Supported by a rich tradition of family and community participation, Casa Roble Fundamental High School ensures that each student will graduate as an exceptionally educated, socially responsible citizen through engagement in our diverse, challenging, and relevant learning experiences.
Casa Roble HS

**Description:**
Construction date 1966
Total Square Feet of Floor Space: 149,677
Acres: 40

**Address:**
9151 Oak Avenue Orangevale, CA 95662

**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:**
- CasaRoble_2013_A (Physical Assessment Report)
- CasaRoble_2013_B (Physical Assessment Report)
- CasaRoble_2013_Overall (Physical Assessment Report)
- CasaRoble_Overall (Physical Assessment Report)
- CasaRoble_Q1 (Physical Assessment Report)
- CasaRoble_Q2 (Physical Assessment Report)
- CasaRoble_Q3 (Physical Assessment Report)
- CasaRoble_Q4 (Physical Assessment Report)
A-SHELL
Observation #23
STRUCTURE - Deteriorating building. Building is part of Agric. program.
Paint.

Observation #24
STRUCTURE - Farm animals...paint. Deteriorating structure.

Observation #25
STRUCTURE - Deteriorating "storage" building.

Observation #26
STRUCTURE - Greenhouses. DSA #?, Typ all out-buildings.
**Observation #27**

STRUCTURE - Storage building. DSA #?, typ. all out buildings.

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**Observation #39**

OPENINGS - Wood jamb deteriorating at field house.
E-OTHER BUILDING CONSTRUCTION

Observation #5
ADA COMPLIANCE - Stair handrails do not meet ADA.

Observation #6
ADA COMPLIANCE - Stair handrails do not meet ADA.

Observation #8
ADA COMPLIANCE - Stairs do not meet ADA.

Observation #10
ADA COMPLIANCE - Stairs do not meet ADA.
Observation #12
ADA COMPLIANCE - Walkway needs a handrail. 8' walk.

 Observation #13
ADA COMPLIANCE - Walkway needs handrail. 8' length.

Observation #20
Courtyard uninviting. Nothing really opens up to it.

Observation #30
ADA COMPLIANCE - No ADA access to field or bleachers.
**Observation #37**
ADA COMPLIANCE - Drinking fountain not compliant.

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**Observation #60**
ADA COMPLIANCE - Stair handrails not compliant.

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**Observation #262**
ADA COMPLIANCE - Drinking fountain not accessible.
F-BUILDING SITE WORK

Observation #1
HARDSCAPE - Concrete. Cracked, rough.

Observation #2
HARDSCAPE - Uneven rough concrete. Roughly 25'x6' area.

Observation #3
HARDSCAPE - Concrete. Roughly 4'x12'.

Observation #4
HARDSCAPE - Rough uneven concrete. Roughly 25'x3'.
Observation #7
HARDSCAPE - Concrete cracking. 12'x13' area.

Observation #9
HARDSCAPE - Concrete cracking.

Observation #11
HARDSCAPE - Concrete cracking.

Observation #14
SITE DEVELOPMENT - Planter box wood seating needs repair. Attachments coming undone and wood is rocking. Typical 3 planters.
Observation #15
HARDSCAPE - Concrete curb a hazard.

Observation #16
SITE DEVELOPMENT - Wood planter boxes wroughting cracked...needs repair. 4 planters typical.

Observation #17
LANDSCAPE - Grass in courtyard area is dead.

Observation #18
LANDSCAPE - Grading. Eroding of dirt.
Observation #19

SITE UTILITIES - Uneven surface at drain.

Observation #21

SITE DEVELOPMENT - Site benches need repair and paint.

Observation #22

HARDSCAPE - Asphalt cracking and not level in some areas. Looks like ponding may occur.

Observation #28

HARDSCAPE - Asphalt cracked and uneven.
Observation #29
SITE UTILITIES - Ponding of water.

Observation #31
SITE UTILITIES - Ponding of water.

Observation #32
SITE UTILITIES - Irrigation control valve flooded.

Observation #33
SITE UTILITIES - Ponding of water.
**Observation #34**

ATHLETIC STRUCTURES - Dugouts need paint, typical.

**Observation #35**

LANDSCAPE - Grass dry areas in outfield.

**Observation #36**

LANDSCAPE - Grass dead no irrigation.

**Observation #38**

ATHLETIC STRUCTURES - Netting is torn in pitching/batting practice area.
Observation #40
LANDSCAPE - Grass growing in the infield area.

Observation #41
LANDSCAPE - Fields are not accessible.

Observation #42
LANDSCAPE - Grass in area is dead.

Observation #43
HARDSCAPE - Uneven surface.
**Observation #145**

SITE DEVELOPMENT - Walls.

**Observation #253**

HARDSCAPE - Courts cracked.

**Observation #254**

LANDSCAPE - Grass is dry. Possible irrigation issue.

**Observation #263**

HARDSCAPE - Asphalt cracking at transition.

LANDSCAPE - Lawn dead at asphalt transition.
**A-SHELL**

**Observation #51**

ROOF COVERINGS - No leader for gutter either end.

**Observation #52**

OPENINGS - Birds nesting in roll up door. Seals at sill coming out. Paint needed.
D-EQUIPMENT AND FURNISHINGS

Observation #261

ATHLETIC - Rubberized surface needed so that weeds do not grow over.
E-OTHER BUILDING CONSTRUCTION

Observation #45
ADA COMPLIANCE - ADA access to visitor bleacher.

Observation #46
ADA COMPLIANCE - Access at ticket booth.

Observation #47
ADA COMPLIANCE - Path of travel is not an accessible route.

Observation #48
ADA COMPLIANCE - Bleachers not accessible...no handrails. Wooden bench with fiberglass...plastic top.
Observation #50
ADA COMPLIANCE - Press box not accessible. Stair’s wood is rotting.

Observation #53
ADA COMPLIANCE - Drinking fountain not accessible.

Observation #56
ADA COMPLIANCE - Bleachers are not accessible. Adjacent drinking fountain is also not accessible.

Observation #57
ADA COMPLIANCE - Bleachers do not meet ADA nor do they meet code.
Observation #58
ADA COMPLIANCE - Drinking fountain not ADA.

Observation #59
ADA COMPLIANCE - Drinking fountain not accessible.

Observation #256
ADA COMPLIANCE - Bleachers are not ADA.
**F-BUILDING SITE WORK**

**Observation #44**
HARDSCAPE - Concrete cracked and chipped.

![Concrete cracks and chipped](image1.jpg)

**Observation #49**
ATHLETIC STRUCTURES - Bleachers surface. Paint legs.

![Bleachers surface](image2.jpg)

**Observation #54**
LANDSCAPE - Grass dead. Needs real grass for discus.
SITE UTILITIES - Needs to be irrigated.

![Discus area](image3.jpg)

**Observation #55**
SITE UTILITIES - Drinking fountain leaking.

![Drinking fountain](image4.jpg)
Observation #257
LANDSCAPE/SITE UTILITIES – Mud. Washes over.

Observation #258
SITE DEVELOPMENT - Need fence line here continued to enclose track.

Observation #259
SITE DEVELOPMENT - Fence slats or vegetation to block view. Used to have bushes.
A-SHELL

Observation #62

OPENINGS - Single pane glazing at aluminum frame windows. 10'x4' 2 total.

Observation #71

WALL FINISHES - Paint coming away from plaster.

Patch and paint.

Observation #73

WALL FINISHES - Tiles on side of building broken. 4 tiles this elevation.

Observation #74

WALL FINISHES - Tile grout at bottom of wall broken or missing typical around building.
Observation #77
OPENINGS - Windows single pane. 3 total.

Observation #79
OPENINGS - Single pane glazing. Tinted. 3’x7’ panels 8 total. Some panels gaskets coming out.

Observation #83
OPENINGS - Metal door frame needs paint. Door latch coming out and gasketing is coming off.

Observation #96
OPENINGS - Threshold.
Observation #98
OPENINGS - Aluminum frame is damaged.

Observation #100
ROOF COVERINGS - Metal facia coming up. Hornet issue per custodial staff.

Observation #101
ROOF COVERINGS - Metal and wood canopy.

Observation #102
WALL FINISHES - Cracked tiles. 17 tiles long.
**Observation #105**

OPENINGS - Single pane glass. 3’x7’ panels 4 total.

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**Observation #107**

OPENINGS - Door at the jamb shows movement.

Patch and paint.

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**Observation #114**

OPENINGS - Jamb and sill.

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**Observation #117**

OPENINGS - Single pane glazing in aluminum frame. 14’x4’ and 7’x4’ this elevation.
Observation #118
WALL FINISHES - Tiles missing.

Observation #119
WALL FINISHES - Facia damaged.

Observation #121
OPENINGS - Single pane glass. 3'x7' panels. 7 total.

Observation #123
ROOF COVERINGS - Facia in bad condition.

Observation #125
ROOF COVERINGS - Facia in bad condition.
**Observation #134**

OPENINGS - Single pane glazing. 3'x7' 4 panels.

**Observation #136**

OPENINGS - Single pane glazing. 10'x4' window 5 total.

**Observation #141**

OPENINGS - Single pane glazing. 3'x7' typical other classrooms.

**Observation #246**

OPENINGS - Windows...8'x 1' total 53 2 Door glass.
B-INTERIORS

Observation #64
CEILING FINISHES - Ceiling tiles.

Observation #66
FLOOR COVERINGS - VCT scuffed...floor base worn and cracked in areas. Old asbestos tiles.

Observation #68
CEILING FINISHES - Ceiling tiles broken and stained.

Observation #69
WALL FINISHES - Paint on walls peeling.
Observation #70

FLOOR FINISHES - Floor tiles have been replaced with non-matching tiles.

Observation #75

FLOOR FINISHES - Tiles and bases chipping.

Observation #80

CEILING FINISHES - Ceiling is a mixture of metal perforated ceiling and acoustical tile.

Observation #81

FLOOR FINISHES - VCT is very worn, old and scuffed.
Observation #82
WALL FINISHES - At door... broken and chipped tiles along door edge.

Observation #85
WALL FINISHES - Tiles on wall are broken.

Observation #90
CEILING FINISHES - Ceiling tiles stained.

Observation #92
FLOOR FINISHES - Tiles scuffed and dirty. Been patched with different tiles over the years.
Observation #93
FLOOR FINISHES - Tile floor hammered uneven surface.

Observation #94
WALL FINISHES - No coved base at wall perimeter.

Observation #95
OPENINGS - Metal door frame...paint.

Observation #97
WALL FINISHES - Sharp exposed tiles at server’s area.
Observation #110

FLOOR FINISHES - Flooring has been patched overtime. Worn and scuffed.

Observation #111

OPENINGS - All door jambs at base very dirty.

Observation #112

CEILING FINISHES - Ceiling tile. Stained.

Observation #113

OPENINGS - Safe door...aluminum framed area with door. Not secure for file storage.
Observation #116
FLOOR COVERINGS - Asbestos tile.

Observation #122
FLOOR FINISHES - Linoleum worn and marked up.

Observation #124
CEILING FINISHES - Missing tile.

Observation #127
FLOOR COVERINGS - Flooring in bad condition.
**Observation #128**

OPENINGS - Panelized wall removed.

**Observation #129**

CEILING FINISHES - Ceiling tiles stained.

**Observation #130**

WALL FINISHES - Paneled wall added here.

**Observation #138**

FLOOR FINISHES - Rubber base is coming off wall.
Observation #140
FLOOR FINISHES - Tile is worn...updated tile.

Observation #142
CEILING FINISHES - Ceiling tiles are water stained.

Observation #143
OPENINGS - Door jambs worn typical.

Observation #149
Ceiling is out of date worn and lifting up.
Observation #248
Small and inefficient.

Observation #252
Small and inefficient.
C-SERVICES

**Observation #72**

TECHNOLOGY - Electrical box needs a plate.

**Observation #76**

TECHNOLOGY - Electrical outlet cracked.

Replace.

**Observation #132**

LINE VOLTAGE - Loud buzzing transformer.

**Observation #250**

LINE VOLTAGE - Low light levels.
**D-EQUIPMENT AND FURNISHINGS**

**Observation #89**

BUILT-IN CASEWORK - Countertop delaminating.

**Observation #109**

BUILT-IN CASEWORK - Residential casework.

**Observation #139**

BUILT-IN CASEWORK -

**Observation #147**

PERFORMANCE - Acoustics. You can hear the classroom noise in hallway. People talking. Walls do not go past ceiling.
**Observation #148**

BUILT-IN CASEWORK - Labs are adequate size. Casework has been painted.

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**Observation #251**

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

Observation #61
ADA COMPLIANCE - Doors A1, 2, 3, 5, 6, 7, 8, 9. Thresholds do not meet ADA.

Observation #63
LIFE SAFETY - Safety. Doors open to front of school.

Observation #67
ADA COMPLIANCE - Sink not ADA.

Observation #78
ADA COMPLIANCE - Thresholds not ADA.
Observation #84

ADA COMPLIANCE - Drinking fountain not ADA.

Observation #86

Drinking fountain ADA.

Observation #87

Mmmm.

Observation #88

ADA COMPLIANCE - Thresholds.
Observation #91
ADA COMPLIANCE - Restroom not ADA. Old terrazzo floor. Same men and women.

Observation #99
ADA COMPLIANCE - Thresholds this elevation.

Observation #103
ADA COMPLIANCE - Thresholds.

Observation #104
ADA COMPLIANCE - ADA height.
Observation #106
ADA COMPLIANCE - Restroom not ADA.

Observation #108
ADA COMPLIANCE - No ADA access to any walk up counter.

Observation #115
ADA COMPLIANCE – Threshold.

Observation #120
ADA COMPLIANCE - Threshold. Typical cafe.
Observation #126
ADA COMPLIANCE - No ADA counter height.

Observation #131
ADA COMPLIANCE - Would be accessible if no table.

Observation #133
ADA COMPLIANCE - Drinking fountain not compliant.

Observation #135
ADA COMPLIANCE - Drinking fountain.
**Observation #137**
ADA COMPLIANCE - Threshold 2 total at hallway.

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**Observation #146**
ADA COMPLIANCE - Threshold doors f4, 7, 8, 9, 1, 2, 3.

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**Observation #247**
ADA COMPLIANCE - Threshold.

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**Observation #249**
ADA COMPLIANCE - Restroom all 4 not ADA.
F-BUILDING SITE WORK

Observation #65

LANDSCAPE - Courtyard is not landscaped.
F-BUILDING SITE WORK

Observation #150

Nothing to report this quad.
A-SHELL

Observation #151
OPENINGS - Windows. 10'x4' total 5.

Observation #161
ROOF COVERINGS – Glass.

Observation #163
OPENINGS - Windows. 6'x4' 6 total.

Observation #164
OPENINGS - Thresholds doors d6, 7, 8, 1, 6 times 3., 4, 3, 2.

Observation #165
OPENINGS - Windows 3'x3' panes 11 total.
Observation #166
ROOF COVERINGS - Facia damaged.

Observation #170
OPENINGS - Windows. Total 5 that are 3'x3'.

Observation #173
OPENINGS - Ventilation is a big issue.

Observation #191
STRUCTURE - Termites.
Observation #193
OPENINGS - Doors.

Observation #203
OPENINGS - Glass 4’x6’ windows. 14 total. 28 more.

Observation #211
OPENINGS - Windows 8 total 4x6.

Observation #212
OPENINGS - Single pane glass...5 total 3’x7’.
**B-INTERIORS**

**Observation #153**

FLOOR FINISHES - VCT tile worn. Floor base typical...hall non-asbestos.

**Observation #155**

OPENINGS - Doors...to hallway. Can't leave open. No windows to see out. Safety issue. Fire Marshall said they could not have door stops. Doors need to close for fire.

**Observation #156**

CEILING FINISHES - Acoustics bad room to room. No insulation above ceiling...walls stop at ceiling.

**Observation #157**

CEILING FINISHES - Leaks after roof was redone may be because of AC.
**Observation #160**

FLOOR FINISHES - Floor tiles not matching.

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**Observation #167**

FLOOR FINISHES - Welding shop with concrete floors.

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**Observation #169**

CEILING FINISHES - Ceiling tiles are stained throughout.

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**Observation #171**

WALL FINISHES - Normal wear and tear for a shop.

Paint.
Observation #175
CEILING FINISHES - Stained ceiling tiles throughout building. Typical.

Observation #189
FLOOR FINISHES - Base deteriorating.

Observation #202
CEILING FINISHES - Ceilings typ...missing tile.

Observation #204
FLOOR FINISHES - Tile...couldn't remove cabs. Asbestos.

Remarks
5/21/13 - Foods lab
Observation #215

Need new facility....black box theater.
C-SERVICES

Observation #158
TECHNOLOGY - AV equip.

Observation #172
HVAC SYSTEM - Hood. Sqweeks only forced vent...breaker will pop after gets going.

Observation #174
HVAC SYSTEM - No heat next door....all the heat in this space. Needs fixed. No energy saving...has to open doors. No AC.

Observation #176
HVAC SYSTEM - No AC...coming this summer.

Remarks
5/21/13 - Wood shop

Observation #177
HVAC SYSTEM - No central dust collection system. Individual machines have dust collection. Ventilation is poor.
Observation #178
DOMESTIC PLUMBING - Sink.

Observation #185
TECHNOLOGY - Power poles.

Observation #187
DOMESTIC PLUMBING - Sink. Not enough sinks for the class. There is a clay trap...access located outside door.
Remarks
5/21/13 - Ceramics...clay.

Observation #188
DOMESTIC PLUMBING - Sink clogs and not accessible.
Observation #190
DOMESTIC PLUMBING – Sink.

Observation #197
DOMESTIC PLUMBING - Sinks not being used.

Observation #198
LIFE SAFETY - Electrical room doubles as storage.

Observation #199
TECHNOLOGY - Video cameras wiring.
**Observation #205**

HVAC SYSTEM - Ventilation horrible.

**Observation #206**

OTHER - Lights need replacing.

**Observation #207**

OTHER - Dryer vent needed.

**Observation #208**

LINE VOLTAGE - Power is not adequate to run multiple appliances. Breakers blow.
Observation #209

TECHNOLOGY - No technology in classroom.
D-EQUIPMENT AND FURNISHINGS

Observation #154
BUILT-IN CASEWORK - Casework. Finish. Some have been updated not this one. No ADA sink.

Observation #162
Some classrooms have smartboards.

Observation #168
PERFORMANCE - Constant breakdown sink.

Observation #180
PERFORMANCE - Constant breakdown sink.
Observation #183
PERFORMANCE - Front bank of lighting should go dark...need 3 banks.
Remarks
5/21/13 - Computer labs...c1and c2

Observation #184
PERFORMANCE - Acoustics... last mod insulation was taken out.

Observation #186
BUILT-IN CASEWORK - Casework bad entire length.

Observation #192
PERFORMANCE - Constant breakdown sink.
Observation #194

BUILT-IN CASEWORK - Casework deteriorating.

Observation #196

BUILT-IN CASEWORK - Casework deteriorating.

Observation #200

PERFORMANCE - Constant breakdown sink.

Observation #201

PERFORMANCE - Acoustics bad...loud.
E-OTHER BUILDING CONSTRUCTION

Observation #152
ADA COMPLIANCE - Threshold doors. E8a, 6, 7.

Observation #159
ADA COMPLIANCE - Sink not accessible.

Observation #179
ADA COMPLIANCE - Drinking fountain not ADA compliant.

Observation #181
ADA COMPLIANCE - Thresholds doors...c1, 2.
Observation #182
ADA COMPLIANCE - Drinking fountain not compliant.

Observation #195
ADA COMPLIANCE - Sink not accessible and one does not operate.

Observation #210
LIFE SAFETY - Access to electrical panel blocked.

Observation #214
ADA COMPLIANCE - Sink not accessible.
Floor Plan
A-SHELL

Observation #228
WALL FINISHES - Broken tiles.

Observation #230
OPENINGS - Door deteriorating. Windows are too high and not accessible.
ROOF COVERINGS - Light in breezeway broken.
B-INTERIORS

Observation #217
CEILING FINISHES - Metal pieces coming out of air vents.

Observation #218
WALL FINISHES - Wall need fresh coat of paint.

Observation #222
WALL FINISHES - Acoustical wood slat treatment full of staples worn.

Observation #224
WALL FINISHES - Walls need to be painted.
Observation #225

Ceiling.

Observation #226

FLOOR FINISHES - Floor creaky and water damaged area by door and drinking fountain.

Observation #235

CEILING FINISHES - Ceiling tiles deteriorating.

Observation #236

FLOOR FINISHES - Base in bad condition.
Observation #240
CEILING FINISHES - Damaged ceiling tiles.

Observation #241
OPENINGS - New door needs hardware.
Observation #231
HVAC SYSTEM - No AC in gym.

Observation #234
LIFE SAFETY - Fire extinguisher.

Observation #245
DOMESTIC PLUMBING - Pumps. Rebuilding pool motors cause too old.

Observation #255
Sound system bad.
D-EQUIPMENT AND FURNISHINGS

**Observation #223**

ATHLETIC - Basketball backboards and padding are deteriorating.

**Observation #232**

ATHLETIC - Bleachers not to code or ADA compliant.

**Observation #237**

LOCKERS - Lockers are dented, worn and in bad condition.

**Observation #238**

ATHLETIC - Benches bad.
Observation #239

LOCKERS - Lockers are in bad condition.

ATHLETICS - Benches are in bad condition.
E-OTHER BUILDING CONSTRUCTION

Observation #213
ADA COMPLIANCE - Not ADA compliant...no handrails.

Observation #216
ADA COMPLIANCE - Threshold. Stage door; door very hard to open...sticks.

Observation #219
ADA COMPLIANCE - Handrail needed.

Observation #220
LIFE SAFETY - Electrical room used also as storage.
Observation #221
ADA COMPLIANCE - Threshold not code.

Observation #227
ADA COMPLIANCE - Drinking fountains not compliant.

Observation #233
ADA COMPLIANCE - Drinking fountains not ADA compliant.

Observation #242
ADA COMPLIANCE - Restroom not accessible.
Observation #243
ADA COMPLIANCE - Not accessible.

Observation #244
ADA COMPLIANCE - Restrooms not ADA compliant.
F-BUILDING SITE WORK

Observation #229

SITE DEVELOPMENT - Gutter...downspout not connected....however, not needed with addition of canopy.

Remove.
MEMORANDUM

TO: Jon Anderson
FROM: Tom Duval
DATE: December 23, 2013
PROJECT: Casa Roble High School
SUBJECT: Master Plan Assessment Report
PROJECT NO.: 131020

Dear Jon,

On December 16th, 2013 I performed an on-site assessment of the mechanical and plumbing systems at Casa Roble High School with Mike Milo 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. Mostly rooftop HVAC equipment, a mix of gas heat/DX cooling Seasons 4 MZ units and Bryant package gas/elec units. Most were installed in 2000, so about 13 years old. Generally this equipment lasts 15-18 years with good maintenance. New packaged gas/elec units are much more energy efficient than these 2000 packaged units, so this should be factored into the District’s equipment replacement decisions.
3. Woodshop has heating only and no cooling, District would like cooling there. Same for Auto Shop.
4. Toilet room plumbing fixtures are mostly in pretty good condition.
5. Locker room gas heating units have problems, probably need replacing.
6. The mini split at the Administration office has lots of problems and needs replacing badly.
7. The gas/elec rooftop unit serving the Computer Lab cannot handle the heat load and the space gets very hot, a larger capacity unit is needed.
8. The Bard heat pump on AG building needs replacement, and it’s not on the EMS and the District wants it on the EMS.
9. Pool boiler has had some issues, needs some work, District knows the specifics.
10. Both Gyms are heated only, no cooling. Same for Lockers.
11. Locker rooms have more showers than they need, not much showering anymore.
12. Three water heaters for the Locker rooms appear to be in good condition.

*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

CASAB ROBLE HIGH SCHOOL

Most of the campus at Casa Roble HS has had limited renovation/modernization over the years, but includes a new weight room with solar panels – the owner reports issues with lighting controls in this building, which is still under warranty. Otherwise, this building requires no improvements. The electrical service is located in a fenced enclosure in the back of campus with SMUD equipment; the MSB is a relatively new 4000A, 277/480V main switchboard, approximately 10-20 years old and in good condition. The MSB services the original campus service on the east end of campus, this switchboard is well past its serviceable life and is in very poor condition; however it still serviced gear on the campus. Leaks in the gear housing require constant maintenance and has led to power outages in the recent past. The electrical service is adequate for a campus this size and would easily accommodate renovation or expansion. New gear has been added throughout the campus to supplement the original power distribution; in most cases a new transformer and panel(s) are located on the outside of each wing, to service relatively recent (~15 yrs) HVAC upgrades and new power distributed in surface raceway in the classrooms. Older gear observed is manufactured by Zinsco; it is past its serviceable life and maintenance is a typical classrooms have original branch circuit and devices (~50 yrs) and multi-channel surface raceway around the perimeter with power and data. Observed receptacles with no GFCI protection in close proximity to sinks in the kitchen. Power poles are used to service computers in the library.

Parking lot lighting 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 wet location 4’ fluorescent lights with T12 lamps on the underside of canopies, the lenses are in poor condition and the light source is not efficient. Exterior lighting is controlled by time clock. The original fluorescent lighting is in decent condition, primarily recessed 2x4 fixtures retrofitted with electronic ballasts and T8 lamps. Classrooms were controlled by occupancy sensors, most other areas observed were not. The cafeteria is not a typical MP building and is lit by 2x4s in a low t-bar ceiling, controlled with occ sensors. The gym is lit by T5HO fixtures and is well illuminated. Older LED exit lights are in decent condition throughout the campus, EM lights are functional.
<table>
<thead>
<tr>
<th>Scope</th>
<th>Condition</th>
<th>Efficiency</th>
<th>Urgency</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Power &amp; Distribution: Function and Condition</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Utility Service, Main Switchboard</td>
<td>2.0</td>
<td>N/A</td>
<td>3.0</td>
<td>Newer MSB 4000A 277/480V ~20yrs in good condition. Feeds original MSB, Zinsco, still in use, very poor condition, maintenance issue.</td>
</tr>
<tr>
<td>Distribution Panels, Panels, Transformers</td>
<td>2.0</td>
<td>N/A</td>
<td>1.3</td>
<td>Newer transformers, panels added at each wing exterior for HVAC upgrades, new power at classroom surface wiremold. Original gear, some Zinsco, in use.</td>
</tr>
<tr>
<td>Receptacles / Branch Circuiting</td>
<td>2.3</td>
<td>N/A</td>
<td>1.0</td>
<td>WM 5500 around classroom perimeter typical, non-GFCI at sinks, power poles</td>
</tr>
<tr>
<td>Weighted Average Score: Power Distribution System</td>
<td>2.1</td>
<td>N/A</td>
<td>1.9</td>
<td></td>
</tr>
<tr>
<td>Lighting &amp; Controls: Function and Condition</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<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>0.7</td>
<td>0.7</td>
<td>1.7</td>
<td>Wet location surface mounted 4’ fluorescent with T12 lamps, lens in poor condition</td>
</tr>
<tr>
<td>Interior Light Fixtures</td>
<td>2.0</td>
<td>2.0</td>
<td>1.0</td>
<td>2x4 recessed in t-bar, decent condition. Gym - high bay fluorescent with T5HO in good condition</td>
</tr>
<tr>
<td>Lighting Controls</td>
<td>2.0</td>
<td>1.3</td>
<td>1.0</td>
<td>Occupancy sensors observed in classroom.</td>
</tr>
<tr>
<td>Emergency Egress</td>
<td>2.0</td>
<td>N/A</td>
<td>0.7</td>
<td>Older LED exit signs and EM fixtures are functional</td>
</tr>
<tr>
<td>Weighted Average Score: Lighting &amp; Controls</td>
<td>1.7</td>
<td>1.5</td>
<td>1.2</td>
<td></td>
</tr>
</tbody>
</table>