Inspiring excellence, believing ALL STUDENTS can and will learn, Del Campo High School will prepare EVERY student to meet the demands of higher education and careers, through INNOVATIVE, CHALLENGING instruction, and COMPREHENSIVE SUPPORT IN PARTNERSHIP with the COUGAR COMMUNITY
Del Campo HS

Description: Year Built: 1961
Total Square Feet of Floor Space: 150,421
Acres: 50.51

Address: 4925 Dewey Drive Fair Oaks, CA 95628

Generated on: 6/7/13

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:
- DelCampo_2013_A (Physical Assessment Report)
- DelCampo_2013_B (Physical Assessment Report)
- DelCampo_2013_Overall (Physical Assessment Report)
- DelCampo_Overall (Physical Assessment Report)
- DelCampo_Q1 (Physical Assessment Report)
- DelCampo_Q2 (Physical Assessment Report)
- DelCampo_Q3 (Physical Assessment Report)
- DelCampo_Q4 (Physical Assessment Report)
C-SERVICES

Observation #60

FIRE PROTECTION - Old hydrant.

Recommend replacement.
E-OTHER BUILDING CONSTRUCTION

Observation #37

ADA COMPLIANCE - Access non-existent.

Recommend providing access to baseball fields.

Observation #40

ADA COMPLIANCE - Access non-existent.

Recommend providing access to baseball fields.

Observation #44

ADA COMPLIANCE - Drinking fountain not ADA.

Recommend installation of compliant drinking fountain.
**Observation #70**

ADA COMPLIANCE - 2nd entry/exit not compliant.

Recommend installation of accessible ramp.

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**Observation #80**

ADA COMPLIANCE - Is this Accessible lift compliant?

Recommend verification of compliance.

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**Observation #298**

ADA COMPLIANCE - Access to field and bleachers does not exist.

Recommend providing access to baseball fields.
F-BUILDING SITE WORK

Observation #33

ATHLETIC STRUCTURES – Backstop in bad condition.

Recommend removing backstop and installing new backstop if required.

Observation #34

LANDSCAPE - Outfield has a ditch at fence line.

SITE DEVELOPMENT - Home run balls to enter adjacent homes.

Recommend moving fence in but also installing a taller fence to prevent home run balls to enter adjacent homes.

Observation #35

ATHLETIC STRUCTURES - Dugout roof is in bad condition. Side wood is rotting.

Recommend replacing wood siding in-kind or with a more durable product and roof.
Observation #36
ATHLETIC STRUCTURES - Dugout roof needs repair.
Recommend replacing roof.

Observation #38
ATHLETIC STRUCTURES - Bleachers needed to replace hard scape.
Recommend re-design of hardscape or removal and installation of bleacher structure.

Observation #39
ATHLETIC STRUCTURES - Backstop wood is rotting.
Recommend replacing wood siding in-kind or with a more durable product.
Observation #41

ATHLETIC STRUCTURES - New stand with restrooms.
Recommend removal of existing building and construction of new snack/restroom facility.

Observation #42

LANDSCAPE - No landscape, no irrigation.
Recommend verification of sprinkler system coverage and adjust as required or installation of additional sprinkler heads. Plant lawn or other appropriate landscaping.

Observation #43

LANDSCAPE - Uneven field.
Recommend grading fields and re-seeding the fields.

Observation #45

ATHLETIC STRUCTURES - Sharp roof edge on dugout.
Recommend installation of edge guard.
Observation #46

SITE DEVELOPMENT - Open fence line to public park.

Recommend installation of new fencing or CMU wall along property line.

Observation #47

SITE DEVELOPMENT - Fences falling down along property line.

Recommend installation of new fencing or CMU wall along property line.

Observation #48

SITE DEVELOPMENT - Outlet to street. No fence.

Recommend installation of security camera nearby to monitor ins and outs.
Observation #49
HARDSCAPE – Accessibility.
Recommend re-design for accessibility.

Observation #50
SITE DEVELOPMENT - Fencing against park inadequate.
Recommend installation of new fencing or CMU wall along property line.

Observation #51
HARDSCAPE - Cracking in pavement.
Recommend filling cracks with new asphalt and resealing parking lot or removal and replace in-kind.
**Observation #52**

SITE DEVELOPMENT - Low fence at cell phone tower.

Recommend installation of new fencing at a minimum of 6 feet high.

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**Observation #53**

SITE DEVELOPMENT - Open Access to campus from park.

Recommend installation of security camera to monitor ins and outs.

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**Observation #54**

HARDSCAPE - Retaining wall falling apart.

Recommend installation of new retaining wall or redevelop area with a slope.
Observation #55

SITE DEVELOPMENT - Triple fence line. Unused landscape.

Recommend re-design of site for better use.

Observation #56

HARDSCAPE - AC paving falling apart and not compliant.

Recommend removal of asphalt and replacing with concrete.

LANDSCAPE - Lack of irrigation.

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

Observation #57

HARDSCAPE - Paving cracked and uneven (access).

Recommend removal of asphalt and replacing with concrete.
Observation #58

SITE UTILITIES - Lack of irrigation.

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

SITE DEVELOPMENT - No purpose for fence.

Recommend fence removal and re-design of landscaping for better use.

Observation #59

SITE DEVELOPMENT - School campus access. Security.

Recommend installation of security camera to monitor ins and outs.

HARDSCAPE - Paving cracks everywhere.

Recommend removal of asphalt and replacing in-kind.

Observation #61

HARDSCAPE - Paving.

Recommend removal of asphalt and replacing in-kind.
**Observation #62**

SITE DEVELOPMENT - Double fence line.

Recommend removal of school chain link fence and installation of new chain link fence at a minimum of 6 feet high or build new CMU wall along property line.

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**Observation #63**

LANDSCAPE - No landscape against building.

SITE UTILITIES - No irrigation.

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

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**Observation #64**

HARDSCAPE - No access to door.

Recommend installing a new concrete sidewalk to door for access.
Observation #65
HARDSCAPE - Cracks in paving.
Recommend demo and pouring new concrete walk.

Observation #66
HARDSCAPE - Paving and access.
Recommend demo of asphalt paving and pour new, accessible, concrete walk way.

Observation #67
HARDSCAPE - Hydrant repair.
Recommend repair of concrete.
Observation #68

HARDSCAPE - Check compliance.

Recommend verification of ADA compliance and need for handrails.

Observation #69

HARDSCAPE – Asphalt paving deteriorating.

Recommend demo and installation of new, accessible, concrete paving.

SITE DEVELOPMENT - Fenced in dead space/storage.

Recommend finding a more appropriate storage space.

Observation #71

HARDSCAPE - Check compliance.

Recommend verification of ADA compliance and need for handrails.
**Observation #72**

HARDSCAPE – Amphitheater is not ADA complaint

Recommend installation of compliant handrails.

SITE UTILITIES - Best location for transformers.

Recommend relocating transformers.

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**Observation #73**

SITE UTILITIES - Overhead cables.

Recommend moving cables underground.

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**Observation #74**

SITE UTILITIES - No irrigation at this instance adjacent to building.

LANDSCAPE - No plants due to lack of irrigation.

Recommend verification of sprinkler system coverage and adjust as required or installation of additional sprinkler heads and installation of appropriate landscaping.
Observation #75

LANDSCAPE - Not existent adjacent to building.

IRRIGATION - None adjacent to building. Note: Recycled water for irrigation. Entire campus?

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

Observation #76

LANDSCAPE - Not existent adjacent to building.

IRRIGATION - None adjacent to building.

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

Observation #77

HARDSCAPE - Walkway made accessible with rubber threshold.

Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.
Observation #78

HARDSCAPE - Pavers. Not an accessible route.

Recommend replacing pavers with new, accessible, concrete walkway.

Observation #79

HARDSCAPE - Access. Not an accessible path of travel due to slope.

Recommend demo and installation of new concrete ramp for accessibility.
C-SERVICES

Observation #30

DOMESTIC PLUMBING - Pool pumps bad condition.

Recommend replace in-kind.
E-OTHER BUILDING CONSTRUCTION

Observation #16

SITE DEVELOPMENT - Handrails not ADA compliant.

Recommend installation of ADA compliant handrails.
**F-BUILDING SITE WORK**

**Observation #1**
HARDSCAPE - Cracks in asphalt.
Recommend filling cracks with new asphalt and resealing parking lot or removal and replace in-kind.

**Observation #2**
HARDSCAPE - Softball field has no ADA Access.
Recommend making path of travel to bleachers accessible.

**Observation #3**
ATHLETIC STRUCTURES - Bleachers at softball field are not accessible.
Recommend accessible bleachers be installed.
**Observation #4**

SITE DEVELOPMENT - New fencing around football field.

Recommend use of similar fencing along street frontage of entire school.

![Image of fencing]

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**Observation #5**

SITE DEVELOPMENT - Ticket Booth not accessible.

Recommend removal and construction of new accessible ticket/snack bar/restroom facility.

![Image of ticket booth]

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**Observation #6**

SITE DEVELOPMENT - Long jump is in bad condition.

Recommend replace in-kind.

![Image of long jump]
**Observation #7**

SITE DEVELOPMENT - Pole Vault is in bad condition.

Recommend replace in-kind.

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**Observation #8**

LANDSCAPE - Grass dead.

SITE UTILITIES - No Irrigation.

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

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**Observation #9**

SITE UTILITIES - ADA and leaking drinking fountain.

Recommend removal and replacement with accessible drinking fountain.
Observation #10

ATHLETIC STRUCTURES - New concessions needed. No restrooms at stadium.
Recommend removal and construction of new accessible ticket/snack bar/restroom facility.

Observation #11

ATHLETIC STRUCTURES - (2) Discuss event needs replacement.
Recommend replace in-kind. Consider relocating.

Observation #12

SITE UTILITIES - ADA and leaking drinking fountain.
Recommend removal and replacement with accessible drinking fountain.
Observation #13
SITE DEVELOPMENT - Track in disrepair.
Recommend replacement in-kind; decomposed granite track and concrete curb.

Observation #14
HARDSCAPE - Sidewalk dirt eroding under paving.
Recommend removal of paving and build new concrete walk with irrigation issues resolved.

Observation #15
LANDSCAPE - Water draining downhill onto track. Replace curb. Erosion issues.
Recommend resolving irrigation (run-off) issues with new drainage system.
Observation #17

ATHLETIC STRUCTURES - Bleachers are not ADA compliant and need to be replaced.
Recommend replacing bleachers.

Observation #18

SITE DEVELOPMENT - Track needs to be replaced or replace/level decomposed granite.
Recommend re-grading track and replace decomposed granite.
Recommend, if possible, all-weather track.

Observation #19

LANDSCAPE - Turf is in good condition. However, new synthetic turf needed.
Recommend, if possible, synthetic turf field.
Observation #20

HARDSCAPE - Curb needs replacement.
Recommend replace in-kind.

Observation #21

LANDSCAPE - Erosion under sidewalk.
Recommend removal of paving and build new concrete walk with irrigation issues resolved

Observation #22

ATHLETIC STRUCTURES - Bleachers are not ADA compliant and need to be replaced.
Recommend replacing with ADA compliant bleachers.
Observation #23

SITE DEVELOPMENT - Railing needed.
Recommend installation of guardrails.

Observation #24

ATHLETIC STRUCTURES - Access to press box not accessible.
Recommend replacing press box.

Observation #25

ATHLETIC STRUCTURES - Press Box in bad condition.
Recommend replacing press box.
**Observation #26**

HARDSCAPE - Paving in bad condition due to uplift.

Recommend replacement of concrete paving with uplift issue resolved.

![Image of cracked paving](image1.jpg)

**Observation #27**

ATHLETIC STRUCTURES - Athletic storage facility needed. Currently in steel containers.

Recommend construction of new athletic storage facility.

![Image of steel containers](image2.jpg)

**Observation #28**

HARDSCAPE - Cracks in asphalt.

Recommend filling cracks with new asphalt and resealing parking lot or removal and replace in-kind.

![Image of cracked asphalt](image3.jpg)
Observation #29

HARDSCAPE - Additional (+2) tennis courts requested.
Recommend additional 2 tennis courts be built.

Observation #31

LANDSCAPE - Drainage in this area is bad.
Recommend resolving drainage issue.

Observation #32

SITE DEVELOPMENT - Common fence line with housing.
Recommend installation of new fencing or CMU wall along property line.
Floor Plan
**A-SHELL**

**Observation #81**


Recommend replacement of windows with more energy efficient systems.

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

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**Observation #87**


Recommend replacement of windows with more energy efficient systems.

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

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**Observation #89**


Recommend replacement of windows with more energy efficient systems.

Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.
Observation #114
OPENINGS - What looks to be FRP infill at window wall.
Recommend replacement of windows with more energy efficient systems.

Observation #126
OPENINGS - What looks to be FRP infill at window wall.
Recommend replacement of windows with more energy efficient systems.

Observation #128
OPENINGS - Panels rot out continually; plywood?? Typical this face of building.
Recommend replacement of panels with a more suitable, weather resistant, material.
Observation #131

OPENINGS - Shades or film on these windows for heat gain in addition to the drapes requested.

Recommend replacement of windows with more energy efficient systems.

Observation #141

CEILING FINISHES - Water stained ceiling tiles.

Recommend replace in-kind.

Observation #142

CEILING FINISHES - Water stained ceiling tiles.

Recommend replace in-kind.

Observation #173

FLOOR FINISHES - Asbestos tile.

Recommend replacing with non-asbestos tile or sheet vinyl.
Observation #189

Black paper and duct tape over windows.

Recommend better systems for blackout capabilities; possible better drape system and tinted glazing.
**Observation #83**

HVAC SYSTEM – Auto Shop A/C needs upgrade. Adequate ventilation?
Recommend installation of new HVAC systems.

LINE VOLTAGE - Exposed conduit and wires & low light levels.
Recommend concealing exposed wires in conduit.
Recommend installing better light system.

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**Observation #84**

FLOOR FINISHES - Asbestos tile.
Recommend replacing with non-asbestos tile or sheet vinyl.

CEILING FINISHES - Some minor staining on 2x4 ceiling tiles.
Recommend replacing stained ceiling tiles.
Observation #88

OPENINGS - Tinted, single pane, 3'x18" (17). Need window blackout for screen projection.
Recommend replacement of windows with more energy efficient systems, and capabilities for blackout.

FLOOR FINISHES - Tile flooring stained and uneven.
Replace VCT flooring in kind or remove and seal concrete.

CEILING FINISHES - Stained ceiling tiles.
Recommend replacing stained ceiling tiles.

Observation #115

FLOOR FINISHES - Asbestos tile.
Recommend replacing with non-asbestos tile or sheet vinyl.
Observation #117
FLOOR FINISHES - Asbestos floors with cracks.
Recommend replacing with non-asbestos tile or sheet vinyl.

Observation #118
FLOOR FINISHES - Raised platform.
Recommend removal of platform.

Observation #120
FLOOR FINISHES - 9x9 asbestos tiles.
Recommend replacing with non-asbestos tile or sheet vinyl.
Observation #121

FLOOR FINISHES - Raised teaching platform.

Recommend removal of platform.

Observation #122

Asbestos floors.

Recommend replacing with non-asbestos tile or sheet vinyl.

Observation #123

CEILING FINISHES - Water stained ceiling tiles.

Recommend replacing ceiling tiles in-kind.
Observation #124

FLOOR FINISHES - Asbestos tile.
Recommend replacing with non-asbestos tile or sheet vinyl.

Observation #125

CEILING FINISHES - Water stained ceiling tiles.
Recommend replacing ceiling tiles in-kind.

Observation #127

FLOOR FINISHES - Patchwork of 12x12 flooring tiles.
Recommend replacing floor tiles.
**Observation #129**

OPENINGS - Solid wall panels in need of repair/replacement.

Recommend replacement of panels with a more suitable, weather resistant, material.

**Observation #130**

FLOOR FINISHES - Patchwork of 12x12 flooring tiles. Stained, damaged and newer.

Recommend replacing floor tiles.

**Observation #132**

FLOOR FINISHES - Asbestos floor tiles.

Recommend replacing with non-asbestos tile or sheet vinyl.
**Observation #133**

FLOOR FINISHES - Asbestos floors.

Recommend replacing with non-asbestos tile or sheet vinyl.

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**Observation #134**

OPENINGS - Windows covered... typical all classrooms.

Recommend closing off openings with newly constructed walls.

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**Observation #135**

FLOOR FINISHES - Asbestos tile.

Recommend replacing with non-asbestos tile or sheet vinyl.
**Observation #136**

OPENINGS - Windows blocked with casework.

Recommend closing off openings with newly constructed walls.

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**Observation #137**

FLOOR FINISHES - Asbestos tile.

Recommend replacing with non-asbestos tile or sheet vinyl.

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**Observation #138**

OPENINGS - Windows blocked with casework.

Recommend closing off openings with newly constructed walls.
Observation #139
FLOOR FINISHES - Asbestos floors.
Recommend replacing with non-asbestos tile or sheet vinyl.

Observation #140
OPENINGS - Blocked windows.
Recommend closing off openings with newly constructed walls.

Observation #143
FLOOR FINISHES - Asbestos floors.
Recommend replacing with non-asbestos tile or sheet vinyl.
Observation #144

FLOOR FINISHES - Asbestos floors.

Recommend replacing with non-asbestos tile or sheet vinyl.

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Observation #145

FLOOR FINISHES - Asbestos floors.

Recommend replacing with non-asbestos tile or sheet vinyl.

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Observation #146

FLOOR FINISHES - Asbestos floors.

Recommend replacing with non-asbestos tile or sheet vinyl.
**Observation #148**

FLOOR FINISHES - Asbestos floors.

Recommend replacing with non-asbestos tile or sheet vinyl.

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**Observation #149**

STUDENT GOVERNMENT FLOOR FINISHES - 9x9 asbestos floor tile.

Recommend replacing with non-asbestos tile or sheet vinyl.

OPENINGS - single pane tinted glazing.

Recommend replacement of windows with more energy efficient systems.
**Observation #150**

FLOOR FINISHES – Storage for student government. 9x9 asbestos tile.

Recommend replacing with non-asbestos tile or sheet vinyl.

OPENINGS - Single pane windows covered by metal screen for security purposes.

Recommend replacement of windows with more energy efficient systems.

Recommend removal and installation of a new metal screen that matches other screens on school site. Keep it consistent.

**Observation #151**

FLOOR FINISHES - 9x9 asbestos tile

Recommend replacing with non-asbestos tile or sheet vinyl.

OPENINGS - Wire mesh over windows.

Recommend removal and installation of a new metal screen that matches other screens on school site. Keep it consistent.
Observation #152

OPENINGS – Home economics. Accordion style partition wall allows sound transfer from room to room.

Recommend replacing accordion partition for wood framed wall with door.

CEILING FINISHES - 9x9 asbestos tile.

Recommend replacing with non-asbestos tile or sheet vinyl.

Observation #153

FLOOR FINISHES – Ceramics room. Stained concrete floor.

Recommend refinishing concrete floor.

Observation #154

FLOOR FINISHES - 9x9 asbestos tile.

Recommend replacing with non-asbestos tile or sheet vinyl.
Observation #158

FLOOR FINISHES – Computer lab. 9x9 asbestos tile.

Recommend replacing with non-asbestos tile or sheet vinyl.

Observation #159

FLOOR FINISHES - 9x9 asbestos tile.

Recommend replacing with non-asbestos tile or sheet vinyl.

Observation #160

FLOOR FINISHES – Dark room. 9x9 asbestos tile.

Recommend replacing with non-asbestos tile or sheet vinyl.
**Observation #161**

FLOOR FINISHES - 9x9 asbestos tile.

Recommend replacing with non-asbestos tile or sheet vinyl.

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**Observation #163**

FLOOR FINISHES - Patchwork of flooring tiles.

Recommend replacing with non-asbestos tile or sheet vinyl.

OPENINGS - Accordion style partition allows room to room sound transfer.

Recommend replacing accordion partition for wood framed wall with door.
**Observation #164**

FLOOR FINISHES - Dance room. 9x9 asbestos tile.

Recommend replacing with non-asbestos tile or sheet vinyl.

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**Observation #165**

FLOOR FINISHES – Health Classroom. 12x12 floor tile in need of minor repairs.

Recommend replacing 12x12 flooring.

OPENINGS - Accordion partition allows room to room sound transfer.

Recommend replacing accordion partition for wood framed wall with door.
**Observation #166**

FLOOR FINISHES – ROTC. 9x9 asbestos floor tile. Base is coming away from wall to expose conduit. Wood flooring installed at front of classroom.

Recommend replacing 9x9 floor with non-asbestos tile or sheet vinyl. Replace base. Remove wood flooring.

**Observation #167**

FLOOR FINISHES - Carpet seems to be in decent condition.

Recommend no action.

**Observation #169**

FLOOR FINISHES – Offices. Floor tiles worn and stained.

Recommend replacing floor tiles.
Observation #170

FLOOR FINISHES - Conference room.

Recommend replacing floor tiles. Floor tiles worn and stained.

Observation #171

CUSTODIAL FLOOR FINISHES - 9x9 asbestos tile.

Recommend removal of tiles and sealing concrete as a finish floor.

Observation #172

FLOOR FINISHES - Stained flooring and base.

Recommend replacing terrazzo flooring, if unable to remove stains, with seamless flooring.
Observation #176

CEILING FINISHES - Water stained ceiling tiles.

Recommend replacing ceiling tiles after locating source of water leak.

Observation #178

CEILING FINISHES - Water stained ceiling tiles.

Recommend replacing ceiling tiles after locating source of water leak.

Observation #180

CEILING FINISHES – Green Room. Water stained ceiling tiles.

Recommend replacing ceiling tiles after locating source of water leak.
Observation #182
FLOOR FINISHES - Asbestos floor.
Recommend replacing with non-asbestos tile or sheet vinyl.

Observation #183
FLOOR FINISHES - Asbestos tile.
Recommend replacing with non-asbestos tile or sheet vinyl.

Observation #185
FLOOR FINISHES - Asbestos tile.
Recommend replacing with non-asbestos tile or sheet vinyl.

Observation #187
Girl's restroom - Not ADA.
Recommend redesign of girl's restroom to meet ADA guidelines.
**Observation #190**

CEILING FINISHES - Gyp ceiling cut into.

Recommend installation of ceiling hatch.

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**Observation #191**

FLOOR FINISHES - Control room. Asbestos tile.

Recommend replacing with non-asbestos tile or sheet vinyl.

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**Observation #192**

FLOOR FINISHES – Drama Storage. Asbestos tile.

Recommend replacing with non-asbestos tile or sheet vinyl.
Observation #193

FLOOR FINISHES – Storage.
Recommend replacing with non-asbestos tile or sheet vinyl.

CEILING FINISHES – Ceiling damaged.
Recommend patch and paint ceiling.

OPENINGS – Door paint damaged.
Recommend paint.

Observation #194

FLOOR FINISHES – Storage. Stained 12x12 tile.
Recommend replace in-kind.

Observation #195

DRAMA STORAGE 2 / ELECTRICAL ROOM FLOOR FINISHES - Asbestos tile.
Recommend replacing with non-asbestos tile or sheet vinyl.
Observation #196
One large room separated by metal screens.
Recommend no action.

Observation #197
FLOOR FINISHES - 12x12 flooring has bubbles.
Recommend replace in-kind after finding source of bubbling.

Observation #311
FLOOR FINISHES - Asbestos tile.
Recommend replacing with non-asbestos tile or sheet vinyl.

Observation #313
FLOOR FINISHES - Flooring stained.
Recommend replacing with non-asbestos tile or sheet vinyl.

Observation #317
FLOOR FINISHES - Concrete flooring stained.
Recommend refinishing concrete floor.
**C-SERVICES**

**Observation #82**
LINE VOLTAGE - Power conduits wired to back panel. Would like to bring to front panel. (Safety) Light levels low for wood working.

Recommend better lighting systems for wood working.

Recommend electrical changes, if necessary, for safety purposes.

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**Observation #85**
METAL SHOP DOMESTIC PLUMBING - Sink and drinking fountain.

Recommend removal and installation on accessible fixtures.

HVAC SYSTEM - A/C needs upgrade. Welding booths don't have proper ventilation.

Recommend installation of a more use appropriate HVAC system.

LINE VOLTAGE - Exposed conduit and wires & Low light levels.

Recommend installation of better, more use appropriate, lighting systems.
**Observation #86**
LINE VOLTAGE - Low light levels.
Recommend installation of better, more use appropriate, lighting systems.

**Observation #116**
LINE VOLTAGE - Lighting not adequate for school TV.
Recommend installation of better, more use appropriate, lighting systems.

**Observation #177**
HVAC SYSTEM - AC too strong.
Recommend adjustable room air flow dampers.

**Observation #299**
HVAC SYSTEM - Ac not working. Kiln next to ac controls. Lack of ventilation for kiln(s).
Recommend moving kiln to a more appropriate location and repair HVAC system.
Observation #305

HVAC SYSTEM - Sound coming from wall... HVAC water pipes for cooling and heating of the system. HVAC is off... No sound.

Recommend looking into HVAC system issues and make the appropriate repairs.

Observation #309

ADA COMPLIANCE - Check sink compliance.

Recommend checking sink compliance and if not compliant replace with ADA compliant sink.

Observation #310

ADA COMPLIANCE - Check sink compliance.

Observation #316

DOMESTIC PLUMBING - Low water flow... Flush twice.

Recommend looking into low water pressure issue and making the necessary repairs.

Observation #319

HVAC SYSTEM - Ventilation not adequate.
D-EQUIPMENT AND FURNISHINGS

Observation #119
BUILT-IN CASEWORK - Deteriorating casework.
Recommend removal of existing casework for new, accessible, and more space efficient casework.

Observation #147
BUILT-IN CASEWORK - Deteriorating. Not ADA
Recommend removal of existing casework for new, accessible, and more space efficient casework.

Observation #155
BUILT-IN CASEWORK - Casework showing wear and tear.
Recommend removal of existing casework for new, accessible, and more space efficient casework.
Observation #156
BUILT-IN STORAGE - Lack of necessary storage.
Recommend removal of existing casework for new, more space efficient, casework.

Observation #157
BUILT-IN CASEWORK - Lack of necessary shelving.
Recommend installation of more shelving.

Observation #174
ADA COMPLIANCE - Boys restroom not ADA compliant.
Recommend redesign for accessibility.

Observation #179
BUILT-IN CASEWORK - Need more storage for literature/paper.
Recommend installation of more built-in storage.
Observation #302

BUILT-IN CASEWORK - Lack of storage.

Recommend installation of more built-in storage.

Observation #303

BUILT-IN CASEWORK - Lack of storage.

Recommend installation of more built-in storage.

Observation #304

BUILT-IN CASEWORK - Casework falling apart.

Observation #306

BUILT-IN CASEWORK - Lack of storage.

Recommend installation of more built-in storage.
**Observation #307**

BUILT-IN CASEWORK - Casework seems adequate but could use repairs or replacement.

Recommend repair or replacement.

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**Observation #308**

BUILT-IN CASEWORK - Casework falling apart.

Recommend installation of new, more industrial casework.

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**Observation #312**

BUILT-IN CASEWORK - Lockers used as base for desktops.

Recommend no action.

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**Observation #314**

BUILT-IN CASEWORK - Lack of necessary storage.

Recommend installation of more built-in storage.
E-OTHER BUILDING CONSTRUCTION

Observation #162
ADA COMPLIANCE - Restroom is not compliant.
Recommend restroom redesign to meet ADA guidelines.

Observation #175
ADA COMPLIANCE - Girls restroom not ADA compliant.
Recommend restroom redesign to meet ADA guidelines.

Observation #181
ADA COMPLIANCE - Restroom not ADA compliant.
Recommend restroom redesign to meet ADA guidelines.
Observation #184

ADA COMPLIANCE - Restroom not ADA compliant.
Recommend restroom redesign to meet ADA guidelines.

Observation #186

ADA COMPLIANCE - Restroom not ADA compliant.
Recommend restroom redesign to meet ADA guidelines.

Observation #188

ADA COMPLIANCE - Drinking fountain non-compliant
Recommend removal and installation of an ADA compliant drinking fountain.
Observation #300
ADA COMPLIANCE - Drinking fountain non-compliant. Wash basin... check accessibility.
Recommend removal and installation of an ADA compliant drinking fountain and wash basin.

Observation #301
ADA COMPLIANCE - Drinking fountain non-compliant. Wash basin... check accessibility.
Recommend removal and installation of an ADA compliant drinking fountain and wash basin.

Observation #315
ADA COMPLIANCE - Restroom not ADA compliant.
Recommend restroom redesign to meet ADA guidelines

Observation #318
ADA COMPLIANCE - Drinking fountains and service windows not compliant.
Recommend removal and installation of two ADA compliant drinking fountains.
Recommend creating an accessible service counter by constructing within existing structure.
**Observation #365**

ADA COMPLIANCE - Door thresholds at all doors. 14.

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

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**Observation #366**

ADA COMPLIANCE - Door thresholds at doors; 70, 71, 72.

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

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**Observation #367**

ADA COMPLIANCE - Door thresholds at doors; 64, 65, 66, 67, 68.

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

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**Observation #368**

ADA COMPLIANCE - Door thresholds at doors; 54, 55, 56, 59.

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

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**Observation #369**

ADA COMPLIANCE - Door thresholds at doors; 44, 45, 46, 50, 51, 52, 53.

Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.
F-BUILDING SITE WORK

Observation #113

ROOF COVERINGS – Gutters inadequate and floods walkway.

Recommend installation of adequate gutter system and install area drains to keep water from walkway.

Observation #168

SITE UTILITIES - Major sewage issues. Backed up into classroom. Should be taken care of this summer.

Recommend resolving sewage back-up of not taken care of this summer.
**A-SHELL**

**Observation #277**

GYM SNACK BAR ADA COMPLIANCE - No accessible counter.

Recommend creating an accessible service counter by constructing within existing structure.

**Observation #327**

STRUCTURE - Building has cracks in exterior finish. Shows signs of settling.

Recommend filling crack and repaint.

**Observation #333**

STRUCTURE - Wall to roof separation... Exposed to exterior elements.

Recommend weather proofing.
Observation #91

FLOOR FINISHES - Gym floor creaking. Dead spots.

Recommend installation of new gym flooring system.

Observation #94

WALL FINISHES - Minor cracking in small gym. Acoustic tiles missing or falling off.

Recommend filling in cracks and painting.

Recommend securing acoustic tiles to the wall better.

OPENINGS- FRP door center mullion lose. Window is security issue.

Recommend no action. Typical issue.
Observation #96

FLOOR FINISHES - Asbestos tile. Raised platform.
Recommend removal of raised platform.
Recommend replacing with non-asbestos tile or sheet vinyl.

CEILING FINISHES - Metal deck, typ. all classrooms.
Recommend no action (Ceilings are too low to install drop ceiling) or install more acoustic tile like existing.

OPENINGS - Single pane glazing.
Recommend replacement of windows with more energy efficient systems.

Observation #97

FLOOR FINISHES - Asbestos flooring.
Recommend replacing with non-asbestos tile or sheet vinyl.

CEILING FINISHES - Water stained ceiling tiles.
Recommend replacing water stained ceiling tiles.
Observation #99

CSI CLASS (CHEMISTRY ROOM) FLOOR FINISHES - Asbestos tile. Raised platform.
Recommend removal of raised platform.
Recommend replacing with non-asbestos tile or sheet vinyl.
CEILING FINISHES - Stained ceiling tiles.
Recommend replacing water stained ceiling tiles.

Observation #100

COMPUTER ROOM FLOOR FINISHES - Flooring and base deteriorating.
Recommend replacing flooring and base.
CEILING FINISHES - Water stained ceiling tiles.
Recommend replacing water stained ceiling tiles.
OPENINGS - Covered be paper.
Recommend closing off openings with newly constructed walls.
Observation #101

FLOOR FINISHES - Deteriorating 12x12 tile and 4" base.

Recommend replacing flooring and base.

OPENINGS - Single pane glazing, typ. all classrooms.

Recommend replacement of windows with more energy efficient systems.

Observation #102

FLOOR FINISHES - Deteriorating 12x12 tile and 4" base.

Recommend replacing flooring and base.

OPENINGS - Single pane glazing, typ. all classrooms.

Recommend replacement of windows with more energy efficient systems.

Observation #103

FLOOR FINISHES - Deteriorating 12x12 tile and 4" base.

Recommend replacing flooring and base.

OPENINGS - Single pane glazing, typ. all classrooms.

Recommend replacement of windows with more energy efficient systems.
Observation #104

FLOOR FINISHES - Deteriorating 12x12 tile and 4" base.
Recommend replacing flooring and base.

OPENINGS - Single pane glazing, typ. all classrooms.
Recommend replacement of windows with more energy efficient systems.

Observation #105

TEACHER PREP FLOOR FINISHES - 12x12 flooring tile and base deteriorating.
Recommend replacing flooring and base.

CEILING FINISHES - Water stained 2x4 ceiling tile.
Recommend replacing water stained ceiling tiles.

Observation #106

TEACHER PREP FLOOR FINISHES - Deteriorating 9x9 & 12x12 tile and 4" base.
Recommend replacing flooring and base.
Observation #107

FLOOR FINISHES - Deteriorating 9x9 & 12x12 tile and 4" base.

Recommend replacing flooring and base.

Observation #108

FLOOR FINISHES - Deteriorating 9x9 & 12x12 tile and 4" base.

Recommend replacing flooring and base.

Observation #109

FLOOR FINISHES - Deteriorating 9x9 & 12x12 tile and 4" base.

Recommend replacing flooring and base.
Observation #110

FLOOR FINISHES - Deteriorating 9x9 & 12x12 tile and 4" base.
Recommend replacing flooring and base.

Observation #111

FLOOR FINISHES - Deteriorating 9x9 & 12x12 tile and 4" base.
Recommend replacing flooring and base.

Observation #112

FLOOR FINISHES - Deteriorating 9x9 & 12x12 tile and 4" base.
Recommend replacing flooring and base.
Observation #274

CEILING FINISHES - 2x4 ceiling tile falling down. Not appropriate for use of room.

Recommend removal of ceiling tiles or removal of entire t-bar system.

FLOOR FINISHES - Floor needs fresh coat of paint.

Recommend paint or installation of gym floor padding throughout.

Observation #275

FLOOR FINISHES - Carpet floor. Not appropriate for use of room.

Recommend removal of carpet and installation of gym floor padding throughout.

CEILING FINISHES - 2x4 ceiling tile. Not appropriate for use of room.

Recommend removal of ceiling tiles or removal of entire t-bar system.

Observation #278

FLOOR FINISHES – Deterioration.

Recommend replacing flooring and base.
Observation #279
FLOOR FINISHES - Deterioration.
Recommend terrazzo floors with seamless floor only if unable to clean terrazzo tile.

WALL FINISHES - Deterioration.
Recommend replacing FRP wall covering.
Recommend patch and paint walls.

CEILING FINISHES - Deterioration.
Recommend patch and paint hard lid ceiling.

Observation #280
FLOOR FINISHES – Storage. Concrete floor stained.
Recommend no action.

Observation #281
FLOOR FINISHES - Asbestos tile.
Recommend replacing with non-asbestos tile or sheet vinyl.
Observation #282

FLOOR FINISHES - Asbestos tile.

Recommend replacing with non-asbestos tile or sheet vinyl.

Observation #283

WALL FINISHES - Used and abused.

Recommend patch and paint walls.

FLOOR FINISHES – Deterioration.

Recommend replacing with non-asbestos tile or sheet vinyl.

Observation #284

FLOOR FINISHES – Equipment Room. Concrete floor stained.

Recommend no action.
Observation #293

CHOIR ROOM FLOOR FINISHES - Carpet deteriorating.
Recommend replacing carpet.

CEILING FINISHES - Missing ceiling tiles.
Recommend replacing missing ceiling tiles.

Observation #294

PREP ROOM FLOOR FINISHES - Carpet deteriorating, typ. Storage and practice rooms.
Recommend replacing all carpet and base.

Observation #295

CLASSROOM/MUSIC CEILING FINISHES - Stained ceiling tiles.
Recommend replacing stained ceiling tiles.

FLOOR FINISHES - Asbestos tile.
Recommend replacing with non-asbestos tile or sheet vinyl.

OPENINGS - Windows painted over.
Recommend closing off openings with newly constructed walls.

Observation #296

Instrument storage
Recommend no action
Observation #297

Practice rooms

See Observation #294
C-SERVICES

Observation #321

HVAC SYSTEM - Exposed HVAC, typ. all classrooms.

Recommendation no action unless building gets demo’d down to its’ structure.

LINE VOLTAGE - Electrical drop cords.

Recommend removal.

Observation #323

DOMESTIC PLUMBING - Eye wash has no floor drain.

Recommend installation of area drain.

Observation #330

LOW VOLTAGE - Exposed wiring.

Recommend relocating wires.
D-EQUIPMENT AND FURNISHINGS

Observation #92

STAGE/WRESTLING ROOM PERFORMANCE - Acoustic wall tile coming down.

Recommend replacing system of installation for acoustic wall tiles.

Observation #98

CHEMICAL ROOM. BUILT-IN CASEWORK - Storage not adequate.

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

Observation #276

ATHLETIC - Rubber mat at building exterior.

Recommend no action.

Observation #320

BUILT-IN CASEWORK - Outdated casework.

Recommend removal of existing casework for new, accessible, and more space efficient casework.
Observation #322
BUILT-IN CASEWORK - Storage is not adequate.
Recommend removal of existing casework for new, more space efficient, casework.

Observation #324
BUILT-IN CASEWORK - Casework deteriorating.
Recommend removal of existing casework for new, accessible, and more space efficient casework.

Observation #328
BUILT-IN CASEWORK - Deteriorating casework.
Recommend removal of existing casework for new, accessible, and more space efficient casework.

Observation #331
ATHLETIC - Cross court basketball backboards in bad condition. Inadequate number of bleacher seating.
Recommend replace cross court basketball standards.
Recommend replacement of bleachers with adequate seating count with accessible seating areas.
PERFORMANCE - Acoustic wall inadequate.
Recommend more acoustical treatments
Observation #90

CORRIDOR/STORAGE ADA COMPLIANCE - 1 drinking fountain not compliant; check on second drinking fountain.

Recommend removal and installation of ADA compliant drinking fountains.

Observation #93

ADA COMPLIANCE - No access. 1 accessible entry at other end of building.

Recommend installation of ramp to enter classroom. The one accessible entry takes you through another teaching space.

Observation #95

ADA COMPLIANCE - Possible ADA clearance.

Recommend no action if clearance checks out.
Observation #325
ADA COMPLIANCE - Sink not compliant.
Recommend removal of existing casework for new, accessible, and more space efficient casework.

Observation #326
SUSTAINABILITY - Outdated electrical... 10+ years and no user manual. "WattStopper". Lights on all the time.
Recommend replacement of outdated electrical (lighting) management system.

Observation #329
ADA COMPLIANCE - Looks to be compliant.
Recommend verifying compliance. If not compliant, redesign.

Observation #332
ADA COMPLIANCE - Drinking fountains not compliant (2 locations).
LIFE SAFETY - Exposed electrical.
Recommend addressing exposed electrical and relocating.

Observation #363
ADA COMPLIANCE - Door thresholds at doors; 78, 79, 81, 83, 83.
Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.
Observation #364

ADA COMPLIANCE - Door thresholds at doors; 84, 85, 86, 87, 91.

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

Observation #376

ADA COMPLIANCE - Door thresholds at doors; 92, 93, and 9 Other locations with no room/door numbers.

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

Observation #207
ROOF COVERINGS - Dry rot at soffit.
Recommend replacing soffit.

Observation #215
STRUCTURE - Ramp deteriorating.
Recommend replace ramp.

Observation #217
OPENINGS - Door frame.
Recommend repainting door jamb.
B-INTERIORS

Observation #198

FLOOR FINISHES - Carpet floor stained.
Recommend replacing carpet if unable to remove stains.

CEILING FINISHES - Water stains in ceiling tile.
Recommend replacing stained ceiling tiles.

Observation #199

Old Auditorium/Elevated stage/Book storage

FLOOR FINISHES - Carpet showing wear. Soft spot in "stage" floor.
Recommend replacing carpet if unable to remove stains.
Observation #200
Hearing impaired classroom

FLOOR FINISHES - Carpet with minor stains.
Recommend replacing carpet if unable to remove stains.

CEILING FINISHES - Water stained ceiling tile.
Recommend replacing stained ceiling tiles.

Observation #201
ROOM #39 FLOOR FINISHES - Carpet deteriorating.
Recommend replacing carpet if unable to remove stains.

Observation #202
OFFICE - Teachers workroom. No A/C.
Recommend change to HVAC ducting to place vent in teacher’s workroom.
Observation #203

COMPUTER LAB OPENINGS - Windows covered with metal screens for security. Windows to prep area covered with paper.

Recommend removal and installation of a new metal screen that matches other screens on school site. Keep it consistent.

Recommend closing off openings with newly constructed walls

FLOOR FINISHES - Carpet deteriorating.

Recommend replacing carpet if unable to remove stains.

Observation #204

FLOOR FINISHES - Carpet needs replacing.

Recommend replacing carpet.

WALL FINISHES - Tack wall all 4 walls- beat up by entry and various other locations at bottom 4’ of wall

Recommend replacing all tackable wall surfaces.

OPENINGS - Windows single pane.

Recommend replacement of windows with more energy efficient systems.
Observation #205

WALL FINISHES - Dry rot.
Recommend removal of dry rot and surrounding wall board. Install new wall board and paint to match.

Observation #206

CEILING FINISHES - Ceiling dips and has water stains.
Recommend replacing stained ceiling tiles.
Recommend assessing the t-bar ceiling system for failure.

Observation #209

FLOOR FINISHES - Carpet needs replacing.
Recommend carpet replacement.

WALL FINISHES - Tack wall all 4 walls- beat up by entry and various other locations at bottom 4’ of wall.
Recommend replacing all tackable wall surfaces.

OPENINGS - Windows single pane.
Recommend replacement of windows with more energy efficient systems.
**Observation #210**

FLOOR FINISHES - Carpet needs replacing.

Recommend carpet replacement.

WALL FINISHES - Tack wall all 4 walls- beat up by entry and various other locations at bottom 4’ of wall.

Recommend replacing all tackable wall surfaces.

OPENINGS - Windows single pane.

Recommend replacement of windows with more energy efficient systems.

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**Observation #211**

FLOOR FINISHES - Carpet needs replacing.

Recommend carpet replacement.

WALL FINISHES - Tack wall all 4 walls- beat up by entry and various other locations at bottom 4’ of wall.

Recommend replacing all tackable wall surfaces.

OPENINGS - Windows single pane.

Recommend replacement of windows with more energy efficient systems.
Observation #212
MEN'S RESTROOM FLOOR FINISHES – Deterioration.
Recommend replacing sheet vinyl flooring.

Observation #213
WOMEN'S FLOOR FINISHES - Deterioration.
Recommend replacement of sheet vinyl flooring.
CEILING FINISHES - Deterioration.
Recommend replacement of ceiling tiles.

Observation #214
CEILING FINISHES - Ceiling tile deteriorating.
Recommend replacement of ceiling tiles.
**Observation #216**

FLOOR FINISHES - Carpet, base, and tile all deteriorating.

Recommend replacing with carpet, non-asbestos tile or sheet vinyl. Also replace rubber base.

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**Observation #218**

FLOOR FINISHES - Asbestos tile and deteriorating base.

Recommend replacing with carpet, non-asbestos tile, or sheet vinyl along with rubber base.

OPENINGS - Windows to teacher prep area covered.

Recommend closing off openings with newly constructed walls.

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**Observation #219**

FLOOR FINISHES - Asbestos tile and deteriorating base.

Recommend replacing with carpet, non-asbestos tile, or sheet vinyl along with rubber base.

OPENINGS - Windows to teacher prep area covered.

Recommend closing off openings with newly constructed walls.
Observation #220
Computer lab.
Recommend no action.

Observation #221
FLOOR FINISHES - Asbestos tile and deteriorating base.
Recommend replacing with carpet, non-asbestos tile, or sheet vinyl along with rubber base.
OPENINGS - Windows to teacher prep area covered.
Recommend closing off openings with newly constructed walls.

Observation #222
FLOOR FINISHES - 12x12 tile deteriorating.
Recommend replacing with new VCT floor tile and rubber base.
OPENINGS - Windows to teacher prep area covered.
Recommend closing off openings with newly constructed walls.
Observation #223

FLOOR COVERING - Asbestos tile and deteriorating/missing base.

Recommend replacing with new VCT floor tile and rubber base.

Observation #224

FLOOR FINISHES - Asbestos tile and deteriorating base.

Recommend replacing with new VCT floor tile and rubber base.

Observation #225

FLOOR FINISHES - Asbestos tile.

Recommend replacing with new VCT floor tile and rubber base.
Observation #226

FLOOR FINISHES - Asbestos tile.

Recommend replacing with new VCT floor tile and rubber base.

Observation #227

FLOOR FINISHES - Asbestos tile.

Recommend replacing with new VCT floor tile and rubber base.

Observation #228

FLOOR FINISHES - Asbestos tile.

Recommend replacing with new VCT floor tile and rubber base.

OPENINGS - Windows to prep area covered.

Recommend closing off openings with newly constructed walls.
**Observation #229**

UNDERSIZED CLASSROOM FLOOR FINISHES - Asbestos tile.
Recommend replacing with new VCT floor tile and rubber base.

OPENINGS - Windows to prep area covered.
Recommend closing off openings with newly constructed walls.

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**Observation #230**

UNDERSIZED CLASSROOM FLOOR FINISHES - Asbestos tile.
Recommend replacing with new VCT floor tile and rubber base.

OPENINGS - Windows to prep area covered.
Recommend closing off openings with newly constructed walls.

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**Observation #231**

UNDERSIZED CLASSROOM FLOOR FINISHES - Asbestos tile.
Recommend replacing with new VCT floor tile and rubber base.

OPENINGS - Windows to prep area covered.
Recommend closing off openings with newly constructed walls.
**Observation #232**

CEILING FINISHES - Water stained ceiling tile.
Recommend replacing stained ceiling tiles.

FLOORING FINISHES - Carpet flooring stained.
Recommend replacing with new carpet flooring and rubber base.

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**Observation #233**

FLOOR FINISHES - Asbestos tile (separate room, not shown).
Recommend replacing with new VCT floor tile and rubber base.
Observation #234

UNDERSIZED CLASSROOM. SPECIAL EDUCATION FLOOR FINISHES - Asbestos tile.
Recommend replacing with new VCT floor tile and rubber base.
OPENINGS - Windows to prep area covered.
Recommend closing off openings with newly constructed walls.

Observation #235

FLOOR FINISHES – Special Ed. Class. Asbestos tile and deteriorating/missing base.
Recommend replacing with new VCT floor tile and rubber base.

Observation #343

FLOOR FINISHES - Asbestos tile and deteriorating/missing base.
Recommend replacing with new VCT floor tile and rubber base.

Observation #344

FLOOR FINISHES - Asbestos tile and deteriorating/missing base.
Recommend replacing with new VCT floor tile and rubber base.
C-SERVICES

Observation #208

HVAC SYSTEM - Room smells, inadequate ventilation?
Recommend HVAC system check and repairs as necessary.

Observation #334

HVAC SYSTEM - Room气味，inadequate ventilation?
Recommend HVAC system check and repairs as necessary.

Observation #335

HVAC SYSTEM - Room smells, inadequate ventilation?
Recommend HVAC system check and repairs as necessary.

Observation #336

HVAC SYSTEM - Room smells, inadequate ventilation?
Recommend HVAC system check and repairs as necessary.

Observation #341

HVAC SYSTEM - Ventilation is not adequate.
Recommend HVAC system check and repairs as necessary.

Observation #346

LINE VOLTAGE - Distribution of power on poles created bad line of sight for student. Hearing impaired classroom = sign language.
Recommend removing power poles as they are not being used for classroom activities.
Observation #347
LINE VOLTAGE - Distribution of power on poles created bad line of sight for students.
Recommend removing power poles as they are not being used for classroom activities.

Observation #348
LINE VOLTAGE - Distribution of power on poles created bad line of sight for students.
Recommend removing power poles as they are not being used for classroom activities.
**D-EQUIPMENT AND FURNISHINGS**

**Observation #342**

BUILT-IN CASEWORK - Cabinets deteriorating and not ADA compliant.

Recommend removal of existing casework for new, accessible, and more space efficient casework.
E-OTHER BUILDING CONSTRUCTION

Observation #337

MEN’S

ADA COMPLIANCE - Not compliant.
Recommend redesign of restroom facilities.

Observation #338

ADA COMPLIANCE - Verify compliance.
Recommend redesign of restroom facilities.

Observation #339

ADA COMPLIANCE - Staff restroom not Ada at sink for door clearance.
Recommend redesign of restroom facilities.

Observation #340

ADA COMPLIANCE - Sink is not ADA compliant.
Recommend redesign of restroom facilities.

Observation #345

LIFE SAFETY - Trip hazard on stairs. may not be level.
Recommend demo of current stairs and construction of new.

Observation #370

ADA COMPLIANCE - Door thresholds at doors; 39-2x, 32, 33, Library 2x.
Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.

Observation #371

ADA COMPLIANCE - Door thresholds at doors; 24, 25, 26, 28, 29, 30, plus double door side entry.
Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.
Observation #372

ADA COMPLIANCE - Door thresholds at doors; 16, 17, 18, 19, 21, 22, 23.

Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.
Observation #237

FLOOR FINISHES - 12x12 flooring stained.

Recommend replacement of VCT flooring.

Observation #238

FLOOR FINISHES - Asbestos tile.

Recommend replacing with VCT or seamless flooring.

OPENINGS - Single pane windows. Note: Set up as food court.

Contact food services about upgrades planned and $$$ set aside for upgrades.

Recommend replacement of windows with more energy efficient systems.

Observation #240

Electrical room.

Recommend no action
**Observation #241**

FLOOR FINISHES - Flooring stained Kitchen. Prep done on location.

Recommend replacement of seamless flooring system.

**Observation #242**

Fridge/freezer

Recommend no action.

**Observation #243**

FLOOR FINISHES - Mixed flooring tiles.

Recommend replacing VCT flooring.

**Observation #244**

FLOOR FINISHES - Asbestos.

Recommend replacing with VCT along with rubber base.
**Observation #245**

STAFF RESTROOM FLOOR FINISHES - Asbestos tile. Base is worm out.

Recommend replacing with seamless flooring system.

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**Observation #246**

JANITOR FLOOR FINISHES - Asbestos tile.

Recommend removal of flooring and leave as sealed concrete.

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**Observation #247**

ELECTRICAL FLOOR FINISHES - Asbestos tile.

Recommend removal of flooring and leave as sealed concrete.
Observation #248
JANITOR CLOSET (Fact behind door) FLOOR FINISHES - 12x12 tile worn.
Recommend removal of flooring and leave as sealed concrete.

Observation #249
FLOOR FINISHES - Asbestos tile.
Recommend removal of flooring and leave as sealed concrete.

Observation #250
BOYS FLOOR FINISHES - Stained. Typ, all locations.
Recommend replacement of seamless flooring if unable to remove stains.
WALL FINISHES - FRP stained. Typ, all locations Verify accessibility.
Recommend replacing FRP within restrooms.
Observation #251
VICE PRINCIPAL FLOOR FINISHES - Base missing.
Recommend installation of rubber base.

Observation #252
CUSTODIAL STAFF FLOOR FINISHES - Concrete flooring.
Recommend refinishing concrete flooring.

Observation #253
FLOOR FINISHES - Concrete flooring.
Recommend refinishing concrete flooring.
Observation #254

FLOOR FINISHES - 12x12 deteriorating tile.

Recommend removal of VCT and just sealing concrete flooring.

Observation #255

OFFICE FLOOR FINISHES - Asbestos tile.

Recommend replacing with VCT along with rubber base.

Observation #256

SHOP/STORAGE FLOOR FINISHES - Concrete flooring.

Recommend refinishing concrete flooring.
**Observation #257**

Foreign language department

TEACHER PREP FLOOR COVERINGS - Asbestos tile. Rubber base in bad shape.

Recommend replacing with VCT along with rubber base.

CEILING FINISHES - Water stains on ceiling tiles.

Recommend replacing stained ceiling tiles.

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**Observation #258**

FLOOR COVERINGS - Asbestos tile. Rubber base in bad shape.

Recommend replacing with VCT along with rubber base.

OPENINGS - Windows to "prep area" covered.

Recommend closing off openings with newly constructed walls
Observation #259

FLOOR COVERINGS - Carpet and Rubber base in bad shape.
Recommend replacing with new carpet along with rubber base.

OPENINGS - Windows to "prep area" covered.
Recommend closing off openings with newly constructed walls

Observation #260

FLOOR COVERINGS - Asbestos tile. Rubber base in bad shape.
Recommend replacing with VCT along with rubber base.

OPENINGS - Windows to "prep area" covered.
Recommend closing off openings with newly constructed walls

Observation #261

FLOOR COVERINGS - Asbestos tile. Rubber base in bad shape.
Recommend replacing with VCT along with rubber base.

OPENINGS - Windows to "prep area" covered.
Recommend closing off openings with newly constructed walls

Observation #262

FLOOR COVERINGS - Asbestos tile. Rubber base in bad shape.
Recommend replacing with VCT along with rubber base.

OPENINGS - Windows to "prep area" covered.
Recommend closing off openings with newly constructed walls
Observation #263

FLOOR COVERINGS - Asbestos tile. Rubber base in bad shape.
Recommend replacing with VCT along with rubber base.

OPENINGS - Windows to "prep area" covered.
Recommend closing off openings with newly constructed walls

Observation #264

FLOOR COVERINGS - Asbestos tile. Rubber base in bad shape.
Recommend replacing with VCT along with rubber base.

Observation #265

FLOOR COVERINGS - Asbestos tile. Rubber base in bad shape.
Recommend replacing with VCT along with rubber base.

OPENINGS - Windows to "prep area" covered.
Recommend closing off openings with newly constructed walls

Observation #266

FLOOR COVERINGS - Asbestos tile. Rubber base in bad shape.
Recommend replacing with VCT along with rubber base.

OPENINGS - Windows to "prep area" covered.
Recommend closing off openings with newly constructed walls
Observation #267
FLOOR COVERINGS - Asbestos tile. Rubber base in bad shape.
Recommend replacing with VCT along with rubber base.

Observation #268
FLOOR COVERINGS - Asbestos tile. Rubber base in bad shape.
Recommend replacing with VCT along with rubber base.
OPENINGS - Windows to "prep area" covered.
Recommend closing off openings with newly constructed walls

Observation #269
FLOOR COVERINGS - Asbestos tile. Rubber base in bad shape.
Recommend replacing with VCT along with rubber base.
OPENINGS - Windows to "prep area" covered.
Recommend closing off openings with newly constructed walls

Observation #270
FLOOR COVERINGS - Asbestos tile. Rubber base in bad shape.
Recommend replacing with VCT along with rubber base.
Observation #271

FLOOR COVERINGS - Asbestos tile. Rubber base in bad shape.
Recommend replacing with VCT along with rubber base.

OPENINGS - Windows to "prep area" covered.
Recommend closing off openings with newly constructed walls

Observation #272

PREP/STORAGE/SCIENCE FLOOR COVERINGS - Asbestos tile. Rubber base in bad shape.
Recommend closing off openings with newly constructed walls

Observation #285

FLOOR FINISHES - Carpet flooring showing age.
Recommend replacing with new carpet along with rubber base.

Observation #287

FLOOR FINISHES - Asbestos tile.
Recommend replacing with VCT along with rubber base.
Observation #288

STAFF ROOM FLOOR FINISHES - Carpet wear.
Recommend replacing with new carpet along with rubber base.

Observation #289

Administrative conference center.
FLOOR FINISHES - Carpet in decent shape along with adjacent offices.
OPENINGS - All windows to other rooms covered.
Recommend closing off openings with newly constructed walls.

Observation #290

ATTENDANCE FLOOR FINISHES - Carpet in decent condition.
Observation #291

REGISTRAR FLOOR FINISHES - Carpet in decent condition.

Observation #292

"ADMIN 3" FLOOR FINISHES - Asbestos tile.
Recommend replacing with VCT along with rubber base.
OPENINGS - Windows blacked out and door blocked.
Recommend closing off openings with newly constructed walls.

Observation #357

GIRLS FLOOR FINISHES - stained. Typ, all locations.
Recommend replacing with seamless flooring if stains are unable to be removed.
WALL FINISHES - FRP stained. Typ, all locations.
Recommend replacing with seamless flooring if stains are unable to be removed.
Verify accessibility.
Observation #358
GIRLS FLOOR FINISHES - Stained. Typ, all locations.
Recommend replacing with seamless flooring if stains are unable to be removed.
WALL FINISHES - FRP stained. Typ, all locations.
Recommend replacing with seamless flooring if stains are unable to be removed.
Verify accessibility.

Observation #359
BOYS FLOOR FINISHES - Stained. Typ, all locations.
Recommend replacing with seamless flooring if stains are unable to be removed.
WALL FINISHES - FRP stained. Typ, all locations.
Recommend replacing with seamless flooring if stains are unable to be removed.
Verify accessibility.

Observation #361
STAFF RESTROOM FLOOR FINISHES - Asbestos tile. Base is worm out.
Recommend replacing with VCT along with rubber base.
Observation #273

PRINCIPAL HVAC SYSTEM - Leaks.
Recommend replace AC unit if leak is unable to be fixed.

Observation #286

Observation #351

HVAC SYSTEM - Too strong for such a small office.
Recommend installation of vent damper.

Observation #352

HVAC SYSTEM - Too strong for such a small office.
Recommend installation of vent damper.

Observation #354

LINE VOLTAGE - Electrical drop cords in classroom.
Recommend removal if not being used.
Observation #355

TECHNOLOGY - Exposed wiring.

Recommend relocating wiring to a more secure environment.

Observation #356

TECHNOLOGY - Exposed wiring.

Recommend relocating wiring to a more secure environment.
D-EQUIPMENT AND FURNISHINGS

Observation #350

BUILT-IN CASEWORK - Decent condition but aged.

Recommend removal of existing casework for new, accessible, and more space efficient casework.
E-OTHER BUILDING CONSTRUCTION

Observation #236

ADA COMPLIANCE - Snack bar drinking fountain not accessible. No accessible counter at snack bar.

Recommend redesign of service windows to provide one accessible service counter.

Observation #239

ADA Compliance - 2 drinking fountains not accessible. No accessible counter.

Recommend removal of drinking fountains and installation of accessible drinking fountains.

Observation #349

ADA COMPLIANCE - Not an accessible restroom.

Recommend redesign of restroom facilities.

Observation #353

ADA COMPLIANCE - Restroom not compliant.

Recommend redesign of restroom facilities.

Observation #360

ADA COMPLIANCE - Staff restroom not compliant.

Recommend redesign of restroom facilities.
Observation #362
ADA COMPLIANCE - Verify compliance.
Recommend redesign of restroom facilities.

Observation #373
ADA COMPLIANCE - Door thresholds at doors; 9, 10, 11, 13, 15.
Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.

Observation #374
ADA COMPLIANCE - Door thresholds at doors; 2, 3, 4, 5, 6, 7, 8, 9.
Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.

Observation #375
ADA COMPLIANCE - Door thresholds at doors; Staff Room, Attendance, & Registrar.
Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.
MEMORANDUM

TO: Jon Anderson
FROM: Tom Duval
DATE: December 23, 2013
PROJECT: Del Campo High School
SUBJECT: Master Plan Assessment Report
PROJECT NO.: 131020

Dear Jon,

On December 16th, 2013 I performed an on-site assessment of the mechanical and plumbing systems at Del Campo High School with Mike Milo of SJUSD. Following are our observations:

1. EMS is an antiquated Alerton IBEX system for the whole campus. District wants to change it out to Alerton BacTalk. Can no longer get parts for this old IBEX system.
2. Indoor Chiller/Boiler plant behind Cafeteria building serves much of the campus, but not all. (2) 1997 Trane WC 70 ton chillers, (2) outdoor Towers, (2) Peerless boilers. One tower is the 1963 original 140 ton and will handle the full load of both chillers, but is wearing out and has constant problems so needs replacing. The other tower is a new fiberglass replacement tower, but is only 80 tons so can’t handle whole load. This is a 2 pipe changeover plant and the District is fine with the required seasonal changeover. They let the principal decide when to do it, and they just do it once. Plant is in good condition except for the one failing tower.
3. Campus is mostly rooftop HVAC equipment, a mix of 2 pipe Seasons 4 MZ units, 2 pipe Scott Springfield SZ units, and Trane package gas/elec units. Most were installed in 2001 so are about 13 years old. Generally this equipment lasts 15-18 years with good maintenance. New packaged gas/elec units are much more energy efficient than these 2001 packaged units, and this should be factored into the District’s equipment replacement decisions.
4. Woodshop and Autoshop in rooms 55 and 56 each have a 50 year old indoor wall mounted air handler, heating and cooling, connected to rooftop CU’s. Very old and should be replaced.
5. Rooms 40, 41, 42, 43 are not on EMS, just programmable stats, District wants them put on the EMS.
6. Admin building unit is on the 2-pipe plant, but District wants it on it’s own dedicated gas/elec unit, not on the plant.
7. Old Bard HP on room 95, needs replacement.
8. Very poor split Mitsubishi equipment serving the Coaches offices at the main Gym, they need replacing badly.
9. Very poor ventilation of the Boys Locker Room, they have had 2 outbreaks of MRSA due to mold and poor indoor air quality. Showers drip badly also and waste water and energy. There are more showers than they need also, PE teacher said they really only need 4-6 showers.
10. Another Chiller/Boiler plant serves the main Gym and the Music room at the back of the Gym, no issues with this plant, runs fine. Outdoors in a yard, a 2001 Mighty Therm boiler and a 2001 Trane AC chiller, 2 pipe changeover system.

11. Toilet room plumbing fixtures look very old and bad in most student bathrooms, one was being modernized while we were there.

12. Pool boiler is a 2007 Rite, good shape but has some operational problems. District should work with the Rite Boiler representative to fix.

13. The 4 Gym wall mounted air handlers are Scott Springfield and on the 2-pipe plant, 2001, in decent condition.

*Since this report was issued, the District has decided to install Johnson Central EMS systems in the lieu of the Alerton system.
MEMORANDUM

TO: JON ANDERSON  
FROM: DANNY MCKEVITT  
DATE: DECEMBER 20, 2013  
PROJECT: SJUSD SITE ASSESSMENTS  
SUBJECT: ASSESSMENT REPORT  
PROJECT NO.: 14-008

DEL CAMPO HIGH SCHOOL

Most of the campus at Del Campo HS has had limited renovation/modernization over the years, but includes a new MP Building about 4-5 years old – this building requires no improvements. The electrical service is located in a fenced enclosure in the middle of campus with SMUD equipment; the MSB is a relatively new 4000A, 277/480V main switchboard, approximately 10 years old and in good condition. The MSB services another 1600A 277/480V switchboard, the same vintage also in good condition and likely is replacement of the original campus service. The electrical service is adequate for a campus this size and would easily accommodate renovation or expansion. Roughly half or more of the gear observed on the campus was fairly new (~15 yrs) and in good condition, including panels with SPDs located in classrooms and work rooms. The remainder of the gear appears to be original (~50 yrs) and past it’s serviceable life. Gear is not typically located in dedicated rooms, for example many panels and transformers were located in a gym storage room, in a custodial closet, and in a crowded cafeteria storage room. Typical classrooms have original branch circuit and devices (~50 yrs) and multi-channel surface raceway around the perimeter with power and data (~15 yrs). Some of the surface raceway was in damaged condition or missing device plates.

Parking lot lighting consists of SMUD HID pole lights on wood poles; the owner pays directly to the utility for use of these lights. Building mounted lights are either HID or CFL, many with damaged and “yellowed” lenses; these lights are not cut-off. The quad is lit by several ‘shoebox’ area lights with MH lamps, these are relatively new, in good condition and full cut-off. Exterior lighting is controlled by LCP. The original fluorescent lighting is in fair-poor condition; these older fixtures have been retrofitted with electronic ballasts and T8 lamps although some T12 lamps were observed in the weight room. Classrooms were controlled by occupancy sensors, most other areas observed were not. The cafeteria is lit with surface 1x4 fixtures with T8 lamps, controlled by a/b switching and a Wattstopper LCP. The gym includes high quality T5HO fixtures controlled by a Wattstopper LCP. Older LED exit lights are in decent condition throughout the campus, many EM lights are fairly old but functional.
<table>
<thead>
<tr>
<th>Scope</th>
<th>Condition</th>
<th>Efficiency</th>
<th>Urgency</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Power &amp; Distribution: Function and Condition</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Utility Service, Main Switchboard</td>
<td>3.7</td>
<td>N/A</td>
<td>0.0</td>
<td>Newer MSB 4000A 277/480V, feeds newer replacement MSB, both ~10 yrs.</td>
</tr>
<tr>
<td>Distribution Panels, Panels, Transformers</td>
<td>2.0</td>
<td>N/A</td>
<td>1.3</td>
<td>Original gear still in use around campus nearing or at end of servicable life (~50 yrs) in janitor, storage rooms. Newer gear in good condition added, new gear in MP bldg.</td>
</tr>
<tr>
<td>Receptacles / Branch Circuiting</td>
<td>2.0</td>
<td>N/A</td>
<td>1.3</td>
<td>WM5500 around perimeter of classrooms in rough condition in some locations. GFCI at science labs.</td>
</tr>
<tr>
<td><strong>Weighted Average Score: Power Distribution System</strong></td>
<td>2.7</td>
<td>N/A</td>
<td>0.8</td>
<td></td>
</tr>
<tr>
<td><strong>Lighting &amp; Controls: Function and Condition</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site Lighting/Parking Lot</td>
<td>1.0</td>
<td>1.0</td>
<td>2.0</td>
<td>SMUD area lights on wood poles</td>
</tr>
<tr>
<td>Building Exterior Lighting</td>
<td>1.7</td>
<td>1.3</td>
<td>1.0</td>
<td>Quad lit with ‘shoebox’ area lights in good condition and some older pole lights with vapor lamps. Building mounted and canopy lights CFL with yellowing lens</td>
</tr>
<tr>
<td>Interior Light Fixtures</td>
<td>2.7</td>
<td>2.3</td>
<td>1.0</td>
<td>older 2x4s in admin, surface mounted in classrms w/ T8s. Gym - T5HO in good cond, damaged fixts w/ T12s in weight room. Surface 1x4 T8 in cafeteria, good cond.</td>
</tr>
<tr>
<td>Lighting Controls</td>
<td>2.0</td>
<td>1.3</td>
<td>1.3</td>
<td>No occupancy sensors in admin, cafeteria, gym, or weight room. Sensors in most classrooms. Wattstopper LCP in new MP room.</td>
</tr>
<tr>
<td>Emergency Egress</td>
<td>3.0</td>
<td>N/A</td>
<td>0.7</td>
<td>LED exit signs and functional EM</td>
</tr>
<tr>
<td><strong>Weighted Average Score: Lighting &amp; Controls</strong></td>
<td>2.1</td>
<td>1.7</td>
<td>1.3</td>
<td></td>
</tr>
</tbody>
</table>