Valuing innovation, initiative, and community, the mission of Winston Churchill Middle School is to **EDUCATE and EMPOWER EACH STUDENT TO BUILD** a foundation for life-long learning, **PERSONAL RESPONSIBILITY, and global CITIZENSHIP** by providing a rigorous and safe academic environment that develops critical thinking, collaborative skills and promotes persistence and **RESILIENCE in our students while meeting their unique needs.**
# Winston Churchill Middle School

**Description:**
- Year Built: 1963
- Total Square Feet of Floor Space: 72,157
- Acres: 15.97

**Address:**
4900 Whitney Ave Carmichael, CA 95608

**Generated on:**
6/21/13

**Building stages:**
- Facilities Assessment Report

**Building trades:**
- A-SHELL
- B-INTERIOR
- C-SERVICES
- D-EQUIPMENT AND FURNISHINGS
- E-OTHER BUILDING CONSTRUCTION
- F-BUILDING SITE WORK

**Stakeholder:**

**Drawings:**
- Churchill (Facilities Assessment Report)
- Churchill_2013 (Facilities Assessment Report)
- Churchill_AREAS-INT (Facilities Assessment Report)
**A-SHELL**

**Observation #4**

ROOF COVERINGS - Breezeway metal covering is rusting and drips water.

Recommend addition of gutter and downspout to direct water off roof.

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**Observation #5**

STRUCTURE - Wood foundations to portables are rotted and crumbling as they are directly on grade.

Recommend replacement of portables in this area.

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**Observation #7**

STRUCTURE - Dry rot and crumbling foundations at portables in this area.

Recommend removal of portables and completion of original classroom wing and new MP room.

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**Observation #9**

STRUCTURE - Abandoned structure from unfinished classroom wing, poses safety hazard and is unsightly.

Recommend completion of classroom wing and new MP room in this area.
B-INTERIOR

Observation #3
WALL FINISHES - Wall tile is damaged and cracked in staff restrooms.
Recommend replacing staff restrooms.

Observation #11
WALL FINISH - Old shower room tile remains as in locker room.
Recommend removal of tile and new wall finish.

Observation #18
OPENINGS - Music rooms need window shades for afternoon light.
Recommend new roll down window shades.
**Observation #23**

FLOOR FINISH - Cracked VCT in kitchen.

Recommend replacement of kitchen floor.

CEILING FINISH - Damaged ceiling tiles at lunch counter area.

Recommend replacement of soft ceiling with gyp board ceiling at low area.

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**Observation #26**

FLOOR FINISH - Some damaged VCT at door thresholds in this corridor.

Recommend patch and repair as needed.

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**Observation #27**

WALL FINISHES - Excessive conduit in this room.

Recommend re-routing of conduit.
Observation #28

CEILING FINISH - Damaged ceiling tiles.

Recommend replacing ceiling tiles approx. 6 tiles.
**C-SERVICES**

**Observation #6**

TECHNOLOGY - Loud servers in music rooms.

Recommend IT closet for servers.

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**Observation #12**

DOMESTIC PLUMBING - Old round art sink is out of date and not to current code.

Recommend replacement with new art sing and counter.

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**Observation #24**

DOMESTIC PLUMBING - Kitchen floor drains are backed up.

Recommend overhaul of kitchen drainage.
D-EQUIPMENT AND FURNISHINGS

Observation #20

CASEWORK - Damaged casework in music room storage area.
Recommend new wood casework for high abuse area.

Observation #22

ATHLETIC EQUIPMENT - Basketball hoop installed over air return.
Recommend reconfiguration of basketball hoop.

Observation #25

LOCKERS - Damaged lockers in both girls and boys.
Recommend new lockers.
E-OTHER BUILDING CONSTRUCTION

Observation #2
ADA - Staff restrooms throughout campus are undersized and do not meet clearances.
Recommend new staff restrooms campus wide.

Observation #8
ADA - Interior drinking fountains not to code, 4 sets.
Recommend new drinking fountains.

Observation #10
ADA - Exterior drinking fountains not to code.
Recommend replacement of all exterior noncompliant drinking fountains. (4 sets)

Observation #13
ADA - Stairs to music room are not to current code.
Recommend upgrades to treads and handrails.
Observation #16
ADA - Several door thresholds have noncompliant drops greater than 1/2". Approx. 5 doors.
Recommend repair of concrete in these areas.

Observation #17
ADA - Clearances for laundry room are not to code.
Recommend new laundry room area.

Observation #21
LIFE SAFETY - Lack of storage causing exit paths to remain blocked.
Recommend additional storage in this area.
**F-BUILDING SITE WORK**

**Observation #19**

HARDSCAPE - Some cracked concrete at exterior walkways.

Recommend new accessible concrete walkways in this area.
Site Plan
F-BUILDING SITE WORK

Observation #1
SITE DEVELOPMENT - Area of creek in corner of campus is overgrown with plants and poses a security risk.
Recommend trim back plants and allow view to creek area.

Observation #14
LANDSCAPE - Poor irrigation at fields in this area.
Recommend overhaul of field irrigation and coverage.

Observation #15
HARDSCAPE - Cracked asphalt at play courts.
Recommend path and slurry seal.

Observation #29
SITE DEVELOPMENT - Needs site fencing and gates, larger drop off area and accessible path to office.
This work is scheduled to be completed under measure J in 2014.
MEMORANDUM

TO: Jon Anderson
FROM: Tom Duval
DATE: February 10, 2014
PROJECT: Winston Churchill Middle 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 Winston Churchill Middle School with Mike Milo of SJUSD. Following are our observations:

1. The Classroom buildings, Multipurpose, and Admin are served by 1999 rooftop Multizone systems. Typically there is one of these systems for each main building, and it consists of a Seasons 4 multizone air handler on the roof with gas heat, connected to a remote Carrier condensing unit for DX cooling. These systems have given the District operational troubles for a long time, and at 15 years old they are in the later years of their life expectancy. They may last another 5 years or more, but considering the problems they have, it should be seriously studied whether to replace these units now or wait until they fail.

2. The Locker Rooms are served by a Reznor rooftop gas-fired heating and ventilating unit. This unit appears quite old and near the end of it’s life expectancy.

3. Portables E1 thru E5 are served by 1998 Bard units which at 16 years old appear to be nearing the end of their life expectancy and will need replacement in the not too distant future. These portables are not on the campus EMS and the District wants them to be on it.

4. Portables C1 thru C5 are served by 3 older Bard units and 2 older Sun units. These units appear to be nearing the end of their life expectancy and will need replacement in the not too distant future. These portables are not on the campus EMS and the District wants them to be on it.

5. EMS is an antiquated Alerton IBEX system for the whole campus for which parts are no longer available. District wants to replace this system with a new Alerton BacTalk system.
6. The Bathroom plumbing fixtures at this campus are in pretty good condition and appear to have been replaced/modernized not too many years ago.
Dear Jon,

On January 30th, I visited the following campus for the purpose of reviewing the condition of electrical systems on the campus. I walked the site with Gary Stemweddel, SJUSD’s Lead Electrician, who was able to show some of the troubled areas on each campus and assist with our evaluation. The following is a general assessment of our findings.

WINSTON CHURCHILL MIDDLE SCHOOL

The electrical service and switchgear at Winston Churchill is less than 20 years old, 277/480V, located in a fenced enclosure with SMUD transformer and in good condition. It services a much older switchboard, possible the original campus board at the end of serviceable life. This main switchboard is adequate for a campus of this size and could support renovation, expansion. A dedicated transformer and distribution board sits in the middle of campus and serves portable buildings. Newer panels, also less than 20 years old, has been added to building exterior at each wing, likely for HVAC and classroom power upgrades. Newer panels have been added to interior spaces (joint use electrical/custodial room, MP stage) as part of renovations. Some older gear, nearing end of serviceable life, is still in use, located in custodial/storage rooms where clearance issues are a concern, or in classrooms. Typical classrooms had multi-channel surface raceway mounted on two walls. Cord reels have been added at science labs, and GFCI receptacles were observed at sinks, and at lab wet counters.

Parking lot lighting has been upgraded recently to LED area lights, full cut off, in new condition. However, some SMUD HID pole lights remain in the back of campus. Building exterior lighting is primarily CFL canopy lights in fair condition (not cut-off, possibly excessive quantity), although some semi cut-off LED lights have been added to provide more lighting for security cameras. 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. The MP building includes surface mounted 2x2 fixtures with biax lamps with older, inefficient lens. Observed occupancy sensors in most classrooms, while common area lighting in corridors and admin appears to be controlled by a Douglas lighting control panel. Older LED exit signs observed in corridors and the MP room, with new exits lights in science labs.
<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>3.0</td>
<td>N/A</td>
<td>0.7</td>
<td>Newer MSB &lt;20 yrs, 277/480V in fenced area with SMUD xfmr. Feeds old MSB still in use.</td>
</tr>
<tr>
<td>Distribution Panels, Panels, Transformers</td>
<td>3.0</td>
<td>N/A</td>
<td>0.7</td>
<td>Most new panels, xfmrs &lt;20 yrs on building exterior, in storage rooms. Custodial room with both new and obsolete gear with clearance issues. Ext. Dist Bd for portables</td>
</tr>
<tr>
<td>Receptacles / Branch Circuiting</td>
<td>3.0</td>
<td>N/A</td>
<td>0.7</td>
<td>WM and cord reels added to science labs in recent mod. WM550 on two walls in most classrooms. GFCI observed at sinks. Exposed conduits routed on canopies.</td>
</tr>
<tr>
<td>Weighted Average Score: Power Distribution System</td>
<td>3.0</td>
<td>N/A</td>
<td>0.7</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>3.7</td>
<td>3.7</td>
<td>1.0</td>
<td>LED area lights in parking lot in new condition, full cut off. Some SMUD cobra area lights in back of campus may be expendable</td>
</tr>
<tr>
<td>Building Exterior Lighting</td>
<td>2.0</td>
<td>2.0</td>
<td>1.3</td>
<td>Primarily surface mounted CFL lights on canopy, in fair condition, likely overlight. Some partial cut-off LED wallpacks added in recent security camera installation.</td>
</tr>
<tr>
<td>Interior Light Fixtures</td>
<td>2.0</td>
<td>2.0</td>
<td>1.0</td>
<td>Typ classroom with older 4' wrap, retro T8 and elect ballasts, inefficient lens. MP room with 2x2 surface with biax lamps, old lens. T8 fluor wraps in admin</td>
</tr>
<tr>
<td>Lighting Controls</td>
<td>2.3</td>
<td>1.7</td>
<td>1.0</td>
<td>Older occupancy sensors in corner of typical classrooms. Common areas controlled by older Douglas LCP, low voltage switches.</td>
</tr>
<tr>
<td>Emergency Egress</td>
<td>3.0</td>
<td>3.0</td>
<td>0.7</td>
<td>Older exit signs in good condition throughout the campus, newer LED exits added to science labs recently renovated.</td>
</tr>
<tr>
<td>Weighted Average Score: Lighting &amp; Controls</td>
<td>2.5</td>
<td>2.3</td>
<td>1.0</td>
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