Del Paso Manor Elementary School’s Mission is to educate and inspire each student to develop a strong academic foundation that supports life-long learning and responsible citizenship by providing intellectually challenging instruction while promoting integrity and critical thinking.

Valuing a culturally and academically diverse community,
Del Paso Manor Elementary School

**Description:**
Year Built: 1951
Total Square Feet of Floor Space: 37,374
Acres: 13.4

**Address:**
2700 Maryal Drive Sacramento, CA 95821

**Generated on:**
5/30/13

**Building stages:**
- Physical Assessment Report

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

**Stakeholder:**

**Drawings:**
- Del Paso Manor 2013 (Physical Assessment Report)
- Del Paso Manor (Physical Assessment Report)
Site Plan
F-BUILDING SITE WORK

Observation #2

SITE DEVELOPMENT - No fence separating adjacent park and school property. Child safety could be compromised without the ability to lockdown and secure the campus.

Recommend adding a 4’ min. fence and gates along east side of campus separating school property and park to secure school perimeter.
Observation #1

OPENINGS - Windows frames showing signs of termite damage and dry rot.

Recommend replacing windows including frames.

Observation #4

STRUCTURE - Metal Ramp missing skirt on perimeter AND flexes and bend when occupied which is distraction to students.

Recommend replacing with compliant ramp with skirt.

Observation #14

OPENINGS - Drapes are typical throughout school and are not working for most staff. Some rooms are missing drapes altogether. (Kindergarten)

Recommend upgrading window treatment to mini blinds.
Observation #15
OPENINGS - Drapes missing in some windows of Kindergarten?
Recommend upgrading window treatment to mini blinds.

Observation #16
OPENINGS - Windows are single pane glazing. Non-efficient, typical throughout facility.
Recommend replacing with double pane windows.
Observation #22

STRUCTURE - Signs of dry rot, termites and age showing in exterior wood.

Recommend replacing damaged wood elements.

Observation #24

OPENINGS - Glazing in door was broken out during break-in. Temporarily replaced with wood panel.

Recommend replacing panel with clear fire glass to allow for light and security viewing.


**B-INTERIORS**

**Observation #5**

WALL FINISHES - Back of stage area not usable as it is currently. Abandoned showers and restroom could be reconfigured for ideal storage area which is a huge need for faculty.

Recommend reconfiguring back area, demolishing walls and finishes to clear out for storage area.

---

**Observation #23**

CEILING FINISHES - Chipping paint detected.

Recommend prepping and repainting after testing existing paint for lead.

---

**Observation #26**

FLOOR FINISHES - Flooring is original terrazzo slabs that is difficult to keep clean.

Recommend replacing flooring with cleanable hard surface.
Observation #3
DOMESTIC PLUMBING - All portable classrooms (5 total) lack running water (sinks). 2 of them are occupied by special needs children.
Highly recommend adding sinks and plumbing to all 5 portable classrooms.

Observation #13
HVAC SYSTEM - HVAC System in Portables do not keep rooms cool in the warmer months.
Recommend mechanical diagnostic assessment of systems.

Observation #17
DOMESTIC PLUMBING - All classroom SINKS are original and in need of replacement as are the classroom counters typ.
Recommend replacing counters and sinks in all classrooms and staff rooms.
Observation #18
TECHNOLOGY - Wireless Internet in music room is not working.
Recommend service tech to assess outage.

Observation #19
HVAC SYSTEM - Heating and AC is not functioning correctly in Music room.
Recommend Mechanical Service to diagnose climate control issues.
Observation #6

ADA COMPLIANCE - Back of stage steps are not ADA compliant and decaying.

Recommend replacing with ADA ramp.

Observation #7

LIFE SAFETY - Asbestos 9x9 Tiles in working kitchen exposed.

Recommend proper abatement removal or adding flooring over potentially hazardous materials.
Observation #8

ADA COMPLIANCE - Kitchen Staff restrooms are not compliant. Not enough room to meet proper code.

Recommend reconfiguring back kitchen area for compliant restroom.

Observation #9

LIFE SAEFTY - Open and exposed machinery in heavily used area in kitchen.

Recommend removing if not functional or building enclosure to secure it away from staff.

Observation #10

ADA COMPLIANCE - Staff restrooms are non-compliant.

Recommend reconfiguration or area to accommodate accessible restrooms.
Observation #11

ADA COMPLIANCE - Staff restrooms are non-compliant.

Recommend reconfiguration or area to accommodate accessible restrooms.

Observation #12

OPENINGS - Existing windows have security steel mesh placed on outside. No longer able to open windows. This is typical throughout the campus.

Recommend replacing dual pane sliding sash window type. Also, potential life safety issue if security screen do not allow for exiting.
Observation #20

ADA COMPLIANCE - Multiple ADA non-compliant drinking fountains throughout campus. Also, faculty need more drinking fountains.

Recommend replacing all drinking fountains with ADA compliant fountains and strategically adding more fountains within campus.

Observation #21

LIFE SAFETY - Asbestos found throughout campus both in signage and in flooring.

Recommend proper abatement or encapsulating areas exposed.
Observation #25

SUSTAINABILITY - Lighting in school entry is insufficient and inefficient.

Recommend replacement of lighting to efficient 1x4 or 2x4 surface mounted lighting.

Observation #27

LIFE SAFETY - Hazardous materials known in old boiler room.