the San Juan Unified School District’s mission is to educate and inspire each student to succeed and responsibly contribute to a radically evolving world by providing innovative, rigorous, student-focused instruction and programs in a safe, caring, and collaborative learning community.
DO Warehouse

Description: Year Built: 1958
Total Square Feet of Floor Space: 92,025 SF (including District Office)
Acres: 10 (total)

Address: 3738 Walnut Avenue Carmichael CA 95608

Generated on: 6/27/13

Building stages: - Physical Assessment Report

Building trades: - A-SHELL - B-INTERIORS
- C-SERVICES - E-OTHER BUILDING CONSTRUCTION
- F-BUILDING SITE WORK

Stakeholder:

Drawings: - DistrictOffice-1 (Physical Assessment Report)
- DistrictOffice-3 (Physical Assessment Report)
- DistrictOffice-4 (Physical Assessment Report)
- District Office 2013 (Physical Assessment Report)
A-SHELL

Observation #7

STRUCTURE - Wall damage at roll-up door jambs and metal wall panels (less than 10 panels).
Replace. Suggest installation of concrete-filled steel bollards at each jamb.

Observation #9

STRUCTURE - Rusting security screens.
Prep and paint.

Observation #16

STRUCTURE - Damage at bottom of paneling at the exterior landing.
Suggest replacing panels on a raised curb.
Observation #2

FLOOR FINISHES - Heavily stained carpet at exterior door.
Replace entry carpet with walk-off mat.

Observation #3

WALL FINISHES - Ragged edge at top of partition wall (less than 20 LF).
Install corner bead, prep and paint.
**Observation #5**

CEILING FINISHES - Broken and mismatched acoustical tiles (less than 50 throughout).
Replace.

WALL FINISHES - Mismatched wall finish (1 wall, approximately 200 SF).
Prep and paint.

FLOOR FINISHES - Mismatched carpet and wall base (less than 5 SF).
Replace to match adjacent finishes.

OPENINGS - Scuffed doors and frame (estimate 70%).
Prep and paint. Suggest kickplates at bottom of corridor doors and doors in other heavy traffic areas (estimate 70%).

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**Observation #8**

FLOOR FINISHES - Old vinyl asbestos tile flooring under padding is partially patched, removed, and covered.

Recommend removal (estimate 2,000 SF).
Observation #11

CEILING FINISHES - Stained acoustical tile near sprinkler head.
Evaluate cause and replace tile.
CEILING FINISHES - Misaligned diffuser.
Adjust.

Observation #12

OPENINGS - Deteriorating finishes at exterior door.
Prep and paint. Add a kickplate.

Observation #13

WALL and CEILING FINISHES - Caulking between exposed roof deck. No insulation. Staff notes HVAC system is inadequate in this space, sound control is poor, and confidentiality cannot be attained.
Install suspended acoustical ceiling system and above-ceiling insulation.
Replace low furnishings system with minimum 6' high partition system. Staff notes no breakroom is provided for 60+ people in this department.
Observation #15
FLOOR FINISHES - VCT flooring in hallway and break area is heavily stained, patched, and indented.
Replace.

Observation #18
FLOOR FINISHES - Wood flooring at entry area and hallways looks acceptable. Carpeting is worn and stained.
Recommend replacing carpet throughout.
OPENINGS - Deteriorated finishes at bottom of doors and frames.
Prep and paint frames. Install kickplates at doors.

Observation #19
WALL and FLOOR FINISHES - Current personnel space relocation in progress. Floor and some wall finishes are in poor condition.
Replace.
Observation #22

WALL FINISHES - Walls are scuffed throughout.
Prep and paint.

CEILING FINISHES - Roof insulation is pulling away from structure above (less than 50 SF).
Secure batting.
Observation #4

HVAC SYSTEM - Air deflector at supply air diffuser.

Remove deflector and replace diffuser.
Observation #1

ADA COMPLIANCE - Door jamb clearance is not compliant.
Move short partition or modify door swing.
ADA COMPLIANCE - Reception counter is not compliant.
Provide lower wheelchair accessible section.

Observation #6

ADA COMPLIANCE - Sink in breakroom, and staff restrooms (2 total) are not compliant.
Install accessible counters, plumbing fixtures and accessories.

Observation #10

LIFE SAFETY - Power outlet above wash sink.
Relocate electrical and/or install GFCI outlet.
**Observation #14**

ADA COMPLIANCE - Drinking fountain is not compliant.

Install a hi-low fixture in an alcove.

ADA COMPLIANCE - Men's restroom is not compliant.

Reconfigure and install accessible plumbing fixtures and accessories.

ADA COMPLIANCE - Sink in break area is not compliant.

Install accessible countertop and plumbing fixture.

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**Observation #17**

ADA COMPLIANCE - High counter at reception desk.

Install a low wheelchair accessible countertop section.

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**Observation #20**

ADA COMPLIANCE - Single height drinking fountain is not compliant.

Suggest a second fixture at wheelchair accessible height, and installation of protective rails on each side of the set.
Observation #21

ADA COMPLIANCE - No provisions at kitchen area for wheelchair accessibility.

Provide wheelchair accessible counters and equipment.
**B-INTERIORS**

**Observation #1**

FLOOR FINISHES - Heavily stained and scuffed floor finishes at hallway.

Replace.

**Observation #3**

WALL and FLOOR FINISHES - Finishes are old and will require updating if room is reconfigured.

Replace.
Observation #2

ADA COMPLIANCE - Restrooms are not compliant. Access to both is restricted.

Reconfigure.
E-OTHER BUILDING CONSTRUCTION

Observation #1
LIFE SAFETY - Potential head hazard at projecting HVAC unit (3 locations).
Install barrier below.

Observation #2
ADA COMPLIANCE - No visual warning striping at exterior stair. Concrete is relatively slick.
Recommend adding rubberized treads with 2” wide visual stripe to all.

Observation #4
ADA COMPLIANCE - No visual warning striping at exterior stair. Handrails are not compliant. Concrete is relatively slick.
Extend railings at each end.
Recommend adding rubberized treads with 2” wide visual stripe to all.
F-BUILDING SITE WORK

Observation #3
HARDSCAPE - Sloping asphalt to ramp.
Verify drainage path and modify if required.

Observation #5
STRUCTURE - Gaps for rodent access between asphalt and perimeter skirting at relocatable buildings.
Recommend extending skirting or adding metal screening.