Children, parents, and staff work cooperatively at Carmichael School in a safe and caring environment where all children can learn, be successful and prepare themselves to contribute to a changing world.
Carmichael Elementary School

Description:   Year Built: 1942  
Total Square Feet of Floor Space: 40,577 SF  
Acres: 10.0

Address:  6049 Sutter Avenue, Carmichael, CA 95608

Generated on:  5/18/13

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:  - Carmichael (Physical Assessment Report)  
- Carmichael 2013 (Physical Assessment Report)
A-SHELL

Observation #12

STRUCTURE - Exterior wood shading devices (louvers) are in poor condition throughout campus. These are typically installed the full length of each classroom wing.

Replace to maintain window shading capabilities.

Observation #13

OPENINGS - All windows on campus are single pane. Classroom windows run full length of the room, covering a majority of the wall on one side, with a single high row of windows on the opposite wall. Other room types have smaller window groupings.

Exterior window trim is deteriorating, throughout, and additional sealing appears to be needed. Office windows are inoperable due to heavy security screening; however staff prefers the ability to open windows in good weather.

Observation #17

OPENINGS – Window-to-roof flashing, and wood trim above overhang is deteriorated the length of this building wing.

Replace damaged materials and refinish.
**Observation #18**

STRUCTURE - Fascia, soffit panels, and louvers are in poor condition throughout this wing.

Replace damaged materials and refinish.

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**Observation #27**

STRUCTURE - Cracking, peeling and spalling of exterior finishes.

Evaluate perimeter stem wall and diagonal crack above window for structure damage. Seal and refinish.
Observation #7
CEILING FINISHES - Peeling paint in this room (approximately 5%).
Prep and paint.

Observation #8
CEILING FINISHES - Minor damage to finish. Evaluate cause (note adjacent pipe).
Prep and paint.

Observation #10
CEILING FINISHES - Peeling paint in this room (approximately 5%).
Prep and paint.
Observation #14
CEILING FINISHES - Tiles are stained (less than 2% in this room).
Evaluate and address initial cause. Replace damaged tiles.

Observation #20
FLOOR FINISHES - Previous tile replacement is evident throughout kitchen area. Damaged tiles (less than 1%). Minor drain clogging noted by staff, but is apparently resolved when needed by maintenance staff.
Replace damaged floor tiles at a minimum.

Observation #21
FLOOR FINISHES - Some carpet staining (less than 2%) and baseboard damage in this room.
Replace baseboards. Clean carpet.
Observation #28

FLOOR FINISHES - Restroom floor finishes in this relocatable building are in poor condition (typical of 2 rooms).
Replace.

Observation #32

CEILING FINISHES - Stained and / or loose ceiling tiles (approximately 10 SF).
Evaluate cause of staining and repair if needed. Replace damaged with new to match existing adjacent tiles.
C-SERVICES

Observation #3
DOMESTIC PLUMBING - Floor-mounted water heater in Nurse's room.
Relocate.

Observation #5
TECHNOLOGY - Data / phone system in Administrative work room is openly exposed to potential mischief and / or vandalism, as students in Nurse's care rest in this room.
Suggest moving / securing equipment, or providing another area for students in nurse's care.
D-EQUIPMENT AND FURNISHINGS

Observation #9

EQUIPMENT AND FURNISHINGS - Corridor used to store movable cabinets.

Relocate to keep corridor clear.

Observation #15

BUILT-IN CASEWORK - All casework is outdated, and of painted or stained wood construction. Unlocked corner cabinet in some classrooms house old radiator piping (no longer in use), and many are purposely blocked by staff due to safety concerns for students.

Suggest cabinet doors be screwed shut if piping and cabinet are not removed. Replace remainder of casework to provide accessibility.

Observation #23

BUILT-IN CASEWORK - Cabinets are old and outdated. Sink cabinet is not compliant.

Replace with accessible casework and fixtures.
Observation #34

BUILT-IN CASEWORK - Original painted wood cabinets are old and outdated. Sink cabinet is not compliant.

Install accessible cabinet and plumbing fixture(s).
E-OTHER BUILDING CONSTRUCTION

**Observation #1**

ADA COMPLIANCE - Countertop in office is non-compliant.

Install a lowered section for staff and students.

**Observation #2**

ADA COMPLIANCE - Counter and sink (dripping sink) are not compliant.

Install accessible countertop and sink for staff.

**Observation #4**

ADA COMPLIANCE - Toilet room and sink in the Administrative work room are not compliant.

Enlargе toilet room and install accessible sink and cabinet. Note: students in nurse’s care rest in the Administrative work room due to lack of visibility in Nurse’s room.
Observation #6
ADA COMPLIANCE - Sink at casework is not compliant.
Replace with accessible sink and counter.

Observation #11
ADA COMPLIANCE - Small staff restroom is not compliant.
Enlarge room and install accessible fixtures and accessories.

Observation #16
ADA COMPLIANCE - Exterior doors have ramp thresholds, which are no longer acceptable to DSA on newer projects.
Modernization work may require ramp threshold removal and exterior landing area replacement to provide flush transitions.
Observation #19

ADA COMPLIANCE - No accessible ramp or lift to raised platform. Stair handrails are not compliant.

Replace stair assemblies and install a ramp or lift.

Observation #22

ADA COMPLIANCE - Exterior ramp and steps at the west end of this building lead to interior stairs. Entry through the opposite end of the building is accessed via interior stair only. Handrails at both interior stairs are not compliant. 5 out of 6 classrooms in this building are not accessible.

Install compliant handrails at a minimum at both interior stairs.

Observation #24

ADA COMPLIANCE - Staff restroom is not compliant.

Reconfigure room, modify door, and install accessible fixtures and accessories.
Observation #25

ADA COMPLIANCE - Student restrooms are not compliant.

Reconfigure entries, room, and install new accessible fixtures and accessories.

Observation #26

ADA COMPLIANCE - Entry door to classroom is not accessible due to guardrail location. Overall width of corridor is reduced due to landing.

Evaluate corridor width requirements. Adjust landing area and guardrail location if possible. Close off corridor door, remove landing and guardrail, and provide an exterior entry to room if options above are prohibitive. Note: this entry door is accessed via interior stairs only at each end of the building, so room is not wheelchair accessible.

Observation #29

ADA COMPLIANCE - Sink is not compliant.

Install new accessible sink cabinet and plumbing fixture(s).
Observation #30

ADA COMPLIANCE - No handrails at sloping walks (ramps).
Verify walk is in compliance, and install handrails if required.

Observation #31

ADA COMPLIANCE - Toilet room and sink cabinet are not in compliance.
Enlarge toilet room and install accessible sink cabinets in both classrooms at this building.
F-BUILDING SITE WORK

Observation #33

HARDSCAPE - Staff noted steps are a tripping hazard for students.

Reconfigure and / or install additional handrails and guardrails.
E-OTHER BUILDING CONSTRUCTION

**Observation #1**

LIFE SAFETY - Missing chain-link fence section at drop-off.

Extend fence or add guardrail.

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**Observation #2**

ADA COMPLIANCE - No accessible ramps to building entries, and handrails at existing stair assemblies are not compliant.

Evaluate path of travel to stairs. Replace stair assemblies to include ramp component and compliant railings.

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**Observation #3**

ADA COMPLIANCE - Path of travel is very challenging on campus due to site grading, but ramps do exist. No accessible walk to ball field.

Install walk to ball field and evaluate campus ramp locations.
F-BUILDING SITE WORK

Observation #4

SITE DEVELOPMENT - Low perimeter fencing provides limited security.

Replace with minimum 6' high perimeter chain-link fencing.
MEMORANDUM

TO: Jon Anderson
FROM: Tom Duval
DATE: February 10, 2014
PROJECT: Carmichael Elementary School
SUBJECT: Master Plan Assessment Report
PROJECT NO.: 131020

Dear Jon,

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

1. The Multipurpose, Administration, and most of the Classroom buildings are served by 2002 Trane rooftop packaged gas/electric units, and the Whitehouse Counseling Center is served by 3 Carrier rooftop packaged gas/elec units. All of these rooftop units are reported to be in good condition. These units are 12 years old and with good maintenance they should last 15-18 years, so they have another 3-6 years of life expectancy.

2. The Admin Office has rooftop ductwork which was replaced 3-4 years ago due to leaks and problems. It is in good condition now.

3. Three small rooms adjacent to Classroom 9 are served by Mitsubishi ductless split heat pumps which appear to be in decent condition.

4. Classrooms 3, 4, 5, 6, 7 are served by older Bard units mounted on stands on grade. These units appear to be nearing the end of their life expectancy and will need to be replaced in the not too distant future.

5. Trailer 1 and Trailer 2 are served by very old thru-wall units which need to be replaced.

6. Portables 23, 24, 25 are served by Bard units which appear to be about 1998. At 16 years old these units are nearing the end of their life expectancy and will need to be replaced in the near future. These portables are not on the campus EMS and the District wants them to be on it.
7. Portable M is served by a very old Marvair unit which appears to be nearing the end of its life expectancy and will need to be replaced in the near future. This portable is not on the campus EMS and the District wants it on it.

8. EMS is an antiquated 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.

9. The Bathroom plumbing fixtures at the student bathrooms next to Classrooms 14 and 20 are in very good condition.

10. The student bathrooms next to Classroom 4 are very old, the original fixtures, and should be replaced/modernized.
CARMICHAEL ELEMENTARY SCHOOL

The electrical service and switchgear at Carmichael Elementary is located in a fenced enclosure in the middle of the parking lot. SMUD service is routed overhead to a pole in the enclosure, undergrounds to a SMUD transformer which feeds a 120/208V Main Switchboard, fairly new and in good condition, approx. 15+ years old. This main switchboard is likely adequate for a campus of this size. Older switchboards, possibly previous campus service, are fed by the MSB. Most gear observed is newer, likely same age as MSB, added in classrooms and in MP lobby. Some older gear nearing end of serviceable life also observed. There are no dedicated electrical rooms. Typical classrooms had multi-channel surface raceway mounted on two walls, but very few receptacles in the classroom otherwise.

Parking lot lighting in the main lot consists primarily of MH ‘shoebox’ area lights in good condition, but one SMUD HID pole lights remains in middle of lot. Some newer cut off wallpacks in good condition added at MP building, remainder of 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 time clock. The original fluorescent interior lighting fixtures, primarily surface mounted fluorescent are in fair condition; these older fixtures have been retrofitted with electronic ballasts and T8 lamps somewhat recently. However the fixture types themselves are not very efficient, and we would recommend replacing as part of any significant renovation. Observed occupancy sensors in some spaces; including some classrooms, corridors. Exit lights are in decent condition in the MP room, EM lights are fairly old but functional.
# San Juan Unified School District
## Measure N Assessment
### Carmichael Elementary School
#### January 17, 2014

### Power & Distribution: Function and Condition

<table>
<thead>
<tr>
<th>Scope</th>
<th>Condition</th>
<th>Efficiency</th>
<th>Urgency</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Utility Service, Main Switchboard</td>
<td>3.0</td>
<td>N/A</td>
<td>1.0</td>
<td>SMUD primary overhead to pole in fenced utility enclosure, SMUD xfmr and MSB 120/208V approx. 15-20 yrs, in good condition. Adequate service size for campus</td>
</tr>
<tr>
<td>Distribution Panels, Panels, Transformers</td>
<td>2.3</td>
<td>N/A</td>
<td>1.3</td>
<td>New panels 15-20 yrs. Observed in admin, in classrooms. Older gear past servicable life &gt;50 yrs still in use. Clearance issues, gear located in joint use rooms. TVSS issues</td>
</tr>
<tr>
<td>Receptacles / Branch Circuiting</td>
<td>3.0</td>
<td>N/A</td>
<td>1.3</td>
<td>Limited receptacles in older classrooms, WM5500 added to two walls in typical classroom.</td>
</tr>
</tbody>
</table>

**Weighted Average Score:** 2.7

### Lighting & Controls: Function and Condition

<table>
<thead>
<tr>
<th>Scope</th>
<th>Condition</th>
<th>Efficiency</th>
<th>Urgency</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Lighting/Parking Lot</td>
<td>3.3</td>
<td>3.0</td>
<td>1.3</td>
<td>Metal Halide “Shoebox” area lights in parking lot, one SMUD cobra head light remains in parking lot.</td>
</tr>
<tr>
<td>Building Exterior Lighting</td>
<td>1.7</td>
<td>2.0</td>
<td>1.0</td>
<td>Primarily older wallpacks with CFL or HPS lamps, some yellowing of lens, not cut-off. One outdoor area at MP building with cut-off CFL wallpacks in very good condition.</td>
</tr>
<tr>
<td>Interior Light Fixtures</td>
<td>1.7</td>
<td>1.3</td>
<td>1.3</td>
<td>Most interior lighting is older surface mounted ‘wraps’ retrofitted with T8 lamps. Very old, inefficient lenses. MP Room with 2x2 surface/biax lamps, yellow lens.</td>
</tr>
<tr>
<td>Lighting Controls</td>
<td>2.0</td>
<td>1.3</td>
<td>1.3</td>
<td>Most classrooms have older occupancy sensors, line voltage multi-level switches. Some with no sensors. Wall mounted sensor in staff RR. Ext itg time clock.</td>
</tr>
<tr>
<td>Emergency Egress</td>
<td>2.0</td>
<td>2.7</td>
<td>1.3</td>
<td>Functional EM lights in corridor, older EM lights and exit lights and LED exit signs in MP building</td>
</tr>
</tbody>
</table>

**Weighted Average Score:** 2.1