWORK - Casework deteriorating and not ADA compliant.

Observation #232
BUILT-IN CASEWORK - Casework shows signs of aging as well as laminated counter top.
E-OTHER BUILDING CONSTRUCTION

Observation #67
ADA COMPLIANCE - Stair handrails do not meet ADA.

Observation #68
ADA COMPLIANCE - Drinking fountains do not meet ADA.

Observation #71
ADA COMPLIANCE - Doors Q3 through Q6 thresholds do not meet ADA.

Observation #73
ADA COMPLIANCE - All entry doors to campus quad do not meet ADA.
**Observation #75**

ADA COMPLIANCE - Restroom does not meet ADA. Finish of brick is in bad condition. Door is not ADA.

**Observation #80**

ADA COMPLIANCE - Not ADA...newly painted.

**Observation #82**

ADA COMPLIANCE - Drinking fountain not compliant.

**Observation #83**

ADA COMPLIANCE - Drinking fountain not compliant.
Observation #96
ADA COMPLIANCE - Restroom not ADA.

Observation #98
ADA COMPLIANCE - Restroom is not ADA.

Observation #104
ADA COMPLIANCE - Both toilets not accessible.

Observation #107
ADA COMPLIANCE - Risers not accessible.
Observation #229
ADA COMPLIANCE - Drinking fountain not ADA.

Observation #235
ADA COMPLIANCE - Door threshold.

Observation #236
ADA COMPLIANCE - Restroom not accessible.

Observation #238
LIFE SAFETY - No exit signs.
Floor Plan
Observation #109
OPENINGS - Single pane windows. 3'x3' 28 total building G.

Observation #113
OPENINGS - Single pane glazing. 7 - 14' panels.

Observation #122
OPENINGS - Old roll up door not sealed.

Observation #126
OPENINGS - Single pane windows.
Observation #139
OPENINGS - Single pane glazing.

Observation #145
WALL FINISHES - Holes in wall to the exterior.

Observation #147
OPENINGS - Single pane glass. Times 2.

Observation #153
OPENINGS - Single pane glass.
Observation #160

OPENINGS - Single pane glazing. 3'x3' 21 total.

Observation #173

OPENINGS - Single pane glazing. 12 total 3'x3'.
Observation #111
FLOOR COVERINGS - Flooring scuffed divided. Old tile. Typical all classrooms.

Observation #112
CEILING FINISHES - Glue-on ceiling tiles falling down.

Observation #129
OPENINGS - Door jamb and doors beat up. Deteriorating.

Observation #151
CEILING FINISHES - Damaged glued on ceiling tiles.
Observation #164

FLOOR FINISHES – VCT worn and patched in some areas.

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Observation #169

FLOOR FINISHES - VCT bad along casework edge typical.

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Observation #170

FLOOR FINISHES - Old, in floor, power now filled with dirt. 6 total.

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Observation #171

WALL FINISHES - Damaged glued on acoustic ceiling tile. Old curtain rod holders from when it was a drama room.
Observation #174
FLOOR FINISHES - Gym floor is bouncy, creaky in areas.
Needs replacement.

Observation #175
FLOOR FINISHES - Wood base is in poor condition.

Observation #240
FLOOR FINISHES - Holes in flooring.
C-SERVICES

Observation #118
DOMESTIC PLUMBING - Sink needs to be replaced.

Observation #124
HVAC SYSTEM - Vents not capped off.

Observation #130
DOMESTIC PLUMBING - Old sink.

Observation #135
HVAC SYSTEM - Ventilation is bad...has to open doors and turn on fan.
Observation #136
HVAC SYSTEM - Old hood from shop has openings to the outside. Little hole under hood.

Observation #137
DOMESTIC PLUMBING - Old pipe valve trip hazard.

Observation #138
TECHNOLOGY - Only data cable outlet.

Observation #142
LINE VOLTAGE - Power...not compatible; came from old shop space. Only power is at wall and inconvenient.

TECHNOLOGY - There is also only one data hookup.
**Observation #152**

LINE VOLTAGE - Power insufficient for instructor station.

TECHNOLOGY - Data insufficient for instructor station.

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**Observation #155**

LINE VOLTAGE - Surface mounted wires coming down.

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**Observation #165**

DOMESTIC PLUMBING/LINE VOLTAGE - Water heater and electrical in same room.

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**Observation #177**

LINE VOLTAGE - Electrical room being used as athletic storage.

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**Observation #239**

DOMESTIC PLUMBING - Plumbing is bad. Always overflows.
D-EQUIPMENT AND FURNISHINGS

Observation #115
VOCATIONAL/LAB - Converted shop space into a science lab.

Observation #116
BUILT-IN CASEWORK - Cabinets and counters old.

Observation #117
OPENINGS - Old roll up door has been filled in.

Observation #120
BUILT-IN CASEWORK - Office space now used for drama storage.... lack of storage space/organizational system.
**Observation #121**

VOCATIONAL/LAB - Auto shop converted into a classroom and wrestling room. Dual use. Spider infested.

**Observation #123**

ATHLETIC - Wall padding bad.

**Observation #131**

VOCATIONAL/LAB - Science lab large. Converted from old shop space. Lack of storage. Small adjacent rooms packed.

**Observation #140**

VOCATIONAL/LAB - Shop space converted into a science lab.
Observation #141

BUILT-IN CASEWORK - Cabinetry bad for science.

Observation #148

PERFORMANCE - Restroom being used as storage.

Observation #157

BUILT-IN CASEWORK - Cabinetry old and need updated.

Observation #166

BUILT-IN CASEWORK - Plastic laminate countertops delaminating worn.
Observation #168
BUILT-IN CASEWORK - Cabinetry worn.

Observation #179
ATHLETIC - Basketball hoop mechanics cover is damaged.

Observation #180
ATHLETIC - Wall pads need to be replaced at both ends.
E-OTHER BUILDING CONSTRUCTION

Observation #110
ADA COMPLIANCE - Door thresholds doors, G3 G1 and G7, G6 G5.

Observation #114
ADA COMPLIANCE - Door thresholds. H1,2,3.

Observation #119
LIFE SAFTEY - No exit signage.

Observation #125
ADA COMPLIANCE - Drinking fountain not accessible.
Observation #127
ADA COMPLIANCE - Door thresholds J1-3 not ADA.

Observation #128
ADA COMPLIANCE - Drinking fountain not compliant.

Observation #132
ADA COMPLIANCE - Sinks not accessible.

Observation #133
ADA COMPLIANCE - Door doesn't have clearance.
Observation #134
ADA COMPLIANCE - Drinking fountain not compliant.

Observation #143
ADA COMPLIANCE - Only one sink that is not accessible. Additional sinks needed.

Observation #144
ADA COMPLIANCE - Drinking fountain not ADA compliant.

Observation #146
ADA COMPLIANCE - Door thresholds at L1, 2, 3, 4, 5.
**Observation #149**

ADA COMPLIANCE - Door thresholds at M1, 2, 4.

**Observation #150**

ADA COMPLIANCE - Sinks not accessible.

**Observation #154**

ADA COMPLIANCE - Drinking fountain not accessible.

**Observation #156**

ADA COMPLIANCE - Sinks are not accessible.
Observation #158
ADA COMPLIANCE - Sinks not accessible.

Observation #159
BUILT-IN CASEWORK - Plastic laminate knocked and worn.

Observation #161
ADA COMPLIANCE - Door thresholds 1, 2, 3, 4, 5.

Observation #162
ADA COMPLIANCE - Sinks are not accessible. And some are boarded up.
Observation #163
BUILT-IN CASEWORK - Plastic laminate counters delaminating.

Observation #167
ADA COMPLIANCE - No accessible sink in room.

Observation #172
ADA COMPLIANCE - Sink not accessible.
Observation #176
ADA COMPLIANCE - Restroom not accessible.

Observation #178
ADA COMPLIANCE - Restroom not accessible.
Floor Plan
A-SHELL

Observation #207
CEILING FINISHES - Principal said there is a leak in the roof.

Observation #211
OPENINGS - Single pane glazing.
**B-INTERIORS**

**Observation #181**

Floor Finishes - Wood base needs to be replaced.

![Image of a floor base](image1.jpg)

**Observation #183**

OPENINGS - Door jamb loose... coming away from the wall.

![Image of a door jamb](image2.jpg)

**Observation #185**

WALL FINISHES - Walls need repair and paint.

![Image of a wall](image3.jpg)

**Observation #192**

OPENINGS - Door needs paint.

![Image of a door](image4.jpg)
Observation #197
WALL FINISHES - Wall needs painting.

Observation #198
CEILING FINISHES - Several ceiling tiles damaged and stained.

Observation #199
WALL FINISHES - All walls in room need repair and paint.

Observation #205
FLOOR FINISHES - Wood floor is old creaky.
C-SERVICES

Observation #189

DOMESTIC PLUMBING - Shower poles are calcined and rusty.
D-EQUIPMENT AND FURNISHINGS

Observation #182
PERFORMANCE - No sound isolation at deck and wall to the girl’s locker room.

Observation #187
LOCKERS - Some are in bad shape. Doors coming off...dents.

Observation #193
BUILT-IN CASEWORK - Casework needs replacement.

Observation #196
ATHLETIC - Benches are deteriorating.
Observation #204

ATHLETIC - All side court basketball hoops are at the level of the bleachers which is a safety hazard.

Observation #206

PERFORMANCE - Acoustical treatment in deck flutes falling down.

Observation #210

BUILT-IN CASEWORK - Casework delaminating.
E-OTHER BUILDING CONSTRUCTION

Observation #184

ADA COMPLIANCE - Door threshold not compliant.

Observation #186

ADA COMPLIANCE - Restroom is not accessible.

Observation #188

ADA COMPLIANCE - Restrooms not accessible.

Observation #190

ADA COMPLIANCE - Drinking fountain not accessible.
**Observation #191**

ADA COMPLIANCE - Urinal not accessible at shower.

**Observation #194**

ADA COMPLIANCE - Restroom and showers not accessible.

**Observation #195**

ADA COMPLIANCE - Drinking fountain not accessible.

**Observation #200**

ADA COMPLIANCE - Drinking fountain not accessible.
**Observation #201**

ADA COMPLIANCE - Drinking fountain not compliant.

**Observation #202**

ADA COMPLIANCE - Drinking fountain not accessible.

**Observation #203**

ADA COMPLIANCE - Bleachers are not accessible. However, the school wishes not to upgrade them because they do not want to lose the seating capacity.

**Observation #208**

ADA COMPLIANCE - Threshold at doors is a trip hazard.
Observation #209

ADA COMPLIANCE - Drinking fountain not compliant.
A-SHELL

Observation #4

WALL FINISHES - 4'x4' Area of stucco wall needs painting.
E-OTHER BUILDING CONSTRUCTION

**Observation #6**

LIFE SAFETY - No fence line at front of the school exposes the portable classrooms and poses a security issue.

Recommend installing a fence from building edge across roadway.

**Observation #29**

ADA COMPLIANCE - Handrails do not meet current code.

Recommend that stair be augmented with compliant handrails.

**Observation #30**

ADA COMPLIANCE - Handrails do not meet current code.

Recommend that ramp be augmented with compliant handrails.
Observation #31

ADA COMPLIANCE - Handrails do not meet current code.

Recommend that stair be augmented with compliant handrails.

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Observation #38

ADA COMPLIANCE - Handrails do not meet current code.

Recommend that stair be augmented with compliant handrails.

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Observation #39

ADA COMPLIANCE - Handrails do not meet current code.

Recommend that stair be augmented with compliant handrails.
**Observation #40**

ADA COMPLIANCE - Handrails do not meet current code.

Recommend that stair be augmented with compliant handrails.

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**Observation #41**

ADA COMPLIANCE - Handrails do not meet current code.

Recommend that stair be augmented with compliant handrails.

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**Observation #42**

ADA COMPLIANCE - No ADA access to the pool from the public way.

Recommend constructing new compliant ramp.
**Observation #43**

ADA COMPLIANCE - Handrails do not meet current code.
Recommend that stair be augmented with compliant handrails.

![Image of handrails](image1.png)

**Observation #44**

LIFE SAFETY - Sewer cover above ground is a trip hazard.
Recommend regrading the area and bring to the level of the sewer cover.

![Image of sewer cover](image2.png)

**Observation #45**

ADA COMPLIANCE - Handrails do not meet current code.
Recommend that stair be augmented with compliant handrails.

![Image of stairs](image3.png)
F-BUILDING SITE WORK

Observation #2

LANDSCAPE - Grass is brown in several areas due to no irrigation.

Recommend installing an irrigation system in this area.

Observation #3

SITE DEVELOPMENT - Concrete well used to catch rainwater runoff from roof scupper is a safety hazard.

Recommend installing a guardrail around the perimeter at each of the 3 basins along this elevation.

WALL FINISH - Bottom of wall near concrete basin is water stained from runoff at roof.

Recommend repainting over the stained area at each of the 3 basins along this elevation.

Observation #5

LANDSCAPE - Exposed dirt landscaping.

Recommend adding ground cover or plant grass.
**Observation #7**

LANDSCAPE - Ground slopes back to the building.
Recommend regrading the area to slope away from the building.

LANDSCAPE - Grass is brown due to no sprinklers.
Recommend installing an irrigation system in this area.

**Observation #8**

SITE DEVELOPMENT - Concrete well used to catch rainwater runoff from roof scupper is a safety hazard.
Recommend installing a guardrail around the perimeter at each of the 3 basins along this elevation.

**Observation #9**

HARDSCAPE - Cracks in concrete.
Recommend removing area with cracks and install new concrete slab.
Observation #27
HARDSCAPE - Asphalt edge breaking a part along length of roadway.
Recommend cutting away the edge and replace with new asphalt.

Observation #28
LANDSCAPE - Drainage issues in the circular area and ponds water when rains.
Recommend regarding the area and plant new grass.

Observation #32
ADA COMPLIANCE - Stair does not meet current code. Handrails do not exist on stair.
Recommend that stair be augmented with compliant handrails.
**Observation #33**

HARDSCAPE - Concrete is cracking and uplifting.

Recommend removing the area and replace with new concrete.

Remarks
5/20/13 -

**Observation #34**

LANDSCAPE - Areas where grass is not growing.

Recommend planting new grass and irrigate.

LANDSCAPE - There is pounding water.

Recommend regrading the area and reseed with grass.

**Observation #35**

LANDSCAPE - Grass is spotty. Area of exposed dirt.

Recommend planting new grass.
Observation #36

HARDSCAPE - Sidewalk is coming up. Grinding of the sidewalk has occurred, however it still remains a hazard.

Recommend removing the area of concrete and replace.

Observation #37

LANDSCAPE - Grass is not growing in this area.

Recommend reseeding with grass and irrigate.
Site Plan
**E-OTHER BUILDING CONSTRUCTION**

**Observation #10**

ADA COMPLIANCE - Entry to stadium currently does not have ADA ramp access.

Recommend constructing new ramp to current code.

**Observation #13**

ADA COMPLIANCE - Handrails are not up to current code.

Recommend that the stair be augmented with compliant handrails.

ADA COMPLIANCE - The press box is not accessible.

Recommend constructing a ramp per code or install a chair lift to the press box level.

**Observation #15**

ADA COMPLIANCE - Visitor bleachers are not accessible.

Recommend constructing ADA ramp that is code compliant and accessible to the public way.
Observation #18
ADA COMPLIANCE - Drinking fountain not accessible.
Recommend replacing fixture with ADA compliant drinking fountain.
SITE UTILITIES - Drinking fountain is leaking.
Recommend replacing fixture.

Observation #20
ADA COMPLIANCE - There is no accessible route to the soccer field. Only a dirt hill.
Recommend constructing a new ADA compliant ramp.
F-BUILDING SITE WORK

Observation #11

ATHLETIC STRUCTURE - Ticket booth is a small wooden building that is not accessible or code compliant.

Recommend rebuilding ticket booth at grade with ticket windows at ADA height.

Observation #12

LANDSCAPE - Field grass is in very poor condition. Rough and bare spots with dead grass areas.

Recommend replacing football field with a new synthetic turf playing surface with proper drainage.

Observation #14

ADA COMPLIANCE - Drinking fountain not accessible.

Recommend replacing fixture with ADA compliant drinking fountain.
Observation #16

HARDSCAPE - Dirt and asphalt has eroded away at concrete edge and has become a safety hazard. Recommend in filling with dirt and patching the asphalt.

Observation #17

SITE DEVELOPMENT - Railing at ramp is rusting and needs painted. Length is about 50'.

Observation #19

LANDSCAPE - A lot of dead grass. Rough, hilly land not being used for anything at this time.
Observation #21

LANDSCAPE - Rough ground at practice field.

Recommend regrading the area and replacing turf.

Observation #22

SITE DEVELOPMENT - Barbed wire fence line at back of site. Perimeter fence is not to standard height or to regulations for perimeter fencing.

Recommend adding 6 foot chain link fencing along entire property line.

Observation #23

SITE DEVELOPMENT - Fencing should be removed.
Observation #24

ATHLETIC STRUCTURES - Many storage containers on site for athletic equipment.

Recommend constructing athletic storage as a permanent building.

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Observation #25

HARDSCAPE - Cracks in asphalt over entire basketball court area.

Recommend removing and replacing asphalt at hard court area.

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Observation #26

SITE DEVELOPMENT - Metal bench needs repair.

Recommend removing bench and replace with a new bench similar.
Dear Jon,

On December 17th, 2013 I performed an on-site assessment of the mechanical and plumbing systems at Bella Vista High School with Tom Brennan 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. Most classrooms have 2-pipe unit ventilators which are fed hot and chilled water from the central plant, some floor mounted and some suspended. Most are 1999 so are about 15 years old. These appear to be in decent condition. Generally this equipment lasts 15-18 years with good maintenance, so it is nearing the end of it’s useful life.
3. Some buildings have packaged gas/elec rooftop units, they are either 1993 or 1999, so 15-21 years old. Generally this equipment lasts 15-18 years with good maintenance, so it is nearing the end of it’s useful life. Also, new packaged gas/elec units are much more energy efficient than these old units, and this should be factored into the District’s equipment replacement decisions.
4. 2-pipe central plant serves much but not all of the campus, 1999 Trane chiller in decent condition, 1991 Ajax boiler and 1993 ACE boiler. Both boilers are in need of replacement.
5. The District thinks there is a problem with the piping in the plant, as piped they are forced to run both pumps when they could only be running one pump. This needs to be investigated and corrected if possible.
6. The 3 domestic water heaters in the boiler plant room are bad and need replacing.
7. Small Gym and Large Gym each have gas heat rooftop packaged units, no cooling. Same for their Locker Rooms. 1999 equipment so approaching the end of its useful life.
8. Library has a gas/elec rooftop unit with some issues, including leaky rooftop ductwork. Both the unit and the ductwork need replacing.
9. Pool boiler is only 2 years old, good condition.
10. Cafeteria has one newer gas/elec rooftop unit and one old gas/elec rooftop unit, the old one needs replacing.
11. Portables are not on the EMS, District wants them to be put on the EMS.
13. Pool equipment: need new sand filters and new pumps.

*Since this report was issued, the District has decided to install Johnson Central EMS systems in the lieu of the Alerton system.
MEMORANDUM

TO: JON ANDERSON
FROM: DANNY MCKEVITT
DATE: DECEMBER 20, 2013
PROJECT: SJUSD SITE ASSESSMENTS
SUBJECT: ASSESSMENT REPORT
PROJECT NO.: 14-008

BELLA VISTA HIGH SCHOOL

Bell Vista HS is serviced by a 4000A, 277/480V main switchboard, less than 20 years old and in good condition. The MSB services a piece of “high/low” switchgear that includes an integral transformer; vintage is unknown but this gear is nearing the end of its serviceable life. Many feeders from the older equipment were found faulty and replaced within the past 8 years. Most of the gear observed around the campus (at least 80%) is older and is no longer easily serviceable. Most of this older gear is manufactured by Zinsco, which is notoriously difficult to maintain. Some panels observed were installed within the past 20 years and are in good condition. In most classroom wings, the gear is located in a common workroom between classrooms. Observed deficient branch circuiting in the gym and kitchen, including exposed wiring, damaged receptacles, etc. The scoreboard in the gym does not function correctly, and the user reports that motorized bleachers that were added need to be opened in order to access devices. Typical classrooms have original branch circuit and devices (~50 yrs) and multi-channel surface raceway around the perimeter with power and data (~15 yrs). Observed significant amount of exposed conduits.

Parking lot lighting in separate faculty and student lots consists of SMUD HID pole lights on wood poles; the owner pays directly to the utility for use of these lights. Building mounted lights are either HID or CFL, many with damaged and “yellowed” lenses; these lights are not cut-off. Exterior lighting is controlled by an older model Wattstopper LCP. The original fluorescent lighting is in fair condition; these older fixtures have been retrofitted with electronic ballasts and T8 lamps. The staff indicates that some T12 lamps remain in use on the campus. Classrooms were controlled by occupancy sensors, as were some smaller rooms (wallbox sensors). The cafeteria is lit with surface 2x2 fixtures with biax lamps, controlled by a Wattstopper LCP. The gym includes high quality T5HO fixtures and CFL “sportslights” controlled by a Wattstopper LCP. Older LED exit lights are in decent condition throughout the campus; a significant amount of EM lights have been added to the exterior of buildings and appear to be in good condition.
<table>
<thead>
<tr>
<th>Scope</th>
<th>Condition</th>
<th>Efficiency</th>
<th>Urgency</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Power &amp; Distribution: Function and Condition</strong></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Utility Service, Main Switchboard</td>
<td>2.7</td>
<td>N/A</td>
<td>1.3</td>
<td>Newer MSB 4000A 277/480V ~20yrs in good condition, feeds older &quot;high-low&quot; gear with integral transformer nearing end of servicable life (&gt;30yrs)</td>
</tr>
<tr>
<td>Distribution Panels, Panels, Transformers</td>
<td>1.0</td>
<td>N/A</td>
<td>2.3</td>
<td>Primarily older (original) gear at end of servicable life (&gt; 50yrs), some newer gear &lt;20yrs</td>
</tr>
<tr>
<td>Receptacles / Branch Circuiting</td>
<td>1.3</td>
<td>N/A</td>
<td>2.3</td>
<td>WM5500 at perimeter of classrooms, exposed conduits. Damaged receptacles, boxes, exposed conductors in kitchen, issues with scoreboard in gym.</td>
</tr>
<tr>
<td><strong>Weighted Average Score: Power Distribution System</strong></td>
<td>1.7</td>
<td>N/A</td>
<td>1.9</td>
<td></td>
</tr>
<tr>
<td><strong>Lighting &amp; Controls: Function and Condition</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Site Lighting/Parking Lot</td>
<td>1.0</td>
<td>1.0</td>
<td>2.0</td>
<td>SMUD area lights on wooden poles</td>
</tr>
<tr>
<td>Building Exterior Lighting</td>
<td>1.0</td>
<td>1.3</td>
<td>1.3</td>
<td>Wallpacks, HID/CFLs at canopy with yellow lens, not cut-off.</td>
</tr>
<tr>
<td>Interior Light Fixtures</td>
<td>2.0</td>
<td>2.0</td>
<td>1.3</td>
<td>Older fixtures (mostly wraps, surf 1x4s) in various condition - mostly T8s, few T12s. New high quality T5HO fixtures in gym. Cafeteria 2x2 surface with biax, fair cond.</td>
</tr>
<tr>
<td>Lighting Controls</td>
<td>2.3</td>
<td>1.7</td>
<td>1.0</td>
<td>Occupancy sensors at most classrooms. Wattstopper LCP ~20yrs for exterior canopy lts, gym, and cafeteria. Some older wallbox sensors in smaller rooms.</td>
</tr>
<tr>
<td>Emergency Egress</td>
<td>3.3</td>
<td>N/A</td>
<td>0.3</td>
<td>Older LED exist signs in good condition, many EM fixtures on building exterior in good condition</td>
</tr>
<tr>
<td><strong>Weighted Average Score: Lighting &amp; Controls</strong></td>
<td>1.9</td>
<td>1.6</td>
<td>1.3</td>
<td></td>
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</tbody>
</table>