California Montessori Project offers an environment which has the tools, programs, resources and support to enable students to become educated to high international academic standards and to develop themselves to their fullest capacity as competent, happy, productive individuals, family members, workers, and contributors to a better society and a peaceful world.
Thomas Coleman (Reuse site as California Montesori Project)

Description: Construction Date: 1957
Total Square Feet of Floor Space: 26,975
Acres: 10

Address: 6545 Beech Avenue Orangevale, CA 96625

Generated on: 6/26/13

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: - Coleman (Physical Assessment Report)
- Coleman 96 (Physical Assessment Report)
- Coleman AREAS-INT (Physical Assessment Report)
A-SHELL

Observation #62

OPENINGS - Rubber door thresholds at doors; 7, 8, 10, 11, & 12.

Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.

Observation #63

WALL FINISHES – Aggregate stone wall.

Recommend removal and replacing with stucco finish.

OPENINGS - Windows have recently been replaced. Double pane this entire building.

Recommend no action.

Observation #66

OPENINGS - Rubber door threshold.

Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.
Observation #68

WALL FINISHES - Walls damaged and scuffed.

Recommend repairing and painting.

Observation #69

OPENINGS - Rubber door threshold. Window mounted cooling unit.

Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.

Recommend redesign of HVAC system and remove window mounted cooling unit.

Observation #70

OPENINGS - Rubber door thresholds at 3 locations.

Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.
**Observation #72**

ROOF COVERINGS - Breezeway paint bubbling and peeling.

Recommend paint removal and then repainting.

**Observation #76**

OPENINGS - Rubber thresholds at custodial room door and at doors; 1, 2, 3, 4, 5, & 6.

Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.

**Observation #77**

OPENINGS - New dual pane windows. Paint needed at wood filler.

Recommend painting.
Observation #78
OPENINGS - New dual pane windows. Paint needed at wood filler and wood covering over shims at top of window needed.
Recommend finish installation with wood covering over shims and then paint.

Observation #79
OPENINGS - Single pane windows. Scheduled to be replaced in July.
Recommend no action if windows are being replaced. If windows are not being replaced;
Recommend replacement of windows with more energy efficient systems.

Observation #80
OPENINGS - Door jamb and window sills need to be painted. Typical throughout site.
Recommend painting door jambs and window sills.
**Observation #81**

OPENINGS - Rubber door threshold.

Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.

**Observation #82**

OPENINGS - Sliding glass door with Rubber door threshold.

Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.

Recommend removal of sliding glass door for standard door and window.

**Observation #85**

OPENINGS - Single pane glazing throughout building.

Recommend replacement of windows with more energy efficient systems.
Observation #86
WALL FINISHES - Exterior wall paint is deteriorating.
Recommend painting all exterior walls.

Observation #89
WALL FINISHES - Crack in stucco wall.
Recommend repairing cracks in stucco and repainting.

Observation #108
OPENINGS - Rubber door threshold.
Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.
Observation #110

OPENINGS - Rubber door threshold.

Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.
C-SERVICES

Observation #64

HVAC SYSTEM - Window mounted cooling units with panel below. Typical at all classrooms.

Recommend complete HVAC system redesign. Remove window mounted cooling units.

Observation #83

DOMESTIC PLUMBING - Water leaking from back-flow device.

Recommend fixing leak or replacing backflow device.
E-OTHER BUILDING CONSTRUCTION

Observation #67
ADA COMPLIANCE - Drinking fountains not compliant.
Recommend removal and installation of a new ADA compliant drinking fountain.

Observation #73
ADA COMPLIANCE - Drinking fountains not compliant.
Recommend removal and installation of a new ADA compliant drinking fountain.

Observation #107
ADA COMPLIANCE - Drinking fountain not compliant.
Recommend removal and installation of a new ADA compliant drinking fountain.
F-BUILDING SITE WORK

Observation #65

HARDCAPSE - Site concrete has cracks throughout site.
Recommend removal and replacement of site concrete.

Observation #71

HARDCAPSE - Cracks in site concrete throughout school site.
Recommend removal and replacement of site concrete.

Observation #74

HARDCAPSE - Site asphalt in poor, deteriorating, condition.
Recommend removal of asphalt and replacing with concrete.
**Observation #75**

LANDSCAPE - Surface drainage issue; water is ponding from previous days rain.

Recommend inspection of sprinkler system for over spray. If sprinkler system is not the problem; install area drain.

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**Observation #84**

HARDSCAPE - Asphalt mow strip deteriorating.

Recommend replacing asphalt mow strip with concrete.

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**Observation #95**

HARDSCAPE - Site asphalt deteriorating. Slopes are not accessible. Poor surface drainage as water is ponding from previous days rain.

Recommend re-grading to solve slope and drainage issues.
Observation #96
HARDSCAPE - Asphalt paving deteriorating badly.
Recommend replacing all asphalt paving on site.

Observation #97
HARDSCAPE - Concrete in play area has cracks and weeds are growing from those cracks.
Recommend replacing concrete play surface.

Observation #109
HARDSCAPE - Site concrete cracked, uplifting, and poorly repaired.
Recommend replacing site concrete.
Observation #111

SITE DEVELOPMENT - Relocatable building ramp is deteriorating.

Recommend replacement of ramp.
E-OTHER BUILDING CONSTRUCTION

Observation #100

ADA COMPLIANCE - Drinking fountain not compliant.

Recommend removal and installation of a new ADA compliant drinking fountain and provide an accessible path of travel to the drinking fountain.
F-BUILDING SITE WORK

Observation #87
SITE DEVELOPMENT - Fabric shade structure has tears in material.
Recommend replacing fabric shade.

Observation #88
HARDSCAPE - Asphalt play area has cracks in surface.
Recommend replacing all asphalt paving on site.

Observation #90
HARDSCAPE - Concrete walkway has a large diagonal crack in it.
Recommend replacing site concrete.
Observation #91
HARDSCAPE - Parking lot demo and new construction by Measure J.
Recommend no action.

Observation #92
HARDSCAPE - Concrete pad for bicycle rack has large cracks in surface.
Recommend replacing site concrete.

Observation #93
HARDSCAPE - Parking lot demo and new construction by Measure J.
Recommend no action.
**Observation #94**

HARDSCAPE - Asphalt play surface has large cracks throughout.

Recommend replacing all asphalt paving on site.

SITE DEVELOPMENTS - Concrete bench being used by skateboarders.

Recommend installation of metal skate bumpers.

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**Observation #98**

LANDSCAPE - Fields must be taken care of by the city of Orangevale (City Park) which would explain why it is so green.

Recommend no action.

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**Observation #99**

LANDSCAPE - Baseball/Softball field infield has weeds/grass growing throughout.

Recommend weed abatement at infield.
**Observation #101**

LANDSCAPE - Grass dead. Other fields might be taken care of by city which is why they are green.... City Park?

Recommend verification of sprinkler system coverage and adjust as required or installation of additional sprinkler heads.

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**Observation #102**

SITE DEVELOPMENT - Rust storage bin unlocked and open. Seems to serve no purpose on site.

Recommend removal of rusty storage bin.

**Observation #103**

LANDSCAPE - Baseball/Softball field infield has weeds/grass growing throughout.

Recommend weed abatement at infield.
Observation #104

ATHLETIC STRUCTURES - Dugout benches deteriorating.

Recommend replacing wood dugout benches with a more durable product.

Observation #105

ATHLETIC STRUCTURES - Basketball standards in poor condition and even the poles are bent.

Recommend replacing basketball standards.

Observation #106

HARDSCAPE - Parking lot demo and new construction by Measure J.

Recommend no action.
B-INTERIORS

Observation #1

WALL FINISHES - Wall covering peeling off.

Recommend replacing wall covering.

Observation #2

FLOOR FINISHES - VCT flooring in "wet area". VCT is mis-matching colors. Carpet in remaining classroom is stained. Some classrooms are worse than others.

Recommend replacing both VCT and carpet flooring throughout.

CEILING FINISHES - Glued on ceiling tiles are loose. Similar at rooms; 1, 2, 3, 4, 7, 8, 10, 11, & 12.

Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.
**Observation #5**

FLOOR FINISHES - VCT flooring in "wet area". VCT is mis-matching colors. Carpet in remaining classroom is stained. Some classrooms are worse than others.

Recommend replacing both VCT and carpet flooring throughout.

WALL FINISHES - Tackable wall surface damaged from previously wall mounted item.

Recommend replacing tackable wall surface.

CEILING FINISHES - Glued on ceiling tiles are loose. Similar at rooms; 1, 2, 3, 4, 7, 8, 10, 11, & 12.

Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.

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**Observation #6**

WALL FINISHES - Walls not fully painted.

Recommend painting all interior walls.

CEILING FINISHES - Tape which has been painted over is peeling off.

Recommend repairing and painting ceiling.
Observation #7
WALL FINISHES - Termite damage.
Recommend repairing wall from termite damage.

Observation #8
FLOOR FINISHES - Stained and poorly repaired flooring.
Recommend replacing terrazzo flooring with a new seamless flooring system.
WALL FINISHES - Wall wainscot stained and poorly repaired.
Recommend replacing wainscot with new ceramic tile.
OPENINGS - Door threshold damaged.
Recommend repair or installation of new door threshold.

Observation #9
WALL FINISHES - Walls damaged.
Recommend repairing and painting of walls.
OPENINGS - Door jambs damaged.
Recommend repairing and painting of door jambs.
**Observation #10**

FLOOR FINISHES - Stained and poorly repaired flooring.  
Recommend replacing terrazzo flooring with a new seamless flooring system

WALL FINISHES - Wall wainscot stained and poorly repaired. 
Recommend replacing wainscot with new ceramic tile.

OPENINGS - Door threshold damaged.  
Recommend repair or installation of new door threshold.

**Observation #11**

FLOOR FINISHES - VCT is stained.  
Recommend replacing VCT flooring if stains are unable to be removed.
Observation #12
FLOOR FINISHES - VCT and carpeted flooring is old, damaged, and deteriorating.
Recommend replacing both VCT and carpet flooring throughout.

WALL FINISHES - Walls damaged.
Recommend repairing and painting of all interior walls.

CEILING FINISHES - Glued on acoustical ceiling tiles coming loose.
Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.

Observation #13
FLOOR FINISHES - Sheet vinyl flooring stained, especially at coved base.
Recommend replacing sheet vinyl flooring and base.
**Observation #14**

WALL FINISHES - 3 different wall finishes.

Recommend painting all interior walls.

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**Observation #15**

FLOOR FINISHES - VCT flooring stained and joints too far apart.

Recommend replacing all VCT flooring.

WALL FINISHES - Walls damaged and need paint.

Recommend repairing and painting all interior walls.
Observation #17

FLOOR FINISHES - Very old carpet is worn out.
Recommend replacing all carpeted flooring.

WALL FINISHES - Walls damaged from previously glued on items.
Recommend repairing and painting all interior walls.

CEILING FINISHES - Glued on acoustical ceiling tiles are coming loose.
Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.

OPENINGS - Windows have been painted to decrease light levels in room.
Recommend replacement of windows with more energy efficient systems with covering to allow blackout conditions.

Observation #20

FLOOR FINISHES - Very old carpet is worn out.
Recommend replacing all carpeted flooring.
**Observation #21**

FLOOR FINISHES - Floors stained.
Recommend replacing all VCT flooring.

WALL FINISHES - Walls damaged.
Recommend repairing and painting all interior walls.

CEILING FINISHES - Glued on acoustical ceiling tiles are coming loose and repair is to screw them into the ceiling.
Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.

**Observation #23**

FLOOR FINISHES - Concrete floor is cracked.
Recommend filling in of cracks and refinishing concrete.
Observation #24

FLOOR FINISHES - Floors stained.
Recommend replacing all VCT flooring.

WALL FINISHES - Walls damaged and not painted where equipment once was located.
Recommend repairing and painting all interior walls.

OPENINGS - Transition strip missing.
Recommend replacing transition strip.

Observation #25

FLOOR FINISHES - Freezer flooring needs new paint.
Recommend refinishing freezer flooring with non-slip material.

Observation #27

FLOOR FINISHES - Transition strip missing.
Recommend replacing transition strip.
**Observation #29**

FLOOR FINISHES - Concrete floor cracks.
Recommend filling in of cracks and refinishing concrete.

WALL FINISHES - Walls have surface damage and needs paint.
Recommend repairing and painting all interior walls.

CEILING FINISHES - Ceiling has surface damage and needs paint.
Recommend repairing and painting interior ceiling.

**Observation #30**

FLOOR FINISHES - Sheet vinyl flooring in half of classroom. Carpet in remaining classroom is stained. Some classrooms are worse than others.
Recommend replacing both VCT and carpet flooring throughout.

CEILING FINISHES - Glued on ceiling tiles are loose. Similar at rooms; 5 & 6.
Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.
**Observation #31**

CEILING FINISHES - Water stained glued on ceiling tiles.

Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.

**Observation #33**

FLOOR FINISHES - Stained.

Recommend replacing terrazzo flooring with a seamless flooring system only if unable to remove stains.

WALL FINISHES - Wall wainscot stained.

Recommend replacing terrazzo wainscot.

OPENINGS - Door threshold has a 3/4" height difference.

Recommend replacement of concrete walk.

**Observation #34**

WALL FINISHES - Walls are damaged and two colors.

Recommend repairing and painting all interior walls.
Observation #35

FLOOR FINISHES - Stained.

Recommend replacing terrazzo flooring with a seamless flooring system only if unable to remove stains.

WALL FINISHES - Wall wainscot stained.

Recommend replacing terrazzo wainscot.

OPENINGS - Door threshold has a 3/4" height difference.

Recommend replacement of concrete walk.

Observation #38

FLOOR FINISHES - Room is 100% sheet vinyl which is separating and the joints.

Recommend replacement of sheet vinyl in-kind.

WALL FINISHES - Walls damaged from items taped to it.

Recommend repairing and painting all interior walls.

CEILING FINISHES - Glued on acoustical ceiling tiles coming loose.

Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.
Observation #40

FLOOR FINISHES - Floor finish is stained especially at coved base.

Recommend replacing seamless flooring system in-kind only if stains are unable to be removed.

Observation #41

FLOOR FINISHES - Floor finish stained, especially at coved base.

Recommend replacing seamless flooring system in-kind only if stains are unable to be removed.

Observation #42

FLOOR FINISHES - Sheet vinyl with small stains.

Recommend replacing sheet vinyl flooring in-kind only if stains are unable to be removed.

CEILING FINISHES - Ceiling finish is cracking and peeling.

Recommend refinishing and painting of ceiling.
Observation #44

FLOOR FINISHES - Carpet and linoleum worn.
Recommend replacing both VCT and carpet flooring throughout.

CEILING FINISHES - Stained and loose glued on acoustical ceiling tiles.
Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.

Observation #46

WALL FINISHES - Walls damaged.
Recommend repair and painting of walls.
Observation #47

FLOOR FINISHES – VCT flooring stained and two different colors used on flooring.

Recommend replacing VCT flooring in-kind.

CEILING FINISHES - Glued on acoustical ceiling tiles are coming loose.

Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.

OPENINGS - Transition strip at door threshold is missing.

Recommend replacing transition strip.

Observation #49

FLOOR FINISHES - Old and worn out carpet.

Recommend replacing carpet flooring in-kind.

CEILING FINISHES - Glued on acoustical ceiling tiles damaged and coming loose.

Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.
**Observation #50**

FLOOR FINISHES - VCT stained and cracked along relocatable connection joint.

Recommend replacing VCT flooring in-kind.

CEILING FINISHES - Ceiling tiles damaged.

Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.

OPENINGS - Door paint cracking and peeling.

Recommend repainting the door.

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**Observation #51**

Similar to majority of room.

See Observation #50

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**Observation #53**

CEILING FINISHES - Ceiling tiles slightly damaged.

Recommend replacing damaged ceiling tiles.
Observation #54
WALL FINISHES - Wall base coming off.
Recommend replacing rubber base.

Observation #55
Old boiler room converted to storage once package unit was installed on roof.
Recommend room redesign for storage.

Observation #56
WALL FINISHES - Walls damaged badly.
Recommend repairing and painting walls.
CEILING FINISHES - Ceiling damaged badly.
Recommend repairing and painting ceilings.
Observation #57
FLOOR FINISHES - VCT flooring repaired with different color tiles. Carpet has old stains.
Recommend replacing both VCT and carpet flooring throughout.

Observation #58
FLOOR FINISHES - VCT flooring repaired with different color tiles.
Recommend replacing VCT flooring in-kind.
CEILING FINISHES - Glued on acoustic ceiling tiles are damaged.
Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.

Observation #60
CEILING FINISHES - Ceiling tiles different in color.
Recommend replacing ceiling tiles in-kind for one consistent color finish.
Observation #61

FLOOR FINISHES - VCT flooring stained and also repaired with different color tiles.

Recommend replacing VCT flooring in-kind.

CEILING FINISHES - Glued on acoustic ceiling tiles are coming loose.

Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.
C-SERVICES

Observation #4
LINE VOLTAGE – Old light fixture.
Recommend installation of better, more use appropriate, lighting systems.

Observation #16
DOMESTIC PLUMBING - Part of the boiler system.
Recommend removal of boiler system.

Observation #19
TECHNOLOGY - Exposed wiring.
Recommend relocating wiring to a more secure location.
Observation #28

DOMESTIC PLUMBING - Antiquated boiler.

Recommend removal of boiler system.
D-EQUIPMENT AND FURNISHINGS

Observation #3
BUILT-IN CASEWORK - Casework is old and sink within casework is not accessible. Similar at all classrooms 1-12.

Recommend removal of existing casework for new, accessible, and more space efficient casework.

Observation #18
BUILT-IN CASEWORK - Deteriorating casework and sink within casework is not accessible.

Recommend removal of existing casework for new, accessible, and more space efficient casework.

Observation #32
BUILT-IN CASEWORK - Casework is old, damaged, and sink is not accessible.

Recommend removal of existing casework for new, accessible, and more space efficient casework.
Observation #39
BUILT-IN CASEWORK - Casework is in good condition but sink within casework is not accessible.
Recommend removal of existing casework for new, accessible, and more space efficient casework.

Observation #43
BUILT-IN CASEWORK - Casework is old, damaged, and sink within casework is not accessible.
Recommend removal of existing casework for new, accessible, and more space efficient casework.

Observation #45
BUILT-IN CASEWORK - Casework is old, damaged, and sink within casework is not accessible.
Recommend removal of existing casework for new, accessible, and more space efficient casework.
Observation #48

BUILT-IN CASEWORK - Casework is old, damaged, and sink within casework is not accessible.

Recommend removal of existing casework for new, accessible, and more space efficient casework.

Observation #52

BUILT-IN CASEWORK - Casework and deteriorating.

Recommend removal of existing casework for new, accessible, and more space efficient casework.

Observation #59

BUILT-IN CASEWORK - Casework is old, damaged, and sink within casework is not accessible.

Recommend removal of existing casework for new, accessible, and more space efficient casework.

Observation #113

BUILT-IN CASEWORK - Casework is old, damaged, and sink within casework is not accessible.

Recommend removal of existing casework for new, accessible, and more space efficient casework.
Observation #114

ATHLETIC - Basketball standards could be upgraded if used.

Recommend replacing basketball standards if being used.
E-OTHER BUILDING CONSTRUCTION

Observation #22

ADA COMPLIANCE - Slope from MP to kitchen is not ADA compliant. Serving "shelf" is not ADA compliant.

Recommend redesign to meet ADA.

Observation #26

ADA COMPLIANCE - Restroom not accessible.

Recommend restroom redesign.

Observation #36

ADA COMPLIANCE - Restrooms recently upgraded but were not remodeled to be ADA compliant.

Recommend restroom redesign to meet ADA.
**Observation #37**

ADA COMPLIANCE - Restrooms recently upgraded but were not remodeled to be ADA compliant.

Recommend restroom redesign to meet ADA.

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**Observation #112**

ADA COMPLIANCE - Restroom not compliant.

Recommend restroom redesign to meet ADA.