Citrus Heights Elementary is an innovative, family-focused neighborhood school where our inclusive learning community ensures each student acquires the foundational skills, strategies and personal qualities to thrive and compete in an ever-changing world through supportive, nurturing relationships and a challenging, relevant curriculum.
Citrus Heights Elementary School

Description: Year Built: 1958
Total Square Feet of Floor Space: 33,410 SF
Acres: 15

Address: 7085 Auburn Blvd. Citrus Heights, CA 95621

Generated on: 5/23/13

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: - Citrus Heights 2013 (Physical Assessment Report)
- Citrus Heights (Physical Assessment Report)
C-SERVICES

Observation #6

SITE UTILITIES - Staff notes in-ground utility box is unsecured.

Install locking cover.
D-EQUIPMENT AND FURNISHINGS

Observation #16

ATHLETIC - Boards at ball wall are in poor condition.

Replace boards.
E-OTHER BUILDING CONSTRUCTION

Observation #3
ADA COMPLIANCE - Exterior drinking fountain is a walk hazard.
Replace fixture, install at compliant height, and add protective railings on each side.

Observation #4
SITE DEVELOPMENT - No perimeter fencing around the majority of buildings creates a security issue.
Add fencing and gates.

Observation #18
ADA COMPLIANCE - Primary grade play structure area is not accessible.
Relocate to alternate play area above or install ramp to access existing location.
F-BUILDING SITE WORK

Observation #1

HARDSCAPE - Patchy concrete.

Replace.

Observation #2

LANDSCAPE - Staff reports trees around campus are losing branches. Trees along east side near Primary play area are dying, or have already died and have been removed.

Evaluate irrigation pattern and modify as required.
Observation #5

HARDSCAPE - Asphalt play areas along north and east playgrounds slope dramatically. Staff notes sanding of asphalt immediately outside of north classroom wing to reduce slipperiness during winter months.

Modify grades and / or add guardrails.

Observation #7

LANDSCAPE - Large dying or dead perimeter trees, and lack of sprinklers in 20,000 SF area. Staff notes asphalt at continuous swale is now covered completely with soil and grass, with little water entering drainage grates.

Extend landscape irrigation system. Evaluate drainage system, and remove soil / grass, if necessary.
Observation #8

SITE DEVELOPMENT - School perimeter is unfenced on east (shared field) and south (parking) sides. Staff notes unauthorized vehicles enter play fields from the parking lot and around a Primary grade play structure area.

Add fencing and pedestrian gates at parking lot (approximately 125 LF).

Observation #9

HARDSCAPE - Up to 7 large buses are used daily to transport approximately 15 students to and from campus. Traffic pattern for buses and parents crosses in the center of the main parking lot, creating conflict and congestion.

Eliminate crossing traffic patterns.
Observation #10

LANDSCAPE - Trees planted adjacent to the Multi-Purpose Building will soon block building name and marquee signage completely.

Move signage or adjust landscaping.

Observation #11

LANDSCAPE - Grass is poor condition in an approximate 750 SF fenced yard for pre-school autistic children.

Replace landscaping.

Observation #12

HARDSCAPE - Staff reports standing water during heavy rain in an approximate 100 SF area next to raised planters. No drains were identified.

Add a floor drain or regrade area.
**Observation #13**

HARDSCAPE - Inconsistent slope and cracking asphalt in an approximate 1,000 SF area.

Remove, regrade and replace.

![Observation #13](image1.jpg)

**Observation #14**

SITE DEVELOPMENT - Missing slats at fenced utility yard.

Install new slats to match existing.

![Observation #14](image2.jpg)

**Observation #15**

HARDSCAPE - Poor asphalt patching near door landing, and vertical transition from concrete to asphalt (approximately 25 SF), creating a trip hazard. Cracking concrete in nearby swale (approximately 5 SF).

Remove and replace asphalt to provide a flush transition to concrete. Remove and replace cracking concrete.

![Observation #15](image3.jpg)
Observation #17

HARDSCAPE - Minor asphalt cracking (approximately 100 LF) on east playground.

Fill and seal.
**A-SHELL**

**Observation #1**

OPENINGS - High bank x full width windows on north (front) side of classrooms, with operable louver panes at approximately 70% of higher section (fixed at others). Louvers are easily removable, difficult to maintain, and reduce HVAC effectiveness. Staff notes panes have fallen out when operated. High bank of louvered windows only on back side of classrooms. Plexiglas has been installed at fixed window pane locations in approximately 5 windows per wing.

Replace louvers with fixed glazing. Replace Plexiglas with glass panes.

**Observation #5**

WALL FINISHES - Rodent access under relocatable classrooms (less than 5 locations). Peeling paint at wood siding (less than 20 SF).

Seal perimeter openings at grade. Prep and paint siding.

**Observation #10**

STRUCTURE - Gutters are leaning forward (typical at all eave locations), and are overwhelmed in heavy rain, spilling water over the front edge onto pavement below. Staff notes 90% of downspouts daylight above grade at walk areas, with the remainder connecting to underground piping.

Straighten gutter. Add to and / or reinforce existing gutter supports.
Observation #12

OPENINGS - Door thresholds in North classroom wing have ramp thresholds at front doors, but drop off at back doors.

Replace concrete at back doors and provide flush transitions. Note: ramp thresholds are no longer acceptable to DSA and additional concrete walk replacement may be required.

Observation #14

STRUCTURE - Rodent accessibility at skirting around building perimeter (less than 5 total identified).

Seal openings.
**B-INTERIORS**

**Observation #2**

ROOM FINISHES - Restroom finishes are in poor condition.

Replace finishes. Verify height of sink is compliant as staff would prefer it be lowered for students.

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**Observation #13**

CEILING FINISHES - Minimal amount of loose ceiling tiles (less than 5 per wing).

Repair and / or replace.

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**Observation #16**

CEILING FINISHES - Stained, damaged, and / or loose ceiling tiles (less than 10 total in room 12).

Evaluate cause of staining above, and repair if still required. Replace tiles.
Observation #17

WALL FINISHES - Hole in wall, and poor wall finish throughout this room.

Fill hole, prep and paint. Prep and paint for all rooms is suggested.

Observation #20

WALL FINISHES - Room is used for calming down students and is subjected to harsh activity.

Raise or eliminate glazing to avoid injury to students, and install durable materials.

Observation #21

FLOOR FINISHES - Wood stained stage floor is in poor condition.

Refinish or replace.

Multi-purpose and Kitchen flooring is VAT, with signs of cracking and replaced tiles.

Replace all tiles.

WALL FINISHES - Paint finish is in poor condition.

Paint all building interior.
Observation #23
CEILING FINISHES - Loose or damaged lay-in ceiling tiles (less than 6 total).
Replace.

Observation #29
WALL AND FLOOR FINISHES - Floor and finishes in student restrooms are in poor condition, including partitions (typical of 4 rooms).
Replace.

Observation #31
FLOOR FINISHES - Staff restroom floor in poor condition (typical of 2).
Replace.
C-SERVICES

Observation #7

DOMESTIC PLUMBING - Exterior drinking fountains are not compliant in 2 locations identified.

Install accessible hi-low fixtures and add protective railings on each side.

Observation #24

LINE VOLTAGE - Light switch at entry controls lobby and adjacent office.

Recircuit with separate controls.

Observation #27

LINE VOLTAGE - Stage lighting is poor.

Replace.
D-EQUIPMENT AND FURNISHINGS

Observation #3

BUILT-IN CASEWORK - Painted wood casework is original and outdated. Sink is not compliant.
Install new accessible casework, plumbing fixtures and accessories.

Observation #8

BUILT-IN CASEWORK - Original painted wood cabinets at typical classrooms are outdated and not compliant, typical at all classrooms.
Remove and replace with accessible casework, countertops, fixtures and accessories.

Observation #15

BUILT-IN CASEWORK - Casework in relocatable buildings are in good condition, but not totally ADA compliant.
Add accessible section with wheelchair access at sink.
Observation #19

BUILT-IN CASEWORK - Painted and stained wood casework is outdated and not compliant.
Replace and include accessible sections.

ADA COMPLIANCE - Plumbing fixtures are not accessible.
Enlarge rooms and replace fixtures as needed to provide accessibility.
E-OTHER BUILDING CONSTRUCTION

Observation #4

ADA COMPLIANCE - Restroom clearances are not compliant.

Enlarge room, access to it, and install compliant fixtures.

Observation #9

ADA COMPLIANCE - Hardware is not compliant (knob) at this location only.

Remove and install accessible hardware. Staff notes all other classroom doors have panic devices.

Observation #11

ADA COMPLIANCE - Student restroom is not compliant.

Enlarge room, add accessible fixtures and accessories.
Observation #18

ADA COMPLIANCE - Boiler Room is partially used as a storage room, and is not accessible. This is not a public use space.

Provide more storage space elsewhere.

LIFE SAFETY - Staff notes this room has not been abated of asbestos materials.

Abate hazardous materials.

Observation #22

ADA COMPLIANCE - Counters and fixtures do not appear to be compliant.

Evaluate and install accessible items as needed.

Observation #25

LIFE SAFETY - Door between kindergarten and administration is not lockable from either side.

Replace.

ADA COMPLIANCE - Lobby counter, nurse's sink, staff restroom, and student restroom in nurse's room are not compliant.

Reconfigure restrooms and install accessible sections of casework.
Observation #26
ADA COMPLIANCE - Handrails to stage are not compliant.
Replace. Note: stair lift at 1 location.

Observation #28
ADA COMPLIANCE - Stair railings are not compliant.
Replace.

Observation #30
ADA COMPLIANCE - Student and staff restrooms are not compliant (typical of 3 for students and 1 for staff).
Reconfigure rooms and install accessible fixtures and accessories.
**F-BUILDING SITE WORK**

**Observation #6**

**LANDSCAPE** - Existing tree growing in a 2’ wide area between relocatable buildings.

Remove tree.
MEMORANDUM

TO: Jon Anderson
FROM: Tom Duval
DATE: January 23rd, 2014
PROJECT: Citrus Heights Elementary School
SUBJECT: Master Plan Assessment Report
PROJECT NO.: 131020

Dear Jon,

On January 23rd, 2014 I performed an on-site assessment of the mechanical and plumbing systems at Citrus Heights Elementary School with Tom Brennan and Mike Milo of SJUSD. Following are our observations:

1. EMS is a newly installed Alerton BacTalk system for the whole campus, including the Portables.
2. The Classroom wings, Admin, Kindergarten, and Multipurpose buildings are served by 1999 Carrier rooftop packaged gas/elec units. These units are 15 years old and generally this equipment will last 15-18 years with good maintenance. So it is near the end of its life expectancy. Also, new packaged gas/elec units are much more energy efficient than these 1996 units, so that should be factored into the District’s equipment replacement decisions.
3. The Admin Office’s rooftop unit has rooftop ductwork which has leaked and is rusted. It has been repaired, but is still in relatively poor condition and should probably be replaced.
4. The Kitchen is only conditioned by a small through the window unit, it is totally inadequate to condition the space.
5. The Library and Staff Portables are served by older Bard heat pumps, they are nearing the end of their useful life.
6. Portable 19 is served by a newer rooftop heat pump which is in good condition.
7. Portable 20 is served by a very old Bard heat pump, which is ready for replacement.
8. One Bathroom building has fairly old plumbing fixtures, but they are in pretty decent condition. The other Bathroom building has very old plumbing fixtures and needs to be modernized.
MEMORANDUM

TO: JON ANDERSON
FROM: DANNY MCKEVITT
DATE: JANUARY 24, 2014
PROJECT: SJUSD SITE ASSESSMENTS
SUBJECT: ASSESSMENT REPORT
PROJECT NO.: 14-008

CITRUS HEIGHTS ELEMENTARY SCHOOL

The electrical service and switchgear at Citrus Heights is located in a fenced outdoor yard in the middle of campus and is in good condition, between 15-20 years old. The gear is 120/208V, 2000A, and serviced in the enclosure by a SMUD transformer. This main switchboard is adequate for a campus of this size and can likely support renovation, modernizations, and expansion. Almost all of the gear observed on this site was older and past it’s serviceable life. Observed clearance issues with gear in joint use rooms. Exposed conduit and surface raceway observed throughout the campus including in classrooms. 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 of SMUD HID pole lights; the owner pays directly to the utility for use of these lights. Some building mounted lights at the drop off/entry area were new, full cut-off CFL wallpacks, but the remainder of building lights were old and in poor condition, not cut-off. Exterior lighting is controlled by time clock. The original fluorescent interior lighting fixtures, primarily surface mounted fluorescent are in fair or worse condition; these older fixtures have been retrofitted with electronic ballasts and T8 lamps somewhat recently with exception of admin, which still uses T12 lamps. Incandescent lamps observed at the MP room stage. Typical classrooms include a older occupancy sensor and multi-level line voltage switches at the entry. Exit lights are in decent condition in the MP room, EM lights are fairly old but functional.
### Power & Distribution: Function and Condition

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<th>Scope</th>
<th>Condition</th>
<th>Efficiency</th>
<th>Urgency</th>
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<tbody>
<tr>
<td>Utility Service, Main Switchboard</td>
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<td>Distribution Panels, Panels, Transformers</td>
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<td>Receptacles / Branch Circuiting</td>
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**Weighted Average Score: Power Distribution System**

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### Lighting & Controls: Function and Condition

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**Weighted Average Score: Lighting & Controls**

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**Scope**

- **Condition**: 4 - New condition. 3 - Good condition, minor maintenance or service. 2 - Fair condition, service and minor repairs. 1 - Poor condition, major repairs. 0 - Not serviceable, replace.
- **Efficiency**: 4 - Very efficient, no upgrade. 3 - Efficient, limited upgrade. 2 - Somewhat efficient, upgrade. 1 - Very inefficient, upgrade and/or replacement. 0 - Inefficient, replace.
- **Urgency**: 3-Critical, 2-Urgent, not critical, 1-Moderate, recommended, 0-Not necessary.

**Notes**

- SMUD transformer and 120/208V 2000A MSB, approx. 15-20 yrs, in fenced yard mid campus, good condition. Adequate service size for expansion, renovation.
- Primarily older panels past servicable life >50 yrs still in use. Clearance issues, gear located in joint use rooms.
- Receptacle with no GFCI at kitchen sink. WM 5500 at two walls of each classroom, some in rough condition. Exposed conduits in classrooms.
- Limited, SMUD Cobra head on wood poles.
- some full cut off CFLs on side of MP building at drop off in good condition. Remainder are old CFL or HPS wallpacks in poor condition.
- Admin area with T12 lamps, broken lens. Classrooms - surface wraps with TBs, older yellowing lens. MP room with 2x2 surface with biac in good cond., incand. at stage.
- Occupancy sensors only in classrooms, older model in corner, multi level switching. Exterior lighting - time clock.
- MP room with older LED exits and em fixtures.