Mary A. Deterding, an arts inspired K-6 LEARNING COMMUNITY, will educate each student to become a COMPASSIONATE and CONFIDENT life-long learner, reaching their highest level of personal achievement through an INNOVATIVE, RIGOROUS ACADEMIC CURRICULUM that integrates the visual and performing arts.
Deterding Elementary School

**Description:**
Year Built: 1953  
Total Square Feet of Floor Space: 33,252 SF  
Acres: 10

**Address:**
6116 Stanley Avenue Carmichael, CA 95608

**Generated on:**
5/28/13

**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:**
- Deterding (Physical Assessment Report)  
- Deterding 2013 (Physical Assessment Report)

---

**Floor Plan**
A-SHELL

Observation #2

STRUCTURE - Water staining at brick from gutter at low roof above.

Verify gutter end cap and flashing are sealed at wall. Verify gutter slopes toward downspout.

STRUCTURE - Poor paint finish at gutter at high roof.

Prep and paint.

Observation #4

STRUCTURE - Exterior louvers at south-facing windows at this classroom wing (5 rooms) are in poor condition.

Replace entire length.

STRUCTURE - Painted finish at wood fascia over classroom entries in poor condition (less than 50 LF total).

Prep and paint.
Observation #5

STRUCTURE - Continuous openings below portable perimeter skirting provides access to rodents, etc. (staff reports occasional skunk problems).

Seal openings with painted exterior wood trim or screening (typical at 4 portables).

Observation #15

STRUCTURE - Exterior louveres at south-facing windows at this classroom wing (2 rooms) are in poor condition.

Replace entire length.

Observation #16

STRUCTURE - Height clearance is minimal at exterior corridor of 2 classroom wings.

Verify clearance provided is allowed by code.
**Observation #18**

STRUCTURE - Staff notes periodic water leaks into classrooms at window sills above lower roof (typical throughout campus).

Seal roof-to-wall flashing and trim at all exterior corridor locations, or replace.
**B-INTERIORS**

**Observation #1**

OPENINGS - Staff notes window curtains are in poor condition (split seams, etc.) throughout campus (approximately 20%).

Repair or replace.

CEILING FINISHES - Water stained ceiling tiles (less than 10 throughout campus) below high windows.

Replace. Note: see Observation regarding leaks at window sills.

![Image of window curtains and ceiling tiles]

---

**Observation #6**

FLOOR FINISHES - Damage at stained wood flooring and painted trim at front of stage (less than 75 SF).

Replace flooring and trim to match remaining materials.

FLOOR FINISHES - Scratches and abrasions in VCT at Multi-Purpose Room (less than 75 SF).

Replace damaged tiles.

![Image of stained wood flooring and VCT]

---
Observation #13

FLOOR FINISHES - Carpet is heavily stained in Rooms 1 and 2.
Replace.

WALL FINISHES - Staff requests more tackboard at east end of Room 1.
Install tackboard.

Observation #14

WALL FINISHES - Staff requests additional 8' wide marker board at front of room.
Remove existing tackboard and install marker board.
C-SERVICES

Observation #3

ADA COMPLIANCE - Verify drinking fountains are ADA compliant. If not, replace.

Observation #7

HVAC SYSTEM - Radiator heaters and associated piping no longer in service are still installed at back of stage.

Remove.

Observation #11

LINE VOLTAGE - Staff notes no electrical power outlets along length of countertops (entry walls) in all permanent classrooms.

Install additional power outlets above countertops.
Observation #17

TECHNOLOGY - Projectors are positioned on carts or desks (typical at all permanent and portable classrooms).

Install overhead mounts for projectors.

TECHNOLOGY - Wall mounted televisions are not connected to any utility service, and they are useless without a DVD unit (not all rooms have a DVD).

Staff requests iPad connectivity service (????).

Observation #23

DOMESTIC PLUMBING - Staff notes no hot water in staff restroom.

Extend hot water lines.

Observation #26

DOMESTIC PLUMBING - Classroom sink leaks onto countertop.

Replace fixture.

Observation #27

HVAC SYSTEMS - Exhaust fan in 1 student restroom is noisy, and no fan in the other.

Replace fan with ADA reconfiguration.

Observation #28

HVAC SYSTEMS - Staff reports HVAC system provides poor temperature control.
D-EQUIPMENT AND FURNISHINGS

Observation #9
BUILT-IN CASEWORK - Outdated painted casework in Administration offices is not in compliance.
Replace with accessible counters, plumbing fixtures, and accessories.

Observation #12
BUILT-IN CASEWORK - Outdated painted wood casework at all permanent classrooms is not in compliance.
Replace and install accessible fixtures and accessories.

Observation #22
BUILT-IN CASEWORK - Outdated countertops and painted casework at staff workroom are not in compliance.
Replace with accessible casework, plumbing fixtures and accessories.
Observation #29

BUILT-IN CASEWORK - Damaged laminate countertop edge.

Staff requests doors at open shelving. See Observation regarding replacement of all casework.
E-OTHER BUILDING CONSTRUCTION

Observation #8

ADA COMPLIANCE - Kitchen and associated staff restroom are not in compliance.

Reconfigure rooms and install accessible fixtures and accessories. Note: student access is limited to serving line.

ADA COMPLIANCE - Door threshold at student serving line is not in compliance.

Replace exterior concrete walk to provide flush transition.

Observation #10

ADA COMPLIANCE - Staff restrooms do not provide minimum required clearance in front of toilets, therefore are not in compliance.

Reconfigure room and install accessible fixtures and accessories.
Observation #19

ADA COMPLIANCE - Verify handrail and bottom landing depth at stair are ADA compliant.

Observation #20

ADA COMPLIANCE - Drinking fountain is not in compliance.
Replace with accessible hi-low fixture and install protective railings on each side.

Observation #21

ADA COMPLIANCE - Staff restroom is not in compliance.
Reconfigure room and install accessible fixtures and accessories.
**Observation #24**

ADA COMPLIANCE - Drop off at exterior door thresholds are not in compliance (less than 10% throughout campus). Many doors have ramp-type thresholds that are no longer acceptable to DSA.

Replace exterior concrete walks outside doors to provide flush threshold transitions.

**Observation #25**

ADA COMPLIANCE - Student restrooms in Room 1 are not in compliance (typical of 2).

Reconfigure rooms and hall access, and install accessible plumbing fixtures and accessories.
Site Plan
D-EQUIPMENT AND FURNISHINGS

Observation #2

ATHLETIC - Ball wall is structurally sturdy, but paint is peeling.

Prep and paint.
E-OTHER BUILDING CONSTRUCTION

Observation #9
ADA COMPLIANCE - Drinking fountain in this playground is not compliant.
Replace with hi-low accessible fixture.

Observation #12
ADA COMPLIANCE - Movable backpack storage units located at each classroom entry ramp (typical of 4 locations).
Provide permanent storage racks in an alternate location to keep ramps clear.
ADA COMPLIANCE - Dirt access only at tables adjacent to portables.
Install concrete or asphalt paved area (approximately 300 SF) for table accessibility.
F-BUILDING SITE WORK

Observation #1
HARDSCAPE - Cracking asphalt (250 LF) in playground, but no signs of heaving.
Infill and seal.
LANDSCAPE - Weeds growing through asphalt at concrete swale (isolated issue).
Remove weeds and apply soil sterilizer.

Observation #3
SITE DEVELOPMENT - Existing perimeter chain-link fence at west side (Panama Avenue) is low (5' high).
Suggest removal and installation of minimum 6' high fence.

Observation #4
SITE DEVELOPMENT - Finish at ramp and railing is in poor condition (4 ramps total).
Prep and paint.
Observation #5
SITE DEVELOPMENT - Rusting metal pipe supports and deteriorating paint finish on wood at ball field backstop.
Prep and paint, or replace assembly.

Observation #6
SITE DEVELOPMENT - Low (4' high) perimeter chain-link fence along Stanley Avenue.
Suggest removal and installation of minimum 6' high fence.
SITE DEVELOPMENT - No existing fencing to separate play field and adjacent parking lot.
Install minimum 6' high fence and gate(s).

Observation #7
HARDSCAPE - Concrete and asphalt pavement cracking in front of trash enclosure (approximately 75 SF total).
Replace.
HARDSCAPE - Minimal cracking elsewhere in asphalt parking lot (approximately 50 LF), but no heaving.
Fill and seal.
**Observation #8**

SITE DEVELOPMENT - Deteriorating finish at protective railings of exterior drinking fountains.

Prep and paint. Note: 1 existing hi-low fixture for ADA compliance.

---

**Observation #10**

SITE UTILITIES - Staff notes that students are lifting lids of in-ground utility boxes at 2 locations.

Install locking lids where permissible.

---

**Observation #11**

SITE UTILITIES - Staff reports water accumulates in corner of planter area, then overflows onto entry walk and into parking lot (1 location noted by staff).

Evaluate irrigation system and adjust as needed. Install drain and grate in planter corner with pipe extended under concrete walk to parking lot curb.

---

**Observation #13**

SITE DEVELOPMENT - Painted finish of wood benches in poor condition.

Prep and paint.

---
Observation #14

HARDSCAPE - Existing parking lot and drop-off is compact with limited parking, and reportedly congested by staff.

Evaluate expanding lot into adjacent grass area.
MEMORANDUM

TO: Jon Anderson  
FROM: Tom Duval  
DATE: February 28, 2014  
PROJECT: Deterding Elementary School  
SUBJECT: Master Plan Assessment Report  
PROJECT NO.: 131020

Dear Jon,

On February 12, 2014 I performed an on-site assessment of the mechanical and plumbing systems at Deterding Elementary School with Mike Milo of SJUSD. Following are our observations:

1. EMS is an antiquated Johnson Metasys system for the whole campus. District wants to change it out to a new Metasys system. Can no longer get parts for this old Metasys system.
2. The Classrooms are served by 2001 Trane rooftop packaged gas/elec units. These units are in decent condition, but at 13 years old they will be nearing the end of their life expectancy in another 5 years or so.
3. The Multipurpose is served by two 2001 Trane rooftop packaged gas/elec units which are in decent condition, but at 13 years old they will be nearing the end of their life expectancy in another 5 years or so.
4. The Admin Office is served by a 2001 Trane rooftop packaged gas/elec unit with rooftop ductwork. This unit is in decent condition, but at 13 years old will be nearing the end of its life expectancy in another 5 years or so.
5. Some of the roof exhaust fans on campus are reported to be in poor condition and need replacement.
6. Portables 21, 22 and 24 are served by new Bard units which are in good condition. Portable 23 is served by an older Bard unit which is also in good condition. These portables are not on the campus EMS and the District wants them to be on it.
7. The Bathroom plumbing fixtures at this campus are in good condition and appear to have been replaced/modernized not too long ago.
MEMORANDUM

TO: JON ANDERSON
FROM: DANNY MCKEVITT
DATE: FEBRUARY 4, 2014
PROJECT: SJUSD SITE ASSESSMENTS
SUBJECT: ASSESSMENT REPORT
PROJECT NO.: 14-008

MARY A. DETERDING ELEMENTARY SCHOOL

The electrical service and switchgear at Deterding Elementary is located in a fenced enclosure in the corner of the campus with SMUD transformer. The 120/208V Main Switchboard is fairly new and in good condition, likely adequate for a campus of this size. The MSB services the original campus switchgear beyond serviceable life, still active, located in the end of one of the building wings. Other older panels are located at the front of one classroom in each wing, where there are clearance issues; at least one of these panels is manufactured by Zinsco, which is notoriously difficult to service. Newer panels have been added in storage rooms, work rooms at the end of each wing, they are in good condition. Typical classrooms had multi-channel surface raceway mounted on two walls, but very few receptacles in the classroom otherwise which leads to use of extension cords routed across the classroom. In some rooms the raceway is missing covers and wiring is exposed.

Parking lot lighting consists of SMUD ‘cobra’ head areas lights. Building mounted lighting is primarily small CFL wall mounted in poor condition, with yellow lens. Exterior lighting is controlled by time clock. Interior lighting consists primarily of surface mounted fluorescent lights, which have been retrofitted with T8 lamps and electronic ballasts; the old lens on these fixtures impacts efficiency, and we would recommend replacing as part of any significant renovation. The MP room has 2x2 surface mounted fixtures with biax lamps in decent condition. 2x4 recessed troffers in portable buildings. Old incandescent fixtures with retrofit CFL lamps observed in kitchen. Classrooms have line voltage switches and corner mounted occupancy sensors; these rooms have an exceptional amount of available natural light and daylighting control in these rooms would be beneficial. Portable classrooms had no occupancy sensors. Exit lights are in decent condition in the MP room, 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>Utility Service, Main Switchboard</td>
<td>2.7</td>
<td>N/A</td>
<td>1.0</td>
<td>SMUD xfmr and newer MSB, &lt;20yrs, in fenced enclosure corner of campus. New MSB feeds older gear still in use, adequate size for campus.</td>
</tr>
<tr>
<td>Distribution Panels, Panels, Transformers</td>
<td>2.0</td>
<td>N/A</td>
<td>2.0</td>
<td>Old gear, some Zinsco, in classrooms (clearance issues). Newer panels &lt;20yrs added to service WM, HVAC, in custodial room, work room at each wing.</td>
</tr>
<tr>
<td>Receptacles / Branch Circuiting</td>
<td>2.3</td>
<td>N/A</td>
<td>1.3</td>
<td>WM5500 at two walls in typical classroom, some walls with little or no power leads to instructors using long extension cords. Some WM missing covers, exposed wires.</td>
</tr>
<tr>
<td>Weighted Average Score: Power Distribution System</td>
<td>2.3</td>
<td>N/A</td>
<td>1.5</td>
<td></td>
</tr>
<tr>
<td>Lighting &amp; Controls: Function and Condition</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site Lighting/Parking Lot</td>
<td>0.7</td>
<td>1.0</td>
<td>2.0</td>
<td>Several SMUD cobra head lights on wood poles.</td>
</tr>
<tr>
<td>Building Exterior Lighting</td>
<td>1.0</td>
<td>1.0</td>
<td>1.3</td>
<td>Primarily small CFL wall mounted in poor condition, no new exterior lighting has been added.</td>
</tr>
<tr>
<td>Interior Light Fixtures</td>
<td>2.7</td>
<td>1.7</td>
<td>1.0</td>
<td>Typ classroom lots of daylight. with older 2x4 wrap with T8s, OK cond but inefficient lens. 2x4 recessed T8 in portables, 2x2 surface w/biax in MP, incand in kitchen.</td>
</tr>
<tr>
<td>Lighting Controls</td>
<td>2.7</td>
<td>1.3</td>
<td>1.3</td>
<td>older occ sensor in corner of typical classroom, time clock for exterior lighting, no sensors in portables.</td>
</tr>
<tr>
<td>Emergency Egress</td>
<td>3.0</td>
<td>3.0</td>
<td>0.7</td>
<td>LED exits and EM lighting in MP room.</td>
</tr>
<tr>
<td>Weighted Average Score: Lighting &amp; Controls</td>
<td>2.1</td>
<td>1.4</td>
<td>1.3</td>
<td></td>
</tr>
</tbody>
</table>