Dyer-Kelly’s mission is to provide a psychologically safe place where students, parents, and teachers work collaboratively to provide a nurturing learning environment that enables all learners to reach their full potential. Students will thrive in our diverse community by taking personal responsibility for their education and developing healthy, supportive relationships with others in our community of learners.
Dyer-Kelly Elementary School

**Description:**
Year Built: 1949  
Total Square Feet of Floor Space: 38,173 SF  
Acres: 12.32

**Address:**
2236 Edison Avenue Sacramento, CA 95821

**Generated on:**
6/2/13

**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:**
- Dyer Kelly 2013 (Physical Assessment Report)  
- Dyer Kelly (Physical Assessment Report)
**D-EQUIPMENT AND FURNISHINGS**

**Observation #5**

ATHLETIC - Finish of wood bleachers (4 total) is in poor condition.

Repair, prep and paint.

**Observation #6**

ATHLETIC - Warped board at ball wall.

Replace damaged wood and paint entire assembly.

**Observation #10**

ATHLETIC - Damaged sunscreen over play equipment.

Adjust height to avoid future damage and repair hole.
E-OTHER BUILDING CONSTRUCTION

Observation #4

ADA COMPLIANCE - Railings do not extend to bottom landing at ramp.

Extend railings.

Observation #7

ADA COMPLIANCE - Drinking fountain is not in compliance.

Replace with hi-low fixture.

Observation #8

ADA COMPLIANCE - Drinking fountain does not appear to be in compliance due to angled supports at wall.

Verify compliance and install protective railings on each side.
Observation #9
LIFE SAFETY - HVAC wall units extend into walk areas (4 locations), and are not in compliance.
Install protective guardrails on open sides at each location.

Observation #12
ADA COMPLIANCE - Benches are not in compliance.
Install asphalt paving or concrete for access (approximately 20 SF each location).
F-BUILDING SITE WORK

Observation #1

SITE UTILITIES - Downspouts from main roofs daylight above grade, typically at a walk surface, increase the potential for slipping.

Recommend direct connection of downspouts to an underground storm drain system where possible.

Observation #2

LANDSCAPE - Current site grading allows surface water build-up at damaged building perimeter skirting.

Re-grade to divert water away from building, and install a swale and/or trench drain system to collect water runoff.

Observation #3

HARDSCAPE - Uneven asphalt patching along concrete patio area (approximately 40 LF).

Replace.

SITE UTILITIES - Cover material at underground drainage inlet is mounded above the walk surface, creating a trip hazard.

Replace drainage inlet with a grate mounted flush with adjacent walks.
Observation #11

HARDSCAPE - Cracking throughout asphalt covered playground, especially at concrete transitions (approximately 500 LF). No heaving.

Infill and seal.
Floor Plan
A-SHELL

Observation #1

STRUCTURE - Wood siding throughout campus is unpainted and in poor condition (less than 5%).

Replace damaged wood; prep and paint. Suggest a composite siding material or alternate finish for future renovation.

Observation #6

STRUCTURE - Exterior louvers in front of high south-facing windows at all permanent building wings are damaged, lack a consistent protective finish, and are in poor condition overall.

Replace.

Observation #9

STRUCTURE - Floor system flexes (weak) while walking on it, and is inadequate.

Verify structural supports are all in place. Install additional foundation support members or replace system.
Observation #11

STRUCTURE - Damaged wood perimeter skirting due to direct contact with grade material (dirt), typical at this portable.

Recommend asphalt barrier and replacement of all wood skirting. Note: damage elsewhere from dry-rot and termites is currently being addressed.

Observation #13

STRUCTURE - Damage to siding above patio cover (approximately 40 LF).

Confirm dry-rot is not occurring, replace siding and flashing as needed, and paint to match.

Observation #19

STRUCTURE - Finishes at ramps (6 locations) and downspout (1 location) are in poor condition.

Prep and paint.
Observation #20

STRUCTURE - Poor finish at exterior door trim, typical throughout campus.

Prep and paint.

Observation #22

STRUCTURE - Discoloration of brick due to periodic spot painting throughout (10%). Lack of paint or missing paint in some locations (less than 150 SF overall).

Verify final colors match and correct preparations achieved on future work. Prep and paint at missing paint locations (minimum).

Observation #24

STRUCTURE - No downspouts observed for low exterior corridor roofs, and staff believes water runs off at roof edges.

Verify roof slope and install gutters and downspouts.
Observation #25

STRUCTURE - Finish of steel columns at exterior covered areas throughout campus is in poor condition.

Prep and paint.
**B-INTERIORS**

**Observation #3**

OPENINGS - Paint finish at Library doors and baseboards is in poor condition.
Prep and paint.

WALL FINISHES - Upper walls unpainted at removed surface-mounted equipment locations.
Prep and paint.

CEILING FINISHES - Loose or damaged tiles (less than 10).
Repair or replace.

**Observation #4**

WALL FINISHES - Minor damage to tackable wall panels (less than 10 SF).
Repair or replace.

FLOOR FINISHES - Carpet stains.
Deep clean.
**Observation #5**

CEILING FINISHES - Above-ceiling work is currently in progress.

Ensure ceiling tiles are re-installed correctly.

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**Observation #8**

FLOOR AND WALL FINISHES - Student restroom finishes (especially floors), are in poor condition.

Replace finishes, stall partitions, accessible plumbing fixtures and accessories.
**Observation #12**

OPENINGS - Finishes on doors and frames for this building are in poor condition.

Prep and paint.

FLOOR FINISHES - Vinyl flooring at this building is stained and marred throughout (approximately 500SF).

Replace all.

WALL FINISHES - Damaged vinyl tackboard (less than 5 SF).

Repair or replace.

CEILING FINISHES - Suspended ceiling grid is not flat (level).

Recommend support wiring be checked and grid adjusted accordingly.

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**Observation #17**

FLOOR AND WALL FINISHES - Student restroom finishes (especially floors), are in poor condition.

Replace finishes, stall partitions, accessible plumbing fixtures and accessories.
Observation #18
WALL FINISHES - Missing or inconsistent paint finish at locations of recent equipment removal (less than 5%).
Prep and paint.
WALL FINISHES - Missing baseboard in nurse's room (estimate 12 LF or less).
Replace.

Observation #23
WALL AND FLOOR FINISHES - Vinyl flooring in staff restrooms are stained, and tile wainscoting is mismatched (2 rooms).
Replace finishes.

Observation #27
CEILING FINISHES - Loose and damaged ceiling tiles (approximately 12 per wing).
Repair or replace.
Observation #32

FLOOR FINISHES - Staff notes gaps in wood sports floor down center of room is increasing in size. Wood floor is showing signs of age. Baseboards are in poor condition.

Evaluate cause of gaps and infill. Refinish entire floor. Repair and paint baseboards (or replace).
C-SERVICES

Observation #28

TECHNOLOGY - No cable service provided throughout campus, and most televisions are without connectivity to DVD players or VCRs. Campus shares a VCR on a mobile cart, while other players are provided by teachers.

Observation #30

HVAC SYSTEM - Wall-mounted unit in kitchen is undersized, inefficient, and does not keep up with demand.

Replace.

Observation #34

LINE VOLTAGE - Staff questions lack of noticeable emergency lighting in Multi-Purpose Room.

Add emergency lights if they are not currently integrated into general lighting fixtures.
D-EQUIPMENT AND FURNISHINGS

Observation #2

BUILT-IN CASEWORK - Original painted casework in typical classrooms of permanent buildings is outdated and not compliant.

Install accessible casework, plumbing fixtures and accessories.

Observation #10

BUILT-IN CASEWORK - Original painted casework in this kindergarten room is outdated and not in compliance.

Replace and install accessible fixtures and accessories.

Observation #14

BUILT-IN CASEWORK - Staff notes table and chair wall units in Multi-Purpose Room are defective. Campus is currently using portable units, but lack storage for them.

Replace wall units.
Observation #15

FOOD SERVICE - Ceilings at kitchen walk-ins show possible signs of mold or similar damage.

Evaluate and replace as required.

Observation #16

BUILT-IN CASEWORK - Old painted wood casework in staff workroom is in poor condition, and lacks ADA accessibility at counters and sinks.

Replace.

Observation #29
Observation #37

BUILT-IN CASEWORK - Countertop is not properly leveled and may lack adequate supports below.

Add and/or adjust existing undercounter supports as needed.
E-OTHER BUILDING CONSTRUCTION

Observation #7
ADA COMPLIANCE - Student restroom is not in compliance.
Reconfigure room and install accessible plumbing fixtures, stall partitions, and accessories.

Observation #21
ADA COMPLIANCE - Verify slopes are compliant at exterior walks (3 locations at ends of classroom wings).
If required, add railings on each side.

Observation #26
ADA COMPLIANCE - Ramp thresholds are typically installed at front door locations of classrooms in permanent buildings, while transitions at back doors are typically flush.
Note: ramp thresholds are no longer acceptable to DSA, and replacement of exterior concrete walks may be required.
**Observation #31**

ADA COMPLIANCE - Student service line does not appear to be compliant.

Verify and reconfigure as needed.

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**Observation #33**

ADA COMPLIANCE - Drinking fountain is not compliant. Replace with hi-low fixture. Note: existing hi-low fixture in the same room.

Install protective guardrails on each side of each fixture.

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**Observation #35**

ADA COMPLIANCE - Staff restroom is not compliant.

Reconfigure and install accessible plumbing fixtures and accessories.
Observation #36

ADA COMPLIANCE - Student restrooms are not compliant.

Reconfigure and install accessible plumbing fixtures and accessories.
MEMORANDUM

TO: Jon Anderson  
FROM: Tom Duval  
DATE: February 28, 2014  
PROJECT: Dyer Kelly 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 Dyer Kelly 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 Johnson Metasys system. Can no longer get parts for this old Metasys system.
2. The Classrooms wings are served by 2001 Carrier rooftop packaged gas/elec units. These units are in decent condition but at 13 years old will be nearing the end of their life expectancy in another 5 years or so.
3. The Multipurpose is served by two 2001 Carrier rooftop packaged gas/elec units. These units are in decent condition but at 13 years old will be nearing the end of their life expectancy in another 5 years or so.
4. The Admin Office wing is served by four 2001 Carrier rooftop packaged gas/elec units. These units are in decent condition but at 13 years old will be nearing the end of their life expectancy in another 5 years or so.
5. Some of the rooftop ductwork at this campus is reported to have issues such as leaks.
6. Portables P2, P3, P5, P7, P8, P9, P10, P11, P13 and the Head Start Portable are served by older Bard units. These units are in decent condition but in the coming years will be nearing the end of their life expectancy. These portables are not on the campus EMS and the District wants them to be on it.
7. Portable P4 is served by a very old Bard unit with problems, and Portable P6 is served by a very old Sun unit. Both of these units are in need of replacement. These portables are not on the campus EMS and the District wants them to be on it.
8. Most of the Bathroom plumbing fixtures at this campus are very old and in very poor condition and need to be replaced/modernized.
MEMORANDUM

TO:      JON ANDERSON
FROM:    DANNY MCKEVITT
DATE:    FEBRUARY 21, 2014
PROJECT: SJUSD SITE ASSESSMENTS
SUBJECT: DYER KELLY ELEMENTARY SCHOOL ASSESSMENT REPORT
PROJECT NO.: 14-008

Dear Jon,

On February 10th, I visited the following campus for the purpose of reviewing the condition of electrical systems on each campus. I walked the site with Gary Stemweddel, SJUSD’s Lead Electrician, who was able to show some of the troubled areas and assist with our evaluation. The following is a general assessment of our findings.

DYER KELLY ELEMENTARY SCHOOL

The main switchboard at Dyer Kelly is slightly older than most of the campuses visited, between 20-30 years old, but in decent condition. The 277/480V MSB services the original campus switchboard, which is still in use but over 50 years old and beyond its expected life. Older panels (50+ years) were observed at the kitchen and MP room stage. Newer panels, less than 20 years old, have been installed in classrooms, in the kitchen. Two sets of step-down transformers and distribution board service portables. Exposed conduit and surface raceway observed throughout the campus. Typical classrooms have multi-channel surface raceway mounted on two walls. In the staff room, observed a non-GFCI receptacle near a sink with plug strip stretched provide power to a microwave.

Parking lot lighting in the main lot consists of a single SMUD cobra style HID pole light – possibly underlit. At two outdoor ‘quad’ areas, a new LED area light has been installed. Building mounted lights are scarce, either CFL or HID, and in decent condition; one LED floodlight has been installed on the MP building exterior. Exterior lighting is controlled by multiple time clocks (up to 18) with no astronomical feature – schedule must be adjusted manually and frequently. Classrooms lighting consists of older fluorescent wrap fixtures, with T8 lamps and inefficient lenses. The MP room fixtures are 4’ fluorescent T8 fixtures with lens, in fair condition, and there are newer T8 wraps at the stage. Some of the 2x4 troffers at portable buildings still have T12 lamps. There are no occupancy sensors installed on this campus; interior lighting is manually controlled only. Stage lighting is controlled by breakers only. Exit lights are older at Admin and the MP room, and the MP room has battery back-up at the fixtures.
San Juan Unified School District
Measure N Assessment
Dyer-Kelly Elementary School
February 10, 2014

| Scope | 
|-----------------|-----------------|-----------------|-----------------|-----------------|
| Power & Distribution: Function and Condition | Condition: 4 - New condition, 3 - Good condition, minor maintenance or service, 2 - Fair condition, service and minor repairs, 1 - Poor condition, major repairs, 0 - Not serviceable, replace. | Efficiency: 4 - Very efficient, no upgrade, 3 - Efficient, limited upgrade, 2 - Somewhat efficient, upgrade, 1 - Very inefficient, upgrade and/or replacement, 0 - Inefficient, replace. | Urgency: 3 - Critical, 2 - Urgent, not critical, 1 - Moderate, recommended, 0 - Not necessary | Notes |
| Utility Service, Main Switchboard | 2.3 | N/A | 1.3 | 277/480V Challenger MSB in landscape area with SMUD xfrm, fair condition >20yrs. Old service 600A 120/208V still active. |
| Distribution Panels, Panels, Transformers | 2.0 | N/A | 2.0 | 50+yrs panel at kitchen, stage. Panels <20yrs in classrooms, added at kitchen. Xfmrs outside of buildings. Xfmr/Dist. Bd at two locations for portables. |
| Receptacles / Branch Circuiting | 2.3 | N/A | 1.3 | Surface raceway in cafeteria. WM5500 in classrooms two walls, exposed conduits and wire in classrooms. Staff room with MW in plug strip, no GFCI at sink receptacle. |
| Weighted Average Score: Power Distribution System | 2.2 | N/A | 1.6 | |
| Lighting & Controls: Function and Condition | Condition: 4 - New condition, 3 - Good condition, minor maintenance or service, 2 - Fair condition, service and minor repairs, 1 - Poor condition, major repairs, 0 - Not serviceable, replace. | Efficiency: 4 - Very efficient, no upgrade, 3 - Efficient, limited upgrade, 2 - Somewhat efficient, upgrade, 1 - Very inefficient, upgrade and/or replacement, 0 - Inefficient, replace. | Urgency: 3 - Critical, 2 - Urgent, not critical, 1 - Moderate, recommended, 0 - Not necessary | Notes |
| Site Lighting/Parking Lot | 2.0 | 2.3 | 1.3 | 1 SMUD cobra wood pole in parking lot, underlit. 2 LED area lights brand new added at exterior quad. |
| Building Exterior Lighting | 1.3 | 1.0 | 1.7 | Very few wallpacks, CFL or HID. One LED flood added at MP exterior. |
| Interior Light Fixtures | 2.7 | 1.3 | 1.0 | Classrooms with surface wraps with T8s. Surface 2x4s in admin. MP bldg with hi-bay T8 fluorescent in decent condition, new wraps at stage, T12s at portable 2x4s |
| Lighting Controls | 0.7 | 0.3 | 2.7 | No occupancy sensors on this campus, exterior lighting controlled by several time clocks with no astronomical feature. Breakers control stage lighting. |
| Emergency Egress | 2.7 | 3.0 | 0.7 | Exits at MP room, BBU at fixtures. Old exit lights at Admin |
| Weighted Average Score: Lighting & Controls | 1.8 | 1.2 | 1.6 | |