Valuing team teaching in our physically open design school, the mission of Cambridge Heights is to cultivate and instill in the whole child a passion for life-long learning that encompasses the development of mind, body, and character by providing opportunities beyond academic standards to explore and discover individual interests supported by a nurturing family community of students, staff, and parents.
Cambridge Heights Elementary School

**Description:**
- Year Built: 1970
- Total Square Feet of Floor Space: 34,850
- Acres: 8.92

**Address:**
5555 Fleetwood Drive Citrus Heights, CA 95621

**Generated on:**
5/21/13

**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:**
- Cambridge 2013 (Physical Assessment Report)
- Cambridge Heights (Physical Assessment Report)
**F-BUILDING SITE WORK**

**Observation #33**

SITE UTILITIES - Trip hazard at utility boxes.

**Observation #34**

SITE UTILITIES - Restore power to outside hard court area. Power was cut during previous irrigation work and cannot be restored.
A-SHELL

Observation #1
OPENINGS - Single pane windows throughout campus. (Approximately 3,200 sf. total)

Observation #23
OPENINGS - Air infiltration at all corner upper windows. Can see blinds moving even though AC is off.

Observation #40
WALL FINISHES - Dry rot at various locations at exterior walls.
Relocatable should be removed and replaced.
**Observation #4**

FLOOR FINISHES - Flooring appears to have been patched with a different finish color. (Floor area is approximately 100 sf.)

![Flooring patch](image1)

**Observation #10**

FLOOR FINISHES - VCT and carpet flooring needs to be replaced. (Approx. 120 sf. VCT, 840 sf. carpet)

![VCT and carpet](image2)

**Observation #11**

FLOOR FINISHES - VCT and carpet flooring should be replaced. (Approx. 120 sf. VCT, 840 sf. carpet)

![VCT and carpet](image3)

**Observation #25**

FLOOR FINISHES - Hard to keep floors clean.

Reseal or replace.

![Flooring](image4)
Observation #31

FLOOR FINISHES - Replace flooring. (1,440 sf.)

Observation #32

FLOOR FINISHES - Flooring is coming up. Entry area, at a minimum, needs replacement. (Entry area is approximately 30 sf., entire hallway is approximately 175 sf.)

Observation #39

FLOOR FINISHES - Floor is unsealed concrete.

Need to seal, tile or provide epoxy floor finish. (Space is approximately 60 sf.)
C-SERVICES

Observation #35
HVAC SYSTEM - Roof leaks from HVAC units. Getting under flashing is the thought.

Observation #36
HVAC SYSTEM - Water leaks through vent above.

Observation #41
HVAC SYSTEM - Room was very warm. Thermostat is set at 75 but feels 85. Staff has indicated this is typical and the AC normally does not even turn on until near the end of the day.

Observation #42
DOMESTIC PLUMBING - No exhaust fan for this room. Room smells.
A fan is needed.

Observation #43
DOMESTIC PLUMBING - No exhaust fan for this space. Room smells.
A fan is needed.
D-EQUIPMENT AND FURNISHINGS

Observation #8

BUILT-IN CASEWORK - Base of cabinets have water damage due to constant flooding. One cabinet door is completely off. Hinges, brackets and hardware have been repaired/replaced at various locations.

All casework needs to be replaced. (Approx. 60 linear feet x 7’ hi.)
E-OTHER BUILDING CONSTRUCTION

Observation #3

ADA COMPLIANCE - Room is not accessible.

Observation #5

LIFE SAFETY - This room is undersized and, per the Fire Marshal, should not be used for storage because there is a water heater within this space.

Would like to remove partition wall and floor sink to open up space and use as storage.

Observation #6

ADA COMPLIANCE - This room is not ADA compliant.

Observation #7

ADA COMPLIANCE - Ramp and railings are not ADA compliant.
**Observation #12**

LIFE SAFETY - Undersized storage rooms that are typically filled floor to ceiling because 4 teachers share. Blocks access to roof hatch above.

**Observation #13**

ADA COMPLIANCE - This room is not ADA compliant.

**Observation #14**

LIFE SAFETY - This space is supposed to be used for one on one help for students but used for storage because of lack of storage space for teachers.

**Observation #15**

ADA COMPLIANCE - Room is not ADA compliant.
Observation #16

ADA COMPLIANCE - Railing is not ADA compliant.

Observation #17

ADA COMPLIANCE - Railing are not ADA compliant.

Observation #18

ADA COMPLIANCE - This ramp appears too steep. Handrails are not ADA compliant.
Observation #20

ADA COMPLIANCE - Missing handrails. Rails rusting out. Not ADA Compliant. This is typical at most locations on site. (Approximately 500 linear feet of handrails/guardrails throughout the site)

Observation #21

LIFE SAFETY - This room is used for storage. Fire marshal says they can't use this room for storage because of water heater in the room.

Need an alternate location to store these janitorial/maintenance items.

Observation #24

LIFE SAFETY - This room is used for storage but shouldn't be because there is a fire riser in this room, per the Fire Marshal.

Need storage for tables, etc.
Observation #26

LIFE SAFETY - This space is used for an office and dry storage for kitchen but is only about 6' x 7' in size.

Need dry storage and office space.

Observation #27

LIFE SAFETY - This space is not supposed to be used as storage, per the Fire Marshal because there is a water heater in the room.

Observation #28

ADA COMPLIANCE - No ADA clearance at handicap restroom stall door.

Observation #29

LIFE SAFETY - This room is not supposed to be used as storage, per the Fire Marshal because of the water heater in this room.
Observation #37

ADA COMPLIANCE - This room is not accessible. There is plenty of room to make this space accessible within the existing room.

Observation #44

LIFE SAFETY - Undersized storage rooms that are typically filled floor to ceiling because 4 teachers share. Blocks access to roof hatch above.
F-BUILDING SITE WORK

Observation #2

SITE DEVELOPMENT - Exterior patio is not used. 4-5 foot drop off to walk below. Problems with run-off to walk below.

Would like to remove the fence, add retaining wall (Approximately 150 lf.), and modify this area to use for parents to wait. (This enclosed patio area is approximately 3,000 sf. Landscape area adjacent to this existing patio is approximately 2,000 sf.)

Observation #9

HARDSCAPE - Various gaps in pavement that should be patched. Isolated to this area, not throughout campus.

Observation #19

SITE DEVELOPMENT - This area is a wind tunnel. The staff does not open the doors in this area because of this.
Observation #22
SITE DEVELOPMENT - Need additional shade structures for outside eating. There were 2 additional shade structures included in the plans for the Multi-Purpose building that was constructed 9 years ago, but they were not installed.

Observation #30
SITE UTILITIES - No irrigation lines at planters along buildings. Typical throughout campus. (Approx. 2,000 sf. total)

Observation #38
SITE UTILITIES - This space used to be a breezeway but was converted into a staff workroom. Every winter or major rain storm, this room gets up to 18" of standing water. There is an existing drain line that ran through this breezeway that was covered up when this space was enclosed. Water in this line backs up under the floor of this room and causes the room to flood.

Observation #45
HARDSCAPE - No ramp access to this building. Only stairs are provided.