At Del Dayo Elementary, a collaborative neighborhood school of excellence, we educate, challenge, inspire, and motivate our students in partnership with families, staff and community, to develop a life-long love of learning and curiosity by providing rigorous, hands-on curriculum in a nurturing environment with respect and dignity.
Del Dayo Elementary School

Description: Year Built: 1965
Total Square Feet of Floor Space: 37,476 SF
Acres: 10.13

Address: 1301 McClaren Drive Carmichael, CA 95608

Generated on: 5/22/13

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: - Del Dayo 2013 (Physical Assessment Report)
- Del Dayo (Physical Assessment Report)
F-BUILDING SITE WORK

Observation #1

HARDSCAPE - Would like to extend drop off lane into this adjacent turf area, but would like to maintain the trees. They currently have enough parking so the parking lot would not need to be expanded, just the drop-off lane. Cars are currently backed up into the neighborhood and they get complaints about the congestion. (Approximately 150' long x 30' wide)

Observation #2

SITE DEVELOPMENT- There is an existing curb at the perimeter if the Kindergarten play structure that is separating and creating a trip hazard.

Recommend replacing a section of this curb (approximately 12' long by 12" hi.)
Observation #3

SITE DEVELOPMENT - Need a shade structure over the main play structure at the playground. 2 kite type sails would be ideal. Have gotten bids for the cost to add these and the bids have come in at around $40,000.

Observation #4

SITE UTILITIES - This existing electrical yard is used for storage as well as for electrical equipment because of lack of storage on site. Additionally, they have found that people are jumping the fence and climbing up on top of the electrical equipment to access the roof.

Observation #5

SITE DEVELOPMENT - The concrete plaza area at the front of the school adjacent to the parking lot is continually accessed by trucks and the paving was not reinforced to support vehicular traffic.

Would like to see if there is a way to strategically place some decorative bollards, benches, etc. to block access without adding a row of bollards across the entire front of the campus. Approximate length of open access is 75 l.f.
**A-SHELL**

**Observation #2**

WALL FINISHES - The entire face of the wall at the south (back) side of the office building has evidence of dry rot. Siding appears to be painted plywood. (Approximately 800 sf.)

![Image of dry rot on wall]

**Observation #4**

STRUCTURE - This area can be used as additional space for music/art building if expanded or replaced with new.

![Image of building structure]

**Observation #5**

OPENINGS - This space is used for Resource. There are no issues with this space in general but this room would work better if included with Music/Art/Inclusion rooms. Additionally, the existing adjacent Library is completely full and there is no space for book storage.

Book storage is currently housed in the staff workroom and would be better if this space could be used as book storage.
Observation #6

STRUCTURE - An office space is needed within the Art/Music/Inclusion area, with a built-in desk area similar to this desk at this office.

Observation #7

ROOF COVERINGS - Roof leaks evident in this room. Have indicated that there are continual roof leaks at this building.

Recommend replacement or repair of existing roofing.
Observation #9

WALL FINISHES - Dry rot at exterior siding. Some areas have been patched. At a minimum, would replace siding at entire perimeter of building with new siding. (This is 24x40 relocatable = approximately 1,200 sf. of siding)

For long term sustainability, would recommend replacement of this relocatable with new relocatable or permanent building. Additionally, this is a 6th grade classroom without a sink. Would be good bigger. Double wide sink for science.

Observation #12

ROOF COVERINGS - There are continual roof leaks at this building and a recurring leak outside room 4. Tiles at this location were replaced recently. (Building is approximately 9,000 sf.)

Recommend reroofing this building.

Observation #20

STRUCTURE - Extend building footprint into this area, out to the edge of the existing concrete walk, to provide storage at stage level.
Observation #22

OPENINGS - There is a leak at this window when it rains and is windy.

Observation #23

ADA COMPLIANCE - Ramp extension is not ADA compliant. Appears too steep.

Observation #29

ROOF COVERINGS - Roof leaks at this room. Principal and Maintenance person have indicated that there are plans to add a coating over the top of the existing roofing this summer (June-July 2013).
B-INTERIORS

Observation #1

FLOOR FINISHES - There is asbestos flooring that was covered over with VCT.

No action is necessary. Flooring is in decent condition.

Observation #3

WALL FINISHES - Walls deteriorating. Have been patched at some locations. Smells musty. Very old modular building.

Recommend replacing this modular building with a new permanent building roughly the same size overall (32' x 60').
Observation #10

This is a 6th grade classroom, and does not have a sink. This makes it hard for science.

Ideally, they would prefer a double sink in this room. It would be good if this classroom were larger. Either a triple wide (36’ x 40’) or a new permanent classroom that is about that size as well.

Observation #18

OPENINGS - This room is undersized and is used for dry storage and an office. Room is approximately 6’ x 7’.

Need separate dry storage space.

Observation #19

FLOOR FINISHES - Marmoleum flooring is wearing off, chipping, cracking, etc.

Recommend replacing hallway flooring. (Approximately 175 sf.)
Observation #21

FLOOR FINISHES - VCT is in bad shape and has been patched at various locations with different color flooring.

Recommend removing and replacing all flooring. (Approximately 2,800 sf.)

Observation #32

FLOOR FINISHES - It appears that there is settlement or issues at the concrete subfloor which are causing cracks, bubbles, etc. at the existing VCT flooring.

Recommend removing tiles, fixing subfloor, and installing new flooring. (Approximately 4,000 sf.)
Observation #34

Book storage in this room would be better adjacent to the Library. Takes up too much space in this room.
**C-SERVICES**

**Observation #16**

LINE VOLTAGE - Too many lights at each fixture. Can’t access without lift and no one will come out to replace fixtures until 50% are out.

Would like to replace existing fixtures with new.

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**Observation #24**

LINE VOLTAGE - Electrical issues. Keep blowing circuits at this room.

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**Observation #25**

TECHNOLOGY - Equipment in corner of Principal's office. This is continually accessed by IT, which is disruptive. Fan on equipment is loud and turns on and off constantly. Raceway and exposed conduits unsightly.
Observation #31

HVAC SYSTEM - Issues with cooling at this room.
D-EQUIPMENT AND FURNISHINGS

Observation #8

BUILT-IN CASEWORK - Casework deteriorating.

Recommend replacing with new. Typical at Classrooms 7, 8, 9, and 10. At classroom 8 there is also a leak that comes out under the sink in this room.

Observation #11

BUILT-IN CASEWORK - There is not a sink in this room and one is needed.

Observation #13

BUILT-IN CASEWORK - The casework at the sink is deteriorating.

Recommend replacing this casework.
Observation #14

BUILT-IN CASEWORK - The casework at the sink is deteriorating.

Recommend replacing this casework.

Observation #15

BUILT-IN CASEWORK - The casework at the sink is deteriorating.

Recommend replacing this casework.

Observation #28

BUILT-IN CASEWORK - The existing casework is delaminating at various locations, and drawers are extremely hard to open and close.

Recommend replacement of casework (approximately 20 l.f. x 7'-0" hi.).
**E-OTHER BUILDING CONSTRUCTION**

**Observation #17**

LIFE SAFETY - The lack of storage at this facility has caused items to be stored in the access corridors up to the stage. Recommend adding on to this building to provide storage rooms at either side of the stage (approximately 200 s.f. at either side, 400 s.f. total).

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**Observation #26**

ADA COMPLIANCE - Restrooms are not ADA compliant.

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**Observation #27**

ADA COMPLIANCE - Restrooms are not ADA compliant.

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**Observation #33**

LIFE SAFETY - This space is undersized. Need more storage space.
F-BUILDING SITE WORK

Observation #30

SITE UTILITIES - People are climbing on top of existing electrical equipment at this location to gain access to the roof.