Carriage Elementary, a visual and performing arts school, in partnership with families and community, will ensure all children build a strong academic foundation that empowers them to become responsible citizens through a balanced and engaging curriculum that integrates technology in our ever changing world.
Carriage Drive Elementary School

Description: Year Built: 1986
Total Square Feet of Floor Space: 40,700
Acres: 6.14

Address: 7519 Carriage 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: - Carriage Drive (Physical Assessment Report)
- Carriage Drive 2013 (Physical Assessment Report)
A-SHELL

Observation #7

ROOF COVERINGS - Facia boards and exterior trim needing paint and in some cases, replacement due to dry rot throughout campus.

Observation #13

OPENINGS - Library front door needs new closer. Not closing correctly making room less efficient.

Recommend replacing door closer.
Observation #23

OPENINGS - Exterior windows are dual pane windows however the panel below windows is not insulated and thermally inefficient.

Recommend adding insulation to panel below.
**B-INTERIORS**

**Observation #1**

FLOOR FINISHES - Office admin area, damaged VCT tile from door stop.

Recommend replacing tile to match surrounding areas.

**Observation #4**

WALL FINISHES - Wall covering damage in admin office.

Recommend patching and repairing damaged areas.

**Observation #9**

FLOOR FINISHES - Carpets throughout campus classrooms need to be either deeply cleaned or replaced. Showing stains and age.

Recommend replacing carpets in classrooms.
**Observation #17**

OPENINGS - Upper clerestory windows in MP room do not have shades or blinds to block out sun. Their performances sometimes require the room to be darkened.

Recommend adding blinds or shades to upper windows.

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**Observation #20**

FLOOR FINISHES - Trip hazard from kitchen tile flooring into the walk-in freezer.

Recommend adding a sloping threshold.

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**Observation #21**

FLOOR FINISHES - Kindergarten carpet stained and worn.

Recommend replacement.
C-SERVICES

Observation #16

LOW VOLTAGE - Bell ringing system and lock down alarm system is not consistent. Lockdown bell not heard inside some classrooms, phased bells are not heard throughout campus.

Recommend upgrading the bell system to be louder in all area and more consistent.

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Observation #22

DOMESTIC PLUMBING - Shared adult Sink leaking below cabinet.

Recommend repairing.

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Observation #29

LINE VOLTAGE - Power required on teaching wall of Music Room.

Recommend adding electrical conduit within existing wire chase.
Observation #31

LINE VOLTAGE - Theatrical lighting malfunctioning. Orange lights do not turn off.

Recommend repairing electrical issue.

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Observation #33

DOMESTIC PLUMBING - Drinking fountain missing for kindergarten.

Recommend adding drinking fountain in general vicinity.

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Observation #35

HVAC SYSTEMS - Generally, HVAC systems are original from 1986. Staff feels systems need to be replaced rather than repaired.

Recommend full survey of mechanical equipment, assessing condition of units and replacing if necessary.
D-EQUIPMENT AND FURNISHINGS

Observation #12
BUILT-IN CASEWORK - Shelving for books are beginning to give out in some areas of Library.
Recommend replacing some failing bookshelves.

Observation #28
BUILT-IN CASEWORK - Additional shelving for sheet music needed along back wall of Music Room.
Recommend adding shelves.

Observation #30
BUILT-IN CASEWORK - Stage at side - shelving missing to house audio equipment.
Recommend adding open shelving this location.
E-OTHER BUILDING CONSTRUCTION

Observation #3

LIFE SAFETY - No GFCI outlet near sink at back wall of Music Room.

Recommend adding grounded electrical outlet at this location.

Observation #6

ADA COMPLIANCE - All or most exterior door hardware is non-compliant at the pull.

Recommend replacing the fixed door hardware as shown in pictures.

Observation #8

ADA COMPLIANCE - Non-compliant drinking fountains throughout school.

Recommend replacement to code compliant fixtures and grab bars.
Observation #14

ADA COMPLIANCE - Library checkout counter is not ADA compliant. Need lower counter to be compliant.

Recommend lowering a portion of the circulation desk to comply.

Observation #15

ADA COMPLIANCE - Drinking fountain, although ADA compliant type, is missing grab bars on either side.

Recommend installing grab bars to code.

Observation #18

ADA COMPLIANCE - Non-compliant drinking fountain typical throughout.

Recommend replacing.
Observation #19

ADA COMPLIANCE - No lift to get onto stage. There is a ramp through the Music Room adjacent. Not sure is DSA will allow this.

Observation #32

LIFE SAFETY - No stairway leading to storage mezzanine in MP room. Currently using a makeshift lift.

Recommend adding a safe stairway to mezzanine.
Site Plan
D-EQUIPMENT AND FURNISHINGS

Observation #24

ATHLETIC - Basketball hoop frame unused and not needed.

Recommend removing metal framing.
F-BUILDING SITE WORK

Observation #2

HARDSCAPE - Tripping hazard from tree roots.

Recommend cutting back roots and repairing slabs in certain areas

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Observation #5

HARDSCAPE - Tripping hazard from tree roots compromising black top walk way.

Recommend repairing asphalt walk.
Observation #10

LANDSCAPE - Irrigation system within interior courtyards do not work. Watering is done by hand due to broken pipes.

Recommend reinstalling new irrigation system.

Observation #11

HARDSCAPE - Planter pyramid is not used or functional.

Staff recommends demolishing and pour flat slab.

Observation #25

LANDSCAPE - Kindergarten play areas consist of hardtop and play area. No grass or shaded outdoor space.

Recommend adding grass at unused hardtop at southwest corner.
**Observation #26**

SITE DEVELOPMENT - Fencing/Gate required to contain the special needs students from running outside this area. Teachers currently stand in this area to form a human fence to keep feeing students from running into the neighborhood.

Recommend adding a 36” vehicular gated fence.

**Observation #27**

SITE DEVELOPMENT - Gate separating Carriage ES and Mesa Verde HS does not have a closer to keep secured.

Recommend adding door closer on gate.

**Observation #34**

SITE UTILITIES - Irrigation on fields working only in some areas.

Recommend repairing lines.
MEMORANDUM

TO: JON ANDERSON
FROM: DANNY MCKEVITT
DATE: NOVEMBER 15, 2013
PROJECT: SJUSD SITE ASSESSMENTS
SUBJECT: ASSESSMENT REPORT
PROJECT NO.: 14-008

CARRIAGE DRIVE ELEMENTARY SCHOOL

The electrical service and switchgear at Carriage Elementary is likely the original gear installed on the campus in 1986. At 27 years old, the gear may be approaching the end of its serviceable life but is in good condition. At 1600A, 277/480V, the main service is more than adequate for a campus this size and could support renovation work or expansion. Gear in each classroom wing is located in a room also used for storage, which presents working clearance issues. Multi-channel surface raceway has been added at the front and side of each classroom; there are few receptacles located in the raceway, but it could be used to support a future ‘smart classroom’ upgrade.

Parking lot lighting consists of a few SMUD HID pole lights; the owner pays directly to the utility for use of these lights. Building mounted lights are either HID or CFL, many with “yellowed” lenses which effects light output and durability of the lens; these lights are not cut-off. Most interior lighting is in very good condition, fixtures have been retrofitted with electronic ballasts and T8 lamps somewhat recently. Did not observe any occupancy sensors on the campus, classroom lighting is ‘a/b’ switching. Exit and EM lights are in good condition throughout the campus. EM lighting in the MP room is powered by a large central battery unit that the owner considers a maintenance issue; batteries at each EM fixture are preferred. Some of the theatrical lighting will not turn off.
<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>1.0</td>
<td>277/480V, 1600A Main Switchboard in exterior utility enclosure behind kitchen.</td>
</tr>
<tr>
<td>Distribution Panels, Panels, Transformers</td>
<td>3.0</td>
<td>N/A</td>
<td>1.0</td>
<td>Transformer and panel located in utility closet at typical classroom wing.</td>
</tr>
<tr>
<td>Receptacles / Branch Circuiting</td>
<td>2.3</td>
<td>N/A</td>
<td>1.7</td>
<td>Observed plugmold at sink counter without GFCI protection. Multi-channel surface raceway in typical classroom is under-utilized.</td>
</tr>
<tr>
<td><strong>Weighted Average Score:</strong></td>
<td>2.9</td>
<td>N/A</td>
<td>1.1</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>2.0</td>
<td>1.3</td>
<td>1.7</td>
<td>SMUD 'cobra' head street lights used for parking lot lighting.</td>
</tr>
<tr>
<td>Building Exterior Lighting</td>
<td>2.0</td>
<td>1.0</td>
<td>1.3</td>
<td>Typical wallpacks with CFL or HID lamp source, yellowing lens, not full cut-off.</td>
</tr>
<tr>
<td>Interior Light Fixtures</td>
<td>3.3</td>
<td>3.0</td>
<td>0.7</td>
<td>Existing fluorescent fixtures have been retrofitted with T8 lamps. MP room - updated T5HO fixtures Classrooms - fixtures in good condition.</td>
</tr>
<tr>
<td>Lighting Controls</td>
<td>3.0</td>
<td>1.0</td>
<td>1.7</td>
<td>No occupancy sensors a/b switching in classrooms Some theatrical lighting will not turn off.</td>
</tr>
<tr>
<td>Emergency Egress</td>
<td>3.0</td>
<td>3.7</td>
<td>1.3</td>
<td>LED exit lights in Admin. Central battery unit for EM/exits in MP room is a maintenance issue.</td>
</tr>
<tr>
<td><strong>Weighted Average Score:</strong></td>
<td>2.8</td>
<td>1.9</td>
<td>1.3</td>
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