DISTRICT OFFICE
SAN JUAN UNIFIED SCHOOL DISTRICT

VALUING DIVERSITY and EXCELLENCE
the San Juan Unified School District’s mission is to

EDUCATE and INSPIRE each student to

SUCCEED and responsibly CONTRIBUTE to a radically evolving world by providing

innovative, rigorous, STUDENT-FOCUSED instruction and programs in a SAFE, CARING, and COLLABORATIVE learning community.

DLR Group
District Office (3738 Walnut)

**Description:**
Year Built 1958
Total Square Feet of Floor Space: 93,025
Acres 10.0

**Address:**
3738 Walnut Avenue, Carmichael, CA 95608

**Generated on:**
6/25/13

**Building stages:**
- Physical Assessment Report

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

**Stakeholder:**

**Drawings:**
- District Office-1 (Physical Assessment Report)
- District Office-2 (Physical Assessment Report)
- District Office 2013 (Physical Assessment Report)
**A-SHELL**

**Observation #6**

OPENINGS - Exterior door is not sealed and needs painting.

Adjust door, install weather-stripping and kickplate. Prep and paint door and frame.

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**Observation #10**

OPENINGS - Exterior door is not sealed properly. Door and frame need paint.

Adjust door and install weather-stripping. Prep and paint.

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**Observation #24**

STRUCTURE - Fascias are typically painted throughout, but rough texture may indicate overly dried outwood.

Evaluate possible dry-rot.

STRUCTURE - Damaged gutter (minor) and poor paint finish (less than 25 LF).
**Observation #25**

STRUCTURE - Small section of grout missing at brick veneer near louver.

Infill.

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**Observation #26**

STRUCTURE - Debris at underfloor vents (estimate less than 5 total).

Remove debris.
B-INTERIORS

**Observation #2**

OPENINGS - Worn painted finishes at interior doors and frames at west wing (estimate 50%).

Prep and paint.

WALL FINISHES - Worn painted finishes at interior walls at west wing, especially in traffic areas (estimate 5%).

Prep and paint.

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**Observation #3**

CEILING FINISHES - Ceiling stains at employee entrance lobby.

Evaluate cause and repair as needed. Replace acoustical tiles.

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**Observation #7**

ADA COMPLIANCE - Staff restrooms (2 total) are not compliant. Clearance at door jambs is not adequate, sinks are not accessible, and finishes are outdated. Exhaust fan is noisy.

Reconfigure as single-accommodation restrooms with accessible fixtures and accessories.
**Observation #8**

OPENINGS - Single pane windows throughout. Some operable windows do not function properly due to periodic painting. Security screens limit ability to clean glazing.

Staff notes some window blind repairs needed (quantity undetermined).

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**Observation #9**

FLOOR FINISHES - Carpets in east wing office areas are heavily stained and worn.

Recommend replacement of all, except in main corridors.

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**Observation #11**

WALL FINISHES - Stained or dirty work space partitions (estimate 5%).

Clean or replace fabric.
**Observation #12**

FLOOR FINISHES - Damaged and patched Cafeteria flooring.

Replace.

**Observation #13**

OPENINGS - Worn painted finishes at interior doors and frames at east wing (estimate 35%).

Prep and paint.

WALL FINISHES - Worn painted finishes at interior walls at east wing, especially in traffic areas (estimate 3%).

Prep and paint.
**Observation #15**

CEILING FINISHES - Broken acoustical ceiling tiles (estimate 400 SF), and suspended ceiling grid (estimate 100 LF) throughout.

Replace.

**Observation #18**

ADA COMPLIANCE - Restrooms (2 total) are not fully compliant. Entry doors and sinks are not accessible. HC stall door access and front of toilet clearance appears inadequate. Finishes are outdated.

Reconfigure and install accessible plumbing fixtures and accessories. Note door signage direction to another noncompliant restroom.
**Observation #20**

OPENINGS - Exterior door needs paint. Install kickplate.

Prep and paint.

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**Observation #29**

FLOOR FINISHES - Carpet in west wing offices and corridors is heavily stained and worn.

Replace all.
C-SERVICES

Observation #4
LINE VOLTAGE - Corridor track lighting installed below already low ceiling.
Suggest directional recessed lighting.

Observation #21
LINE VOLTAGE and TECHNOLOGY - Exposed conduits (and cables) throughout. Staff notes single light switches control multiple offices, reducing efficiency when rooms are unused.
Reconfigure controls for energy conservation (extent is undetermined).

Observation #23
HVAC SYSTEM - Supply air diffusers appear to be too close together, and staff notes system is unable to provide consistent and tolerable temperatures throughout this work space.
Suggest additional ceiling diffusers.
TECHNOLOGY - Staff notes intermittent network connectivity at 1 or 2 cubicles.
**Observation #27**

LINE VOLTAGE - Limited power outlets at kitchen.

Install additional GFCI outlets above counter.

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**Observation #28**

LOW VOLTAGE - Exit sign has been removed.

Evaluate exiting plan and replace if required.

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**Observation #30**

LINE VOLTAGE - Mismatched fluorescent light tubes, and dirty lens covers.
E-OTHER BUILDING CONSTRUCTION

Observation #1

ADA COMPLIANCE - No wheelchair access to raised platform in Board Room.
Install lift or ramp.

Observation #5

ADA COMPLIANCE - Kitchen sink, counter, and overall size are not compliant.
Reconfigure and install wheelchair accessible counter, plumbing fixtures and accessories.

Observation #14

ADA COMPLIANCE - Reception counters not compliant.
Install lower wheelchair accessible counter section for staff and visitors. Carpets are worn. Staff notes noise from HVAC system above.
**Observation #16**

ADA COMPLIANCE - Drinking fountain is not compliant.

Install hi-low fixture with protective railings on each side.

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**Observation #17**

ADA COMPLIANCE - Sink and counter in kitchen are not fully compliant.

Install wheelchair accessible counter, plumbing fixture and accessories.

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**Observation #19**

ADA COMPLIANCE - Sink at breakroom is not compliant.

Reconfigure and install accessible counter, plumbing fixtures and accessories.
Observation #22

ADA COMPLIANCE - Drinking fountain is not compliant.

Install hi-low fixture with protective railings on each side.
E-OTHER BUILDING CONSTRUCTION

Observation #4
ADA COMPLIANCE - No access to exterior patio area.
Install wheelchair accessible walk or ramp.

Observation #5
ADA COMPLIANCE - Exterior door landing is not compliant. No handrails or guardrails provided.
Enlarge landing for wheelchair access, and install required railings.

Observation #6
ADA COMPLIANCE - Exterior door is not compliant. Landing is inadequate with no wheelchair accessibility.
Install ramp.
F-BUILDING SITE WORK

Observation #1
SITE DEVELOPMENT - Broken bricks (4 total) at raised seat/planter wall.
Replace to match.

Observation #2
LANDSCAPE - Standing water at drainage inlet along exterior wall.
Clear underground drainage system.

Observation #3
HARDSCAPE - Deteriorating asphalt paving at parking lot along north side of building.
Replace.