Cottage Elementary promotes the success of all students by advocating, nurturing, and sustaining an environment conducive to academic achievement. Through Montessori education, we are able to personalize instruction and recognize the natural learning styles of all.
Cottage Elementary School

Description: Year Built: 1953
Total Square Feet of Floor Space: 27,637
Acres: 10.01

Address: 2221 Morse Avenue Sacramento, CA 95825

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: - Cottage (Physical Assessment Report)
- Cottage 2013 (Physical Assessment Report)
**A-SHELL**

**Observation #1**

WALL FINISHES - Siding on exterior skirting around the portables need repair and/or replacing. Sections coming apart and warping.

Recommend replacing or repairing.

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**Observation #3**

OPENINGS - Windows throughout the school are single pane inefficient glazing.

Recommend replacing with dual pane windows typical throughout campus.
Observation #13

OPENINGS - Single pane windows typical throughout school.

Recommend replacing windows with DualPane.
B-INTERIORS

Observation #2

FLOOR FINISHES - Carpet in the majority of classrooms are stained and worn.
Recommend deep cleaning and/or replacing.

Observation #11

FLOOR FINISHES - Restroom flooring is patched from replacing tiles popping up.
Recommend replacing all failing tiles.

Observation #14

WALL FINISHES - Wall panels and lunch service area very worn and chipping around.
Recommend replacing and repainting.
Observation #15

FLOOR FINISHES - Existing Kitchen flooring failing. Beginning to separate and several patch jobs as shown.

Recommend removing existing flooring and replace with quarry tile typical in most commercial school kitchens.

Observation #18

FLOOR FINISHES - Flooring in all Kindergarten restrooms are aromatic and very worn.

Recommend replacing floors and upgrading ADA compliance
C-SERVICES

Observation #20

HVAC SYSTEMS - Non-functional exhaust fan in all Kindergarten restrooms.

Recommend replacing the exhaust fans with functional equipment.
D-EQUIPMENT AND FURNISHINGS

Observation #16

BUILT-IN CASEWORK - Kitchen counter failing and coming apart.

Recommend updating the plastic laminate.

Observation #17

FOOD SERVICE - Kitchen Hood leak during rain storms.

Recommend sealing the penetrations on roof. Flashings and sealants.

Observation #24

HVAC SYSTEM - Heating issue in wintertime. 9am in winter, cold air is blown into kindergarten classroom.

Recommend maintenance diagnostic on heater system.
**E-OTHER BUILDING CONSTRUCTION**

**Observation #4**

ADA COMPLIANCE - Restrooms for children are not ADA compliant. Finishes are also very worn and patched together.

Recommend updating all children's restrooms including all fixtures and finishes. Slotted to be remodeled summer 13’.

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**Observation #12**

ADA COMPLIANCE - Circulation Checkout Desk needs a front approach ADA work surface on both sides.

Recommend adding complaint counter.

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**Observation #19**

ADA COMPLIANCE - Kindergarten restrooms are not compliance.

Recommend upgrading fixtures and adding grab bars.
Observation #22

SUSTAINABILITY - Interior Lighting throughout the campus is older and less efficient.

Recommend upgrading the lighting in classrooms and library.

Observation #23

ADA COMPLIANCE - Still have some original drinking fountains, not compliant and non-functional.

Recommend upgrading the remainder of all drinking fountains to proper compliant fountains and grab bars.
D-EQUIPMENT AND FURNISHINGS

Observation #21

ATHLETIC - Basketball hoops and backboards are worn and rusted. They are used a lot over the course of the day at this school.

Recommend updating goals and backboards through campus.
E-OTHER BUILDING CONSTRUCTION

Observation #10

ADA COMPLIANCE - Railing not compliant at portables.

Recommend updating per code.
F-BUILDING SITE WORK

Observation #5

HARDSCAPE - Concrete or asphalt pad 20'x30' required to extend to additional storage container.

Recommend adding pad to area at southeast fence.

Observation #6

SITE FENCING - Perimeter fencing is not consistent around the property. Varies in heights and has breaks in it at certain areas.

Recommend typical 6 foot high fence along South run adjacent to Cottage Park.

Observation #7

SITE UTILITIES - Irrigation along fields is not functioning in certain areas.

Recommend repair irrigation lines.
Observation #8

SITE DEVELOPMENT - Missing separation fence between Cottage Park and school property. Park goers can access the school grounds at all times with this gap.

Recommend 6 foot fence with lockable gate to be installed.

Observation #9

SITE DEVELOPMENT - Lockable gate needed to secure northwest side of property at perimeter fence. Currently, pathway from local neighborhood is open and not lockable.

Recommend lockable gate to be installed.