Valuing academic excellence and our unique partnership with staff, students, and parents, the mission of Cowan Fundamental School is to educate and inspire all students to become self-reliant, creative, productive citizens of a global society through a challenging, innovative curriculum, in cooperation with the community and parents, developing the whole child in a safe, nurturing environment.
# Cowan Elementary School

**Description:**
- Year Built: 1959
- Total Square Feet of Floor Space: 27,446 SF
- Acres: 9.11

**Address:**
3350 Becerra Way Sacramento, CA 95821

**Generated on:**
6/1/13

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

**Observation #3**

OPENINGS - Bullet hole in 1 window pane.

Replace glazing.

STRUCTURE - Peeling paint (approximately 10 SF) on wood siding of exterior wall finish below Room 1 windows.

Prep and paint.

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**Observation #9**

STRUCTURE - Dry-rot at fascia board (approximately 100 LF). Damaged wood skirting at building corner.

Replace damaged wood and paint.

STRUCTURE - Loose under floor ventilation screen (1 location) with potential rodent access.

Repair screen or replace.

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**Observation #20**

OPENINGS - Rusted infill panel at student restroom door frame assemblies (typical of 2).

Replace and paint
B-INTERIORS

Observation #2

OPENINGS - Staff reports some mini-blinds not working properly (approximately 6 locations for entire campus).

Replace.

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Observation #4

WALL FINISHES - Deteriorating paint finish throughout the administration wing.

Re-paint.
Observation #8

FOOR FINISHES - Stained student restroom floor finishes in relocatables. Patches of replaced floor tiles in classrooms.

Replace all floor finishes in 3 relocatables.

CEILING FINISHES - Damaged wood trim at relocatable module line (length of building). Damaged lay-in panels (less than 10).

Replace painted wood trim and lay-in panels.
**Observation #10**

FLOOR AND WALL FINISHES - Outdated finishes in student multi-accommodation restrooms, including stall partitions.

Replace.

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**Observation #17**

FLOOR AND WALL FINISHES - Outdated finishes at staff restrooms.

Replace.

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**Observation #21**

FLOOR AND WALL FINISHES - Outdated finishes at student restrooms, including stall partitions.

Reconfigure restrooms for ADA compliance and replace finishes, plumbing fixtures and accessories.
Observation #5
LINE VOLTAGE - Only 2 electrical wall outlets for this room (3 staff members), and 1 is unused due to location next to exterior door.
Add power outlets throughout.

Observation #15
LINE VOLTAGE - Damaged wall mounted light fixture in exterior corridor. Replace fixture.

Observation #18
LINE VOLTAGE - Inefficient light bank within suspended ceiling structure (typical all permanent classrooms on campus).
Remove suspended ceiling system, install new efficient fixtures, and refinish ceiling finish as needed.
D-EQUIPMENT AND FURNISHINGS

Observation #1

BUILT-IN CASEWORK - Countertop height is not compliant.

Install accessible section (minimum).

Observation #7

BUILT-IN CASEWORK - Outdated painted wood cabinets that are not ADA compliant.

Reconfigure and replace with accessible casework, plumbing fixtures and accessories.

Observation #11

BUILT-IN CASEWORK - Outdated painted wood cabinets that do not meet ADA compliance (typical all permanent classrooms throughout campus).

Reconfigure and replace with accessible casework, plumbing fixtures and accessories.
Observation #12

BUILT-IN CASEWORK - Not enough table and chair wall storage systems to meet demand. Staff uses other movable table and chair furnishings that are stored along room walls.

Provide more storage for furnishings and equipment.

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Observation #14

BUILT-IN CASEWORK - Outdated painted and stained cabinets in Library that do not meet ADA compliance.

Replace with accessible casework, plumbing fixtures and accessories.
E-OTHER BUILDING CONSTRUCTION

**Observation #6**

ADA COMPLIANCE - Drop-off at exterior door thresholds (less than 5 for campus).

Replace exterior concrete to provide flush transition. Note: most thresholds are flush, with less than 6 using ramp-type thresholds no longer acceptable to DSA.

**Observation #13**

ADA COMPLIANCE - Kitchen maneuvering clearances are extremely compact.

Evaluate accessibility for serving staff and student tray line.

**Observation #16**

ADA COMPLIANCE - Student restroom in nurse's office does not provide wheelchair access. Sink and countertop in nurse's office are not compliant.

Reconfigure room(s), and install accessible casework, plumbing fixtures and accessories.
Observation #19

ADA COMPLIANCE - Drinking fountain is not in compliance.

Install accessible hi-low fixture with protective railings on each side.
A-SHELL

Observation #5

-Not Used-
**C-SERVICES**

**Observation #7**

TECHNOLOGY - Broken conduits near grade.

Seal opening to prevent damage to wiring or replace conduit.

**Observation #13**

TECHNOLOGY - Lack of security camera in secluded corner of site. Gate at perimeter fence is unlocked after school hours and through the weekend.

Install security camera.
E-OTHER BUILDING CONSTRUCTION

Observation #1

ADA COMPLIANCE - Old drinking fountain is not compliant.
Replace.

Observation #11

ADA COMPLIANCE - Asphalt ramp with steep sides slopes. Verify slopes are acceptable without railings.
Install protective railings if not in compliance.
**F-BUILDING SITE WORK**

**Observation #2**

LANDSCAPE - Dirt area (approximately 300 SF) in fenced playground at removed tree location.

Infill asphalt in this area and complete painted track for students.

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**Observation #3**

SITE DEVELOPMENT - Wood deterioration at perimeter of play structure area.

Replace. Note: adjacent play structure area is accessible. Raised sand play area is not accessible. ???

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**Observation #4**

LANDSCAPE - Staff requests asphalt paving at table area (approximately 750 SF) in fenced playground to provide continuous shade for students from roof overhang above.

Remove grass and irrigation, and place asphalt.
Observation #6

SITE DEVELOPMENT - Opening in skirting around ramp (1 location).
Remove damaged wood, repair, and paint.

SITE DEVELOPMENT - Deteriorating railings at ramps (3 locations total). Staff notes back pack hangers are removed daily and contribute to railing paint loss.
Install permanently mounted hangers for back packs and paint railings.

LANDSCAPE - Tree growing in narrow gap between portable buildings.
Remove.

Observation #8

HARDSCAPE - Asphalt cracking in playground (approximately 300 LF total), but not heaving.
Infill cracks and seal.

Observation #9

SITE DEVELOPMENT - Wood deterioration at 1 ball wall.
Replace damaged wood and paint.
**Observation #10**

LANDSCAPE - Staff notes large limbs have fallen on backpacks from this tree. Area is currently roped off to students.

Evaluate tree and prune as needed.

LANDSCAPE - Baseball field retains water at dirt areas of pitchers mound and base locations.

Infill each with soil and compact.

**Observation #12**

SITE DEVELOPMENT - Open gate with shared access to adjacent fields. Campus has perimeter fencing, except at front near administration wing.

Install additional fencing and gates (approximately 25') and secure site during school hours.