Valuing diversity and Full Inclusion, the mission of Cameron Ranch School is to ENSURE THAT EACH STUDENT becomes an INFORMED CRITICAL THINKER, STRONG communicator, and SELF-DIRECTED learner through personalized, rigorous instruction, UTILIZING TECHNOLOGY, and modeling POSITIVE character traits in a safe, nurturing, respectful environment, in partnership with parents and community.
Cameron Ranch Elementary School

**Description:**
Year Built: 1964  
Total Square Feet of Floor Space: 35,777  
Acres: 10

**Address:**
4333 Hackberry Lane, Carmichael, CA 95608

**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:**
- Cameron Ranch 2013 (Physical Assessment Report)  
- Cameron Ranch (Physical Assessment Report)
Observation #9

HVAC SYSTEM - Condensing units too available to access. Units have been stolen entirely as well as copper removed.

Recommend securing the area or relocation. Surveillance cameras also recommended.
D-EQUIPMENT AND FURNISHINGS

Observation #18

ATHLETIC - Basketball hoops and backboards rusted out.

Recommend replacement.
E-OTHER BUILDING CONSTRUCTION

Observation #4

RAMP - Switch back ramp railing not compliant to current code. Check ramp slopes/runs as well.

Recommend updating.

Observation #10

ADA COMPLIANCE - Ramp to office area is not ADA compliant. Slope is too great.

Recommend regrading. No warning truncated domes approaching traffic drop off from side walk.
Observation #11
ADA COMPLIANCE - Drinking fountain not at ADA height.

Observation #21
ADA COMPLIANCE - Non-compliant drinking fountain that clogs as well from tree debris above.
Recommend upgrading fountains to current code AND trimming back tree limbs above the fountain location.

Observation #22
ADA COMPLIANCE - Kindergarten sink is not compliant.
Recommend replacement with updated compliant fixture and grab bars.
F-BUILDING SITE WORK

Observation #5

HARDSCAPE - Asphalt cracking in some areas.

Observation #6

SITE DEVELOPMENT - North playground has weeds growing within playground area containing bark.

Recommend a layer of landscape fabric beneath bark.
**Observation #7**

FENCING - Lacking perimeter fencing especially around learning garden area. Green house stolen as there was not sufficient fencing to secure area.

Recommend security fencing to deter wandering intruders.

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**Observation #8**

SITE DEVELOPMENT - Most wood site benches are in need of replacement.

Recommend replacement to coated metal benches as seen in courtyard area.
Observation #19

SITE DEVELOPMENT - Fencing varies from wood to chain link as well as heights down to 48" with some gaps.

Recommend consistent height of 6' minimum for security and safety.

Observation #20

LANDSCAPE - Tree root exposed in high traffic play area.

Tripping hazard from school staff experiences.
**Observation #2**

BUILDING SHELL - Very minimal thermal rating on exterior walls.

Recommend adding insulation.

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**Observation #24**

OPENINGS - Windows are single pane glazing throughout.

Recommend replacing for better efficiency.
Observation #13
OPENINGS - Interior shared kindergarten pocket doors non-compliant.

Observation #14
FLOOR FINISHES - Kindergarten restroom flooring worn and de-coloring from use.
Replacement recommended.

Observation #17
FLOOR FINISHES - Restroom flooring cracking and failing in certain areas.
Recommend replacement.
Observation #27

OPENINGS- Blinds in classrooms are in need of replacement. Damaged slats or non-working.

Recommend replacement of blinds.
Observation #12
HVAC SYSTEMS - Exposed duct work low. Low soffit entering room.

Observation #26
HVAC SYSTEM - Condensing unit needs to be secured better from vandals and thieves who have stolen units entirely or the copper within it.

Recommend secured fencing around the area and cameras.

Observation #28
LOW VOLTAGE - Vandalism during off hours is an issue at this campus. Multiple thefts of equipment, copper and break-ins occur. Day before survey, vandalism occurred in admin building.

Recommend adding surveillance cameras to entire campus to deter additional acts of vandalism.
E-OTHER BUILDING CONSTRUCTION

Observation #1

OTHER - Problems with vandalism and theft. Day prior, administration office was broken into and vandalized.

Recommend cameras to be added to the entire campus for safety and security.

Observation #3

ADA COMPLIANT - Restrooms are not compliant per ADA code.

Recommend upgrading with proper clearances and grab bars for one stall per restroom.

Observation #15

ADA COMPLIANCE - Toilets in this kindergarten classroom are not ADA compliant (room 1).

Recommend updating.
Observation #16
ADA COMPLIANCE - Drinking fountain non-compliant.
Recommend updating per code.

Observation #23
ADA COMPLIANT- Non-compliant drinking fountain for staff.

Observation #25
ADA COMPLIANT - Staff restrooms are not compliant per ADA code.
Recommend upgrading with proper clearances and grab bars.
Dear Jon,

On February 6, 2014 I performed an on-site assessment of the mechanical and plumbing systems at Cameron Ranch Elementary School with Mike Milo of SJUSD. Following are our observations:

1. The Multipurpose and most of the Classroom buildings are served by a mix of Trane, Bryant, and Carrier rooftop packaged gas/electric units. These units range from 1997 to 2001, so they are 13-17 years old. With good maintenance they should last 15-18 years, so they are nearing the end of their life expectancy and will need replacing in the near future. Also, new packaged gas/elec units are much more energy efficient than these old units, so this should be factored into the District’s equipment replacement decisions.

2. The Admin Office is served by two 1996 Day & Night split system furnaces with the furnaces in a closet and the condensing units on grade. These systems are in satisfactory condition but at 18 years old are near the end of their expected life. And since new split systems are much more energy efficient than these old systems, this too should be factored into the District’s equipment replacement decisions.

3. Portables 18 and 19 are served by Bard units which are in good condition, the unit on portable 19 is new. Both these portables are on the campus EMS.

4. Portables 20 and 21 are served by 2001 Bard units. At 13 years old, these units probably have another 5-7 years of life expectancy. These portables are not on the campus EMS and the District wants them on it.

5. EMS is an old Alerton IBEX system for the whole campus for which parts are no longer available. District would like to replace this system with a new Alerton BacTalk system.

6. The plumbing fixtures at the student Bathrooms on this campus are quite old and ready for replacement/modernization.
MEMORANDUM

TO:       JON ANDERSON
FROM:     DANNY MCKEVITT
DATE:     FEBRUARY 4, 2014
PROJECT:  SJUSD SITE ASSESSMENTS
SUBJECT:  ASSESSMENT REPORT
PROJECT NO.: 14-008

CAMERON RANCH ELEMENTARY SCHOOL

The electrical service and switchgear at Cameron Ranch is located in a fenced outdoor yard in the corner of campus and is in good condition, between 15-20 years old. The gear is 277/480V and serves the original campus switchboard which is still in use, but past it's serviceable life. The main switchboard is adequate for a campus of this size. Panels observed in buildings on this site are older and at end of serviceable life, however newer gear (panels and transformers), roughly same age as MSB, has been added at exterior of each wing. Typical classrooms had multi-channel surface raceway mounted on two walls, though instructors felt that additional receptacles in the raceway would be beneficial; receptacles with integral USB chargers would be ideal for this campus.

Parking lot lighting in the main lot consists of 3 SMUD HID pole lights; the owner pays directly to the utility for use of these lights. Building mounted lights are either CFL or HID, lenses are turning yellow, and are not full cut-off; recommend replacement. Exterior lighting is controlled by time clock. The original fluorescent interior lighting fixtures, both surface mounted fluorescent and recessed 2x4s are in fair condition; these older fixtures have been retrofitted with electronic ballasts and T8 lamps but lenses are not efficient. High bay fixtures with CFL lamps observed at the newly constructed MP building; these fixtures tend to require frequent relamping. Typical classrooms include an older occupancy sensor and multi-level line voltage switches at the entry. LED exit lights and EM fixtures are new in the MP room.
<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>
<td></td>
<td></td>
</tr>
<tr>
<td>Utility Service, Main Switchboard</td>
<td>3.0</td>
<td>N/A</td>
<td>0.7</td>
<td>277/480V MSB, &lt; 20 yrs located in corner of campus, in good condition and adequately sized for campus. Services old MSB, still active 50+ years, end of servicable life.</td>
</tr>
<tr>
<td>Distribution Panels, Panels, Transformers</td>
<td>2.3</td>
<td>N/A</td>
<td>1.3</td>
<td>Older panels 50+ years in corridor of typical wing. Newer gear &lt;20yrs located at exterior of each wing includes high/low panels and xfmrs.</td>
</tr>
<tr>
<td>Receptacles / Branch Circuiting</td>
<td>3.0</td>
<td>N/A</td>
<td>0.7</td>
<td>WM5500 at typical classroom, 2 walls. GFCI receptacles observed at sinks. Adequate power in new MP bldg.</td>
</tr>
<tr>
<td><strong>Weighted Average Score: Power Distribution System</strong></td>
<td>2.7</td>
<td>N/A</td>
<td>0.9</td>
<td></td>
</tr>
<tr>
<td><strong>Lighting &amp; Controls: Function and Condition</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site Lighting/Parking Lot</td>
<td>0.7</td>
<td>1.0</td>
<td>2.0</td>
<td>Several SMUD cobra head lights on wood poles.</td>
</tr>
<tr>
<td>Building Exterior Lighting</td>
<td>1.0</td>
<td>1.0</td>
<td>1.3</td>
<td>CFL or HPS canopy and wallpacks in fair or worse condition, very yellow lenses.</td>
</tr>
<tr>
<td>Interior Light Fixtures</td>
<td>2.0</td>
<td>1.7</td>
<td>1.3</td>
<td>Some classrooms with fluor wraps, others with 2x4 recessed, all with T8. 2x4 recessed in library MP room with newer CFL hi-bay which are often maintenance issues.</td>
</tr>
<tr>
<td>Lighting Controls</td>
<td>2.3</td>
<td>1.3</td>
<td>1.3</td>
<td>Occupancy sensors (old style) in classrooms with dual level switching. Occ sensors in library.</td>
</tr>
<tr>
<td>Emergency Egress</td>
<td>3.0</td>
<td>3.0</td>
<td>1.0</td>
<td>LED exit lights in Library, and newer MP room. Newer EM lights in MP</td>
</tr>
<tr>
<td><strong>Weighted Average Score: Lighting &amp; Controls</strong></td>
<td>1.8</td>
<td>1.4</td>
<td>1.4</td>
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</table>