Embodying the **RESPECT, RESPONSIBILITY, and READINESS** inherent in our **FUNDAMENTAL** spirit and tradition, the mission of the El Camino Fundamental High School Community is to **CHALLENGE** and inspire each student to be a creative, life-long learner, **AND ENLIGHTENED CITIZEN** by ensuring that students **CONSTRUCT MEANING** through rigorous 21st Century **LEARNING** in a caring, inclusive environment.
El Camino Fundamental

**Description:**
Year Built: 1951  
Total Square Feet of Floor Space: 164,879  
Acres: 40

**Address:**  
4300 El Camino Avenue Sacramento, CA 95821

**Generated on:**  
6/7/13

**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:**
- El Camino 2013 (Physical Assessment Report)  
- El Camino 2013_A (Physical Assessment Report)  
- El Camino 2013_B (Physical Assessment Report)  
- ElCamino_Overall (Physical Assessment Report)  
- ElCamino_Q1 (Physical Assessment Report)  
- ElCamino_Q2 (Physical Assessment Report)  
- ElCamino_Q3 (Physical Assessment Report)  
- ElCamino_Q4 (Physical Assessment Report)
Site Plan
**A-SHELL**

**Observation #14**

OPENINGS - Door threshold and doors open together. Single-pane windows with metal grates.

Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.

Recommend replacement of windows with more energy efficient systems.

Recommend redesign of door placement.

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**Observation #65**

ROOF COVERINGS - Trellis wood shade structure deterioration.... needs to be replaced.

Recommend demo of existing trellis structure and installation on new shade structure(s).

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**Observation #263**

ROOF COVERINGS - Trellis wood shade structure @ entry courtyard deteriorating.... needs to be replaced.

Recommend demo of existing trellis structure and installation on new shade structure(s).
C-SERVICES

Observation #69

TECHNOLOGY - Wiring hanging off of building.

Recommend reattachment of wiring to building or better placement.
E-OTHER BUILDING CONSTRUCTION

Observation #15

ADA COMPLIANCE - Drinking fountain not compliant.

Recommend removal and installation of ADA compliant drinking fountains.

Observation #17

ADA COMPLIANCE - Accessible handrail?

Recommend verification of compliance (measure). If compliant; paint. If not compliant; remove and install compliant handrail system.

Observation #19

ADA COMPLIANCE - Drinking fountain not accessible.

Recommend removal and installation of an ADA compliant drinking fountain.
Observation #20

ADA COMPLIANCE - Accessible handrail?

Recommend verification of compliance (measure). If compliant; paint. If not compliant; remove and install compliant handrail system.

Observation #21

ADA COMPLIANCE - Accessible handrail?

Recommend verification of compliance (measure). If compliant; paint. If not compliant; remove and install compliant handrail system.

Observation #22

ADA COMPLIANCE - Accessible handrail?

Recommend verification of compliance (measure). If compliant; paint. If not compliant; remove and install compliant handrail system.
Observation #23

ADA COMPLIANCE - Accessible handrail needed?

Recommend verification of requirement for handrails. Install as required.

Observation #25

ADA COMPLIANCE - No accessible entrance to upper tennis courts. Drinking fountain not accessible.

Recommend providing an accessible route to tennis courts.

Recommend installation of compliant drinking fountains.

Observation #30

ATHLETIC STRUCTURES - High fence.

Recommend replacing fence behind soccer goal.
Observation #68

ADA COMPLIANCE - Drinking fountain not ADA.

Recommend (verify non-compliance) removal and installation of an ADA compliant drinking fountain.
F-BUILDING SITE WORK

Observation #1

HARDSCAPE - Cracking In pavement.
Recommend removal of site concrete and replace in-kind.

Observation #2

SITE DEVELOPMENT - Lack of perimeter fence along entire north side.
Recommend installing wrought iron campus perimeter fencing.

Observation #3

HARDSCAPE - Surface cracking in asphalt throughout all parking lots.
Recommend removal of parking lot asphalt and replace in-kind.
Observation #4

SITE DEVELOPMENT - No trash enclosure.

Recommend construction of secure trash enclosure.

Observation #5

HARDSCAPE - Cracking in paved walkway.

Recommend removal of site concrete and replace in-kind.

Observation #6

SITE UTILITIES - Ponding in landscaped area.

Recommend installation of area drain(s).
Observation #16
SITE DEVELOPMENT - Will curb stop car? Bollards?
Recommend installation of bollards.

Observation #18
HARDSCAPE – Walkway slope too high for ADA compliance.
Recommend installation of handrails.

Observation #24
HARDSCAPE - Cracks in play surface, typ.
Recommend removal of existing tennis court surface and replace in-kind.
Observation #26

HARDSCAPE - Paving deteriorating and no accessible path of travel to tennis courts from school.

Recommend removal of asphalt paving and replacing in-kind.

Recommend providing an accessible path of travel to tennis courts.

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Observation #27

ATHLETIC STRUCTURES - Deteriorating plywood ball wall.

Recommend replacing ball wall in-kind.

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Observation #28

ATHLETIC STRUCTURES - Soccer field/bleachers not ADA.

Recommend replacing with accessible (compliant) bleacher.

HARDSCAPE - No accessible path of travel to bleachers.

Recommend providing an accessible path of travel to soccer field bleachers.

LANDSCAPE - Dry or dead field.

Recommend verification of sprinkler system coverage and adjust as required or installation of additional sprinkler heads.
**Observation #29**

SITE DEVELOPMENT - Owned by the school district. Maintenance yard. Said to be new location for tennis courts. Current tennis court location said to be new location for performing arts center.

Recommend no action.

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**Observation #31**

SITE DEVELOPMENT - Perimeter fence is in average condition.

Recommend replacement of chain link fencing in-kind.

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**Observation #33**

LANDSCAPE - Dry or dead field.

Recommend verification of sprinkler system coverage and adjust as required or installation of additional sprinkler heads.

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**Observation #34**

LANDSCAPE - Field in bad condition.

Recommend verification of sprinkler system coverage and adjust as required or installation of additional sprinkler heads.
**Observation #63**

HARDSCAPE - Stage is not accessible.

Recommend providing ramp for access to outdoor stage.

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**Observation #64**

HARDSCAPE - ADA compliant?

Recommend verification of compliant ramp. Add handrails as required.

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**Observation #66**

SITE DEVELOPMENT - "Senior Lawn" not accessible to all.

Recommend providing ramp to raised concrete pad.

Recommend verification of sprinkler system coverage and adjust as required or installation of additional sprinkler heads.
**Observation #67**

SITE DEVELOPMENT – Storage area is not visually pleasing. No trash enclosure.

Recommend construction of secure trash enclosure.

Recommend adding privacy slats to fencing.

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**Observation #70**

HARDSCAPE - Aggregate surface is old and uneven.

Recommend removal (demo) of aggregate surface and adding new concrete surfacing.

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**Observation #266**

SITE DEVELOPMENT - Plaster patches on interior of pool; and leaking water valve.

Recommend resurfacing of pool and fixing (or replacement) of leaking water valve.

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**Observation #267**

HARDSCAPE - Walk along west side of property too narrow for accessibility, potentially dangerous with gravel in many areas, lifting concrete and steep drop off.

Recommend demo and construction of new sidewalk along street.
**A-SHELL**

**Observation #13**

WALL FINISHES - Unfinished masonry walls.

Recommend no action or paint all 4 walls.
See Observation #9

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**Observation #37**

WALL FINISHES - Needs paint, typ. both structures.

Recommend painting both structures.
See Observation #36

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**Observation #264**

STRUCTURE - Press box deteriorating.

Recommend demo and construction of new press box.
D-EQUIPMENT AND FURNISHINGS

Observation #53

ATHLETIC - Flagpole deteriorating.

Recommend replacing flag pole.
E-OTHER BUILDING CONSTRUCTION

Observation #9

ADA COMPLIANCE - Ticket booth.

Recommend demo and construction of a new ticket booth.

Observation #36

ADA COMPLIANCE - Snack bar window not accessible.

Recommend building modification to provide accessible service window or demo of existing snack bar and restroom buildings for construction of new larger compliant facilities.

Observation #39

ADA COMPLIANCE - Check drinking fountain compliance. Drinking fountain aged.

Recommend replacement of drinking fountain.
Observation #46

ADA COMPLIANCE - No guardrails at end of bleachers.

Recommend adding necessary guardrails/handrails to meet ADA guidelines.

Observation #47

ADA COMPLIANCE - Bleachers not ADA.

Recommend adding necessary guardrails/handrails to meet ADA guidelines.

Observation #48

ADA COMPLIANCE - Drinking fountain not accessible.

Recommend installation of compliant drinking fountain.
Observation #49

ADA COMPLIANCE - Drinking fountain not accessible.

Recommend installation of compliant drinking fountain.

Observation #57

ADA COMPLIANCE - Accessible handrail.

Recommend no action.

Observation #58

ADA COMPLIANCE - Accessible handrail.

Recommend no action.

Observation #265

ADA COMPLIANCE – Press box is not accessible.

Recommend, if required, provide access to press box. See Observation # 264
F-BUILDING SITE WORK

Observation #7

HARDSCAPE - Trip hazard.

Recommend demo of existing concrete and replace in-kind to remove trip hazard.

Observation #8

HARDSCAPE - Cracking in paved walkway.

Recommend demo and replace in-kind of new concrete walkways.

Observation #10

LANDSCAPE - Grass is dead.

Recommend verification of sprinkler system coverage and adjust as required or installation of additional sprinkler heads.
**Observation #11**

LANDSCAPE - No landscape adjacent to building.

Recommend verification of sprinkler system coverage and adjust as required or installation of additional sprinkler heads.

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**Observation #12**

LANDSCAPE - Dead grass.

Recommend verification of sprinkler system coverage and adjust as required or installation of additional sprinkler heads.

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**Observation #35**

ATHLETIC STORAGE - Storage and compost.

Recommend removal of temporary storage building and build new permanent athletic storage facility.

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**Observation #38**

ATHLETIC STRUCTURES - Condition of dugouts and backstops are decent. Bleachers are not ADA.

Recommend replacement of bleachers.
**Observation #40**

LANDSCAPE - Fields in bad condition.

Recommend verification of sprinkler system coverage and adjust as required or installation of additional sprinkler heads.

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**Observation #41**

HARDSCAPE - Paving uneven... no accessible path of travel to baseball fields.

Recommend demo of existing paving and replacing in kind with an accessible concrete path of travel to baseball fields from parking lot.

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**Observation #42**

ATHLETIC STRUCTURES - Basketball hoops in poor condition. Bent posts (14 hoops).

Recommend replacement of all basketball standards.

HARDSCAPE - Surface cracks.

Recommend demo and replacing in-kind of all asphalt play surfaces.
**Observation #43**

ATHLETIC STRUCTURES - Storage. DSA approved?

Recommend removal of temporary storage building and build new permanent athletic storage facility.

![Observation #43](image1.jpg)

**Observation #44**

ATHLETIC STRUCTURES - Long jump in horrible condition.

Recommend replace in-kind.

![Observation #44](image2.jpg)

**Observation #45**

LANDSCAPE - Field in bad condition. Uneven and holes... warnings have been given to school about not having games on field due to condition.

Recommend regarding existing field and reseeding field

Recommend removal of existing field for installation of turf field.

![Observation #45](image3.jpg)
**Observation #50**

LANDSCAPE - Dirt berm protrudes into track.

Recommend adding concrete curb. Also recommend adding irrigation and landscaping.

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**Observation #51**

LANDSCAPE - Track is heavily rutted and drains poorly.

Recommend regarding track and adding new decomposed granite as well as additional area drains.

Recommend replacing track for an all-weather track.

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**Observation #52**

HARDSCAPE - Curbs have cracks and chips.

Recommend replacing concrete curbs.
Observation #54

LANDSCAPE - Landscaped area dead.

Recommend verification of sprinkler system coverage and adjust as required or installation of additional sprinkler heads.

Observation #55

LANDSCAPE - No landscape on berm.

Recommend verification of sprinkler system coverage and adjust as required or installation of additional sprinkler heads.

Observation #56

LANDSCAPE - No landscape on berm.

Recommend verification of sprinkler system coverage and adjust as required or installation of additional sprinkler heads.
**Observation #59**

Athletic Structures - New concessions needed. No restrooms at stadium.

Recommend demo of existing building and construction of new concessions/restroom facility.

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**Observation #60**

LANDSCAPE - No existing landscape.

Recommend verification of sprinkler system coverage and adjust as required or installation of additional sprinkler heads.

HARDSCAPE - Check walkway handrail for compliance.

Recommend no action.

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**Observation #61**

SITE DEVELOPMENT - Freight containers used for storage. Area not visually appealing.

Recommend privacy slats be added to fencing.

Recommend temporary storage be replaced with permanent structure for athletic storage.
Observation #62

HARDSCAPE - Creating accessible path of travel to pool has created this slope hazard.

Recommend redesign and grading of play surface.
A-SHELL

Observation #130

OPENINGS - Single pane glazing.

Recommend replacement of windows with more energy efficient systems.

Observation #131

OPENINGS - Rubber door threshold for ADA compliance.

Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.

Observation #132

OPENINGS - Accessible ticket counter.

Recommend redesign of front ticket booth.
Observation #133

OPENINGS - Single pane glazing. Some windows panes filled in with tempered glass or wood.

Recommend replacement of windows with more energy efficient systems.

Observation #135

OPENINGS - Rubber door threshold for ADA compliance.

Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.

Observation #136

OPENINGS - Rubber door threshold for ADA compliance.

Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.
**Observation #137**

OPENINGS - Single pane glazing.

Recommend replacement of windows with more energy efficient systems.

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**Observation #138**

OPENINGS - Metals grates over single pane windows dented.

Recommend removal and installation of a new metal screen that matches other screens on school site. Keep it consistent.

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**Observation #139**

OPENING - Metal grate over single pane window.

Recommend removal and installation of a new metal screen that matches other screens on school site. Keep it consistent.

WALL FINISHES - Paint in bad condition.

Recommend painting exterior walls.
Observation #140

ROOF COVERINGS - Fascia shows signs of deterioration.

Recommend replacing wood fascia.

Observation #142

WALL FINISH - Walls need fresh coat of paint. Typ., all walls.

Recommend painting exterior walls.

Observation #145

OPENINGS - Single pane windows.

Recommend replacement of windows with more energy efficient systems.
**Observation #148**

OPENINGS - Rubber door threshold for ADA compliance.

Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.

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**Observation #149**

OPENINGS - Rubber door threshold for ADA compliance.

Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.

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**Observation #151**

OPENINGS - Rubber door threshold for ADA compliance.

Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.
**Observation #152**

OPENINGS - Rubber door threshold for ADA compliance.

Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.

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**Observation #153**

OPENINGS - Rubber door threshold for ADA compliance.

Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.

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**Observation #154**

OPENINGS - Single pane glazing. Some filled with tempered glass. Same on girl’s side.

Recommend replacement of windows with more energy efficient systems.

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**Observation #155**

WALL FINISHES - Paint peeling off of building,

Recommend paint of entire building.
Observation #156

OPENING- Door and frame need repair and paint.
Recommend replacing door, frame and paint.

Observation #157

WALL FINISHES - Building wall missing base.
Recommend replacing base to match existing.
OPENINGS - Window covered by metal panels.
Recommend closing the opening with framed construction. Texture and paint wall to match existing.

Observation #158

OPENINGS - Glazing painted over.
Recommend closing the opening with framed construction. Texture and paint wall to match existing.
**Observation #160**

**WALL FINISH - Exterior**
Exterior finish is old and in need of repair. Recommend patch and paint exterior of building.

**OPENINGS - Exterior window**
Window finish needs repair. Windows are single pane. Recommend replacement of windows with more energy efficient systems.

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**Observation #161**

**OPENINGS - Exterior doors and door frames**
Exterior doors and door frames in need of repair. Doors swing into each other. Recommend painting of doors and frames. Recommend redesign of door placement.

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**Observation #162**

**WALL FINISHES - Wall**
Wall finish is old, in disrepair and in need of refinish. Recommend patch and paint of exterior wall.
Observation #163
OPENINGS - Metal grates over single pane windows are dented and stained.
Recommend removal and installation of a new metal screen that matches other screens on school site. Keep it consistent.

Observation #165
OPENINGS - Metal grates over single pane windows are dented and stained.
Recommend removal and installation of a new metal screen that matches other screens on school site. Keep it consistent.

Observation #166
OPENINGS - Single pane windows.
Recommend replacement of windows with more energy efficient systems.
Observation #168

OPENINGS - Single pane windows.

Recommend replacement of windows with more energy efficient systems.

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Observation #169

OPENINGS - Single pane windows with metal security screening in interior.

Recommend replacement of windows with more energy efficient systems.

Recommend removal and installation of a new metal screen that matches other screens on school site. Keep it consistent.
Observation #170


Recommend replacement of windows with more energy efficient systems.

Recommend removal and installation of a new metal screen that matches other screens on school site. Keep it consistent.

Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.

WALL FINISHES - Exterior of entire building needs fresh coat of paint.

Recommend painting of entire building.
B-INTERIORS

Observation #200

CEILING FINISHES - Ceiling tiles coming loose.

Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.

FLOOR FINISHES - Asbestos tile under wrestling mat.

Recommend removing asbestos tile, sealing concrete, and replacing wrestling mat.

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Observation #211

FLOOR FINISHES - 12x12 vinyl tile.

Recommend replacing in-kind.

CEILING FINISHES - Glued on acoustical tile.

Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.
**Observation #216**

FLOOR FINISHES - Worn carpet flooring.

Recommend replacing in-kind.

CEILING FINISHES - Acoustical ceiling tile.

Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.

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**Observation #217**

FLOOR FINISHES – VCT flooring in bad condition.

Recommend replacing VCT flooring in-kind.

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**Observation #223**

FLOOR FINISHES - Wood flooring in classrooms need to be refinished.

Recommend refinishing wood flooring.

CEILING FINISHES - No acoustical treatment Typical A4, A5, & A6.

Recommend adding acoustical treatment to ceiling.
Observation #234

WALL FINISHES - Where there isn't tile, painting is needed.
Recommend painting walls.

FLOOR FINISHES - Concrete or tile. Areas of ponding in gym.
Recommend adding area drains to prevent ponding.
**Observation #235**

FLOOR FINISHES - Gym floor has areas where it has been patched. Squeaky floor!

Recommend gym floor replacement.

CEILING FINISHES - Ceiling tiles are loose and failing.

Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.

OPENINGS - Paint peeling on doors and frames. Press box not accessible.

Recommend painting of doors and jambs.

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**Observation #238**

Recommend no action.
Observation #239
FLOOR FINISHES - Gym floor is old and had dead areas.
Recommend gym floor replacement.

Observation #240
Typical of all rooms in custodial portable building.
WALL FINISHES – Wood floor in bad condition.
Recommend refinishing and resealing wood floors.
CEILING FINISHES – Ceiling has been damaged.
Recommend patch and paint of ceiling.
Observation #146

TECHNOLOGY - Piping to nowhere.

Recommend removal of all non-used conduit.

Observation #147

DOMESTIC PLUMBING - Pool pumps bad condition.

Recommend replace in-kind.
D-EQUIPMENT AND FURNISHINGS

Observation #271

ATHLETIC - Wood benches need replacing.

Recommend replacement of wood benches with more durable benches.
E-OTHER BUILDING CONSTRUCTION

Observation #143
LIFE SAFETY - Shade structures deteriorating badly.
Recommend demo and replacement with new shade structure.

Observation #144
ADA COMPLIANCE - Handrails on rap and stairs not ADA compliant.
Recommend new complaint handrails be installed.

Observation #150
ADA COMPLIANCE - Check compliance.
Recommend no action of compliant. If not, recommend removal and installation of an ADA compliant drinking fountain.
Observation #164
ADA COMPLIANCE - Check for compliance.
Recommend no action.

Observation #236
ADA COMPLIANCE - Drinking fountain on right side not accessible.
Recommend replacement of drinking fountain on right side with ADA compliant drinking fountain.

Observation #237
ADA COMPLIANCE - Snack bar has no accessible counter space.
Recommend redesign of snack bar window to have an accessible service counter.
Observation #268
ADA COMPLIANCE - Drinking fountain not accessible.
Recommend demo of existing drinking fountains and installation of compliant drinking fountains.

Observation #269
ADA COMPLIANCE - Drinking fountain not accessible.
Recommend demo of existing drinking fountains and installation of compliant drinking fountains.

Observation #270
ADA COMPLIANCE - Handrails are not ADA compliant.
Recommend removal of existing non-compliant handrails for ADA compliant handrails.

Observation #272
ADA COMPLIANCE - Check ramp compliance.
Recommend no action.
F-BUILDING SITE WORK

Observation #134

SITE UTILITIES - Downspout drains directly to asphalt. No area drain.

Recommend adding area drains.

Observation #141

SITE UTILITIES - Exposed pipe.

Recommend removal if not being used. If being used, provide appropriate protection.

Observation #159

HARDSCAPE - Paving has many cracks in walkway.

Recommend demo and replacement of site concrete.
Observation #167

SITE DEVELOPMENT - Kiosk needs repair and paint.

Recommend repairing and painting information kiosk.
**A-SHELL**

**Observation #71**

OPENINGS – Single pane glazing.

Recommend replacement of windows with more energy efficient systems.

**Observation #72**

WALL FINISHES – Paint has been patchwork repaired.

Recommend painting of entire building.

**Observation #73**

Openings – Ventilation.

Recommend no action.
Observation #74
OPENINGS – Window louvers.
Recommend no action.

Observation #75
ADA COMPLIANCE – Are handrails needed?
Recommend adding handrails.

Observation #76
OPENINGS - Roll-up door. Metal screens.
Recommend no action on roll-up door.
Recommend removal and installation of a new metal screen that matches other screens on school site. Keep it consistent.
**Observation #77**

Door thresholds. Windows. Exposed HVAC.

Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.

Recommend replacement of windows with more energy efficient systems.

Recommend no action of exposed HVAC equipment unless there is an entire HVAC system redesign.

**Observation #78**

Recommend paint on all downspouts.

**Observation #79**

OPENINGS - Single pane glazing.

Recommend replacement of windows with more energy efficient systems.

WALL FINISHES - Paint on all 4 sides of building is bad.

Recommend painting of entire building.
Observation #80
OPENINGS - Single pane glazing.
Recommend replacement of windows with more energy efficient systems.

Observation #85
OPENINGS - Single pane glazing.
Recommend replacement of windows with more energy efficient systems.

Observation #86
OPENINGS - Single pane glazing.
Recommend replacement of windows with more energy efficient systems.
Observation #88

OPENINGS - Single pane glazing.
Recommend replacement of windows with more energy efficient systems.

WALL FINISHES - Paint all 4 sides of building is bad.
Recommend painting of entire building.

Observation #90

OPENINGS - Single pane glazing.
Recommend replacement of windows with more energy efficient systems.

Observation #91

OPENINGS - Metal screen on interior side of windows.
Recommend removal and installation of a new metal screen that matches other screens on school site. Keep it consistent.
Observation #92

OPENINGS - Single pane glazing.

Recommend replacement of windows with more energy efficient systems.

WALL FINISHES - paint all 4 sides of building is bad.

Recommend painting of entire building.

Observation #93

Threshold. Covered glazing.

Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.

Observation #95

OPENINGS - Single pane glazing.

Recommend replacement of windows with more energy efficient systems.
Observation #96
OPENINGS - Single pane glazing.
Recommend replacement of windows with more energy efficient systems.

Observation #123
WALL FINishes – Paint on walls is in bad condition.
Recommend painting of all exterior walls.

Observation #128
OPENINGS – Single pane glazing.
Recommend replacement of windows with more energy efficient systems.
**Observation #129**

OPENINGS – Single pane glazing.

Recommend replacement of windows with more energy efficient systems.

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**Observation #175**

OPENINGS – Rubber threshold ramp.

Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.

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**Observation #176**

OPENINGS – Single pane glazing.

Recommend replacement of windows with more energy efficient systems.
Observation #177

OPENINGS – Single pane glazing.
Recommend replacement of windows with more energy efficient systems.

Observation #178

OPENINGS – Single pane glazing and rubber threshold ramp.
Recommend replacement of windows with more energy efficient systems.
Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.

Observation #179

OPENINGS – Rubber threshold ramp.
Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.
**Observation #180**

OPENINGS – Single pane glazing covered with security screens.

Recommend removal and installation of a new metal screen that matches other screens on school site. Keep it consistent.

Recommend replacement of windows with more energy efficient systems.

**Observation #277**

OPENINGS – Single pane glazing.

Recommend replacement of windows with more energy efficient systems.

**Observation #278**

OPENINGS – Single pane glazing.

Recommend replacement of windows with more energy efficient systems.
**Observation #82**

**FLOOR FINISHES** - Flooring, typ. all locations... slippery when wet.

Recommend no action. Adding anything to flooring would make it difficult to clean (per custodian).

**Observation #83**

**OPENINGS** - All windows and vents in doors are covered, typ. all locations.

Recommend replacing with solid doors.

**Observation #89**

**OPENINGS** - Door jambs chipped.

Recommend door jamb replacement.
Observation #173
OPENINGS - Window sill needs repair and paint. (typical in all locations).
Recommend window sill replacement.
FLOOR FINISHES - Cracks in concrete flooring in hallways.
Recommend filling in cracks and resealing floor.

Observation #174
FLOOR FINISHES - Metal plate in concrete flooring is trip hazard.
Recommend removal and replacement with a lower profile metal plate (expansion joint cover).

Observation #181
FLOOR FINISHES – Concrete floor has been patch repaired.
Recommend no action unless complete demo of interior corridor concrete.
**Observation #182**

CEILING FINISHES - Glued on acoustic ceiling tile coming loose.

Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.

FLOOR FINISHES - VCT flooring has gaps and is scuffed up.

Recommend replacement of VCT flooring. Possibly remove VCT down to wood flooring and then sand and reseal wood flooring.

WALL FINISHES - Paint in bad condition.

Recommend painting of interior walls.

Typical in rooms 27, 28, 29.
Observation #183

CEILING FINISHES - Glued on acoustic ceiling tile coming loose.
Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.

FLOOR FINISHES - Wood flooring needs to be refinished. Base needs to be replaced.
Recommend sand and resealing of wood flooring.

WALL FINISHES - Paint in bad condition.
Recommend painting of interior walls.
Typical for rooms 40, 41, 42.
Observation #199

CEILING FINISHES - Glued on acoustic ceiling tile coming loose.

Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.

FLOOR FINISHES - VCT flooring has gaps and is scuffed up.

Recommend replacement of VCT flooring. Possibly remove VCT down to wood flooring and then sand and reseal wood flooring.

WALL FINISHES - Paint in bad condition.

Recommend painting of interior walls.
**Observation #212**

FLOOR FINISHES - Separations (gaps) between 12x12 VCT tiles.

Recommend replacement of VCT flooring. Possibly remove VCT down to wood flooring and then sand and reseal wood flooring.

WALL FINISHES - Needs paint.

Recommend painting of interior walls.

CEILING FINISHES - Acoustic ceiling tile is loose. Typical comment in rooms 31, 32, 33, 34.

Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.

Typical comment in rooms 31, 32, 33, 34.

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**Observation #213**

FLOOR FINISHES - Floor tile repaired with another color tile.

Recommend replacement of VCT flooring. Possibly remove VCT down to wood flooring and then sand and reseal wood flooring.
**Observation #214**

FLOOR FINISHES - Separations (gaps) between 12x12 VCT tiles.

Recommend replacement of VCT flooring. Possibly remove VCT down to wood flooring and then sand and reseal wood flooring.

WALL FINISHES - Needs paint.

Recommend painting of interior walls.

CEILING FINISHES - Acoustic ceiling tile is loose.

Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.

Typical comments in rooms 35, 36, 37, 38, 39.

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**Observation #218**

FLOOR FINISHES - VCT is stained and some tiles have gaps.

Recommend replacement of VCT flooring. Possibly remove VCT down to wood flooring and then sand and reseal wood flooring.

WALL FINISHES - Needs paint.

Recommend painting of interior walls.

CEILING FINISHES - Glued on acoustic ceiling tile coming loose.

Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.

Typical in classroom 45, 46, 47, 48, 49.
**Observation #220**

OPENINGS - Men's Faculty Break Room. Door and door jamb severely damaged.

Recommend replacement of door jamb and painting of door.

**Observation #222**

FLOOR FINISHES - VCT is stained and some tiles have gaps.

Recommend replacement of VCT flooring. Possibly remove VCT down to wood flooring and then sand and reseal wood flooring.

WALL FINISHES - Needs paint.

Recommend painting of interior walls.

CEILING FINISHES - Glued on acoustic ceiling tile coming loose.

Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.

OPENINGS - Door and door jamb severely damaged.

Recommend repair/paint of door & door jamb.
Observation #225

FLOOR FINISHES – Carpet/VCT/Sheet Vinyl is worn and stained. Typical at most offices.
Recommend replacement of carpet/VCT/Sheet Vinyl flooring with new carpet.

CEILING FINISHES – Glued on acoustic ceiling tiles.
Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.

Observation #226

FLOOR FINISHES - Sheet vinyl flooring in hallway adjacent to hallways.
Recommend replacement of Sheet Vinyl flooring in-kind or with VCT.
Possibly remove down to concrete or wood flooring and seal.

Observation #227

FLOOR FINISHES - Sheet vinyl flooring in hallway adjacent to hallways.
Recommend replacement of Sheet Vinyl flooring in-kind or with VCT.
Possibly remove down to concrete or wood flooring and seal.
**Observation #228**

FLOOR FINISHES – VCT flooring.

Recommend replacing VCT flooring with carpet.

CEILING FINISHES – Glued on acoustic ceiling tiles.

Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.

**Observation #229**

Records Room #264

FLOOR FINISHES – Carpet in decent condition.

Recommend no action.

CEILING FINISHES – Glued on acoustic ceiling tiles.

Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.

**Observation #230**

Mail Room – In the same condition as room #264 (Observation #229)

**Observation #231**

Conference Room - In the same condition as room #264 (Observation #229)
**Observation #232**

Conference Room - In the same condition as room #264 (Observation #229).

**Observation #233**

FLOOR FINISHES – VCT floor tile.

Recommend removal of VCT down to concrete and reseal.

WALL FINISHES - Needs paint.

Recommend painting of all walls.

CEILING FINISHES - Glued on acoustic ceiling tile coming loose.

Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.
**Observation #241**

FLOOR FINISHES – VCT tile shows signs of separation.

Recommend replacement of VCT flooring. Possibly remove VCT down to wood flooring and then sand and reseal wood flooring.

WALL FINISHES - Needs fresh coat of paint

Recommend painting of all walls.

CEILING FINISHES - Glued on acoustic ceiling tile loos and falling down in various rooms.

Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.

Typical in rooms 21, 22, 23, 24, 25.

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**Observation #243**

ADA COMPLIANCE - Sink in storage room not accessible.

Recommend removal of existing casework for new, accessible, and more space efficient casework.
**Observation #247**

FLOOR FINISHES – Sheet vinyl is worn.

Recommend replacement of sheet vinyl in-kind.

CEILING FINISHES – Loose glued on acoustic ceiling tiles.

Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.

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**Observation #248**

FLOOR FINISHES – Grout in tile flooring is stained.

Recommend re-grouting with a darker color grout or total removal of flooring and replaced with a seamless floor.

---

**Observation #249**

FLOOR FINISHES – Grout in tile flooring is stained.

Recommend re-grouting with a darker color grout or total removal of flooring and replaced with a seamless floor.
**Observation #250**

CEILING FINISHES – Glued on acoustic ceiling tiles are loose.

Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.

---

**Observation #251**

FLOOR FINISHES – Carpet is stained.

Recommend replace in-kind.

WALL FINISHES – Wood paneling and particle board wall finishes.

Recommend removal of wall finishes; install gyp. board and finish with paint.

CEILING FINISHES – Glued on acoustic ceiling tiles.

Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.
**Observation #252**

FLOOR FINISHES – Concrete flooring has paint all over it.
Recommend paint removal and resealing concrete floor.

WALL FINISHES – Unable to see condition of walls.
Recommendation, based upon assumption, needs to be painted.

CEILING FINISHES – Hard lid ceiling with paint damage.
Recommend painting of ceilings.

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**Observation #253**

FLOOR FINISHES – Carpet is worn.
Recommend carpet removal reseal concrete floor. High traffic area.

---

**Observation #254**

FLOOR FINISHES – Carpet and laminate flooring. Current librarian would like to go back to all carpet and she does not see the “Cafe” theme being utilized any longer.
Observation #255

Recommend resolving HVAC issues. Room gets very warm with all the PC equipment.

Observation #256

Supply room

FLOOR FINISHES – Old, asbestos, flooring.

Recommend replacing with carpet.

Observation #257

Office

CEILING FINISHES – Glued on acoustic ceiling tile.

Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.
Observation #258

FLOOR FINISHES – Wood flooring is worn.
Recommend refinishing wood floor… or because of use of room (band); install carpet.

WALL FINISHES – Walls damaged. Walls have acoustic ceiling tiles about 7ft.
Recommend painting of all walls, removal of glued on acoustical tiles, and installation of acoustical panels.

CEILING FINISHES – Glued on acoustic ceiling tiles.
Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.

---

Observation #259

FLOOR FINISHES – Wood flooring is worn.
Recommend refinishing wood floor… or because of use of room (band); install carpet.

BUILT-IN CASEWORK – Casework is old and deteriorating.
Recommend removal of existing casework for new, accessible, and more space efficient casework.
Observation #260

FLOOR FINISHES – Wood flooring is worn.
Recommend refinishing wood floor... or because of use of room (band); install carpet.

BUILT-IN CASEWORK – Casework is old and deteriorating.
Recommend removal of existing casework for new, accessible, and more space efficient casework

Observation #261

WALL FINISHES – Paint on walls is damaged.
Recommend painting all interior walls.

OPENINGS – Paint on doors is damaged.
Recommend painting of all doors.

CEILING FINISHES – Glued on acoustical ceiling tiles are loose.
Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.

Counseling Comments, typ., all rooms.
Observation #262

WALL FINISHES – Paint on walls is damaged.
Recommend painting all interior walls.

OPENINGS – Paint on doors is damaged.
Recommend painting of all doors.

CEILING FINISHES – Glued on acoustical ceiling tiles are loose.
Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.

Counseling Comments, typ., all rooms
D-EQUIPMENT AND FURNISHINGS

Observation #81

LOCKERS - Lockers in disrepair, typ. All locations.

Recommend replacing all lockers.

Observation #184

BUILT-IN CASEWORK - Casework in storage room not adequate and deteriorating.

Recommend removal of existing casework for new, accessible, and more space efficient casework.

Observation #215

BUILT-IN CASEWORK - Casework does not provide an adequate amount of storage.

Recommend removal of existing casework for new, accessible, and more space efficient casework.

Observation #279

BUILT-IN CASEWORK - Check casework for ADA compliance. Casework is in decent shape. Typical for classrooms 27, 28, 28.

Recommend removal of existing casework for new, accessible, and more space efficient casework.
E-OTHER BUILDING CONSTRUCTION

Observation #84

LIFE SAFETY - Is fire extinguisher behind door to code?

Recommend relocating fire extinguisher.

Observation #87

ADA COMPLIANCE - Check drinking fountain compliance.

Recommend removal and installation of an ADA compliant drinking fountain.

Observation #94

ADA COMPLIANCE - Drinking fountain not ADA compliant.

Recommend removal and installation of an ADA compliant drinking fountain.
**Observation #126**

OPENINGS – Rubber threshold ramp.

Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.

**Observation #127**

OPENINGS – Rubber threshold ramp.

Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.

**Observation #221**

ADA COMPLIANCE - Urinal not accessible.

Recommend restroom redesign.
Observation #242

ADA COMPLIANCE - Drinking fountain not ADA compliant.

Recommend removal and installation of an ADA compliant drinking fountain.

Observation #276

ADA COMPLIANCE - Handrail in bad condition.

Recommend replacing handrail.
Floor Plan
A-SHELL

Observation #124

WALL FINISHES – Paint in bad condition.

Recommend – Painting the entire building.
Observation #125

SITE DEVELOPMENT – Open access to HVAC/Power/Plumbing.

Recommend adding fencing to secure access to HVAC/Power/Plumbing.
**A-SHELL**

**Observation #99**

OPENINGS - Single pane glazing.

Recommend replacement of windows with more energy efficient systems.

WALL FINISHES – Building needs to be painted.

Recommend painting entire building.

---

**Observation #100**

OPENINGS - Single pane glazing.

Recommend replacement of windows with more energy efficient systems.

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**Observation #101**

OPENINGS - Single pane glazing.

Recommend replacement of windows with more energy efficient systems.
**Observation #103**

OPENINGS - Single pane glazing.
Recommend replacement of windows with more energy efficient systems.

WALL FINISHES – Building needs to be painted.
Recommend painting entire building.

---

**Observation #104**

OPENINGS - Single pane glazing.
Recommend replacement of windows with more energy efficient systems.

WALL FINISHES – Building needs to be painted.
Recommend painting entire building.

---

**Observation #105**

OPENINGS – Window security screens.
Recommend removal and installation of a new metal screen that matches other screens on school site. Keep it consistent.
Observation #108

OPENINGS - Rubber door threshold for ADA compliance.

Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.

Observation #109

OPENINGS - Single pane glazing with a mix of materials used for fill in repairs.

Recommend replacement of windows with more energy efficient systems.

Observation #110

WALL FINISHES - Need paint, typ., all building.

Recommend painting of the entire building.

ROOF COVERINGS - Wood fascia paint is peeling.

Recommend repairs to word fascia and painting.
**Observation #111**

WALL FINISHES - Buildings need paint on all 4 sides... but, keep student artwork?

Recommend painting of the entire building.

**Observation #112**

OPENINGS - Sliding metal door that no longer gets used.

Recommend closing off door (opening) with a newly constructed wall.

WALL FINISHES - Buildings need paint, all 4 sides.

Recommend painting of the entire building.

**Observation #113**

OPENINGS - Single pane glazing.

Recommend replacement of windows with more energy efficient systems.
**Observation #116**

OPENINGS - Single pane glazing throughout building.

Recommend replacement of windows with more energy efficient systems.

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**Observation #117**

OPENINGS - Rubber door threshold for ADA compliance.

Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.

---

**Observation #118**

WALL FINISHES - Restroom building needs fresh coat of paint.

Recommend painting of the entire building.
Observation #119

OPENINGS - Window completely closed off.

Recommend closing off openings with newly constructed walls.

Observation #120

ROOF COVERINGS - Wood fascia deteriorating and needs paint.

Recommend replacement and painting of fascia.

Observation #121

OPENINGS - Single pane glazing. Rubber door threshold for ADA compliance @ doors S4, S3, S1 wall.

Recommend replacement of windows with more energy efficient systems.

Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.

WALL FINISHES - Building needs paint on all sides.

Recommend painting of the entire building.
**Observation #122**

ROOF COVERINGS - Plywood soffits @ ‘S’ building needs paint.
Recommend painting of entire building including soffits.

**Observation #171**

OPENINGS - Single pane glazing.
Recommend replacement of windows with more energy efficient systems.

**Observation #172**

OPENINGS - Single pane glazing.
Recommend replacement of windows with more energy efficient systems.
WALL FINISHES - Building needs paint on all sides.
Recommend painting of the entire building.
**B-INTERIORS**

**Observation #97**

WALL FINISHES – Interior walls are scuffed and scratched.

Recommend painting of all interior corridor walls.

---

**Observation #185**

Photography class wants PC/digital photography lab.

FLOOR FINISHES - Cracks in concrete flooring.

Recommend filling in of cracks and resealing concrete floor.

CEILING FINISHES - Glued on acoustic tile ceiling coming loose.

Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.

OPENINGS - Windows boarded up in the interior of the classroom.

Recommend closing off openings with newly constructed walls.
Observation #191

CEILING FINISHES - Loose acoustic ceiling tiles. Interior exposed to outdoors throughout “vent”?

Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.

Recommend closing off of vent.

Observation #192

Storage

Recommend removal of existing casework for new, accessible, and more space efficient casework.

Observation #193

Storage

Recommend removal of existing casework for new, accessible, and more space efficient casework.
Observation #194

CEILING FINISHES - Acoustic ceiling tile in decent shape but has the potential to end up like many other classrooms.

Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.

FLOOR FINISHES - Good flooring. Risers in room in which there is no accessibility.

Recommend removing risers for accessibility purposes and use wood from existing floors in new system.

Observation #195

FLOOR FINISHES – VCT flooring scuffed and damaged.

Recommend replacement of VCT flooring. Possibly remove VCT down to wood flooring and then sand and reseal wood flooring.

CEILING FINISHES – Glued on ceiling tiles coming loose.

Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.

OPENINGS – Door is scratched up and glazing adjacent to door is covered up.

Recommend repair and painting of door. Recommend closing off openings(adjacent to door) with newly constructed wall.
Observation #196

FLOOR FINISHES – VCT flooring scuffed and damaged.

Recommend replacement of VCT flooring. Possibly remove VCT down to wood flooring and then sand and reseal wood flooring.

Observation #197

FLOOR FINISHES – VCT flooring scuffed and damaged.

Recommend replacement of VCT flooring. Possibly remove VCT down to wood flooring and then sand and reseal wood flooring.
**Observation #198**

CEILING FINISHES - 2x4 ceiling tiles.

Recommend replacing tiles as needed.

FLOOR FINISHES - 12x12 floor tile and base show wear and tear.

Recommend replacement of VCT flooring. Possibly remove VCT down to wood flooring and then sand and reseal wood flooring.

WALL FINISHES - Need paint.

Recommend painting all interior walls.

Comments typical for rooms 55, 56, 57, 58, 59.

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**Observation #201**

CEILING FINISHES - Low ceiling with loose acoustic ceiling tiles.

Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.

Recommend room redesign.
**Observation #202**

CEILING FINISHES - Acoustic ceiling tile looks good but has potential to start coming loose.

Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.

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**Observation #204**

CEILING FINISHES - No purpose for this.

Recommend removal/redesign.
**Observation #205**

FLOOR FINISHES - Painted concrete needs new coat of paint or be stripped down to just raw concrete and then sealed.

Recommend removal of paint from concrete floor and refinish without paint.

WALL FINISHES - Needs paint.

Recommend painting all interior walls.

CEILING FINISHES - Acoustic ceiling tile coming lose.

Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.

---

**Observation #207**

WALL FINISHES - Needs fresh coat of paint.

Recommend repainting all interior walls.
**Observation #208**

**FLOOR FINISHES** - Stains in concrete flooring.
Recommend stain removal and reseal concrete floors.

**CEILING FINISHES** - Roof insulation is ceiling finish. As a shop class, acoustics are bad.
Recommend installation of acoustical panels attached to ceiling and walls.

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**Observation #209**

**OPENINGS** - Glazing on interior room serves little or no purpose.
Recommend no action.

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**Observation #210**

**FLOOR COVERINGS** - Sheet vinyl flooring
Recommend replacing sheet vinyl flooring in-kind.

**CEILING FINISHES** - 2x4 ceiling tile. Looks good in all but 2 locations.
Recommend replacing damaged ceiling finishes.
Observation #219
Recommend no action.

Observation #224
CEILING FINISHES – Loose ceiling tiles.
Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.

Observation #244
CEILING FINISHES - Acoustic ceiling tile loose.
Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.

FLOOR FINISHES - Wood floor needs to be refinished. Base needs repair and paint.
Recommend refinishing wood floors and repairing/painting base.

Typical for room #65, 66, 67, & 68.
Observation #245

FLOOR FINISHES - Wood floor needs to refinished.

Recommend refinishing wood floors and repairing/painting base.

CEILING FINISHES - Acoustic ceiling tile loose.

Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.

Typical in Rooms #60, 61, 62, & 63.

Observation #246

Same as room #60
**D-EQUIPMENT AND FURNISHINGS**

**Observation #188**

Film processing room ADA COMPLIANCE - Need accessible work station and sink.

Recommend room redesign for ADA compliance.

**Observation #190**

LOCKERS - Inconsistent type of lockers.

Recommend removal of lockers for new lockers.

**Observation #206**

BUILT-IN CASEWORK - Needs better system of storage.

Recommend removal of existing casework for new, accessible, and more space efficient casework.

**Observation #274**

BUILT-IN CASEWORK - Casework old and deteriorating.

Recommend removal of existing casework for new, accessible, and more space efficient casework.
Observation #275

BUILT-IN CASEWORK - Casework old and in need of repair.

Recommend removal of existing casework for new, accessible, and more space efficient casework.

Typical in Rooms #60, 61, 62, 63.
E-OTHER BUILDING CONSTRUCTION

**Observation #98**

ADA COMPLIANCE - Drinking fountains not compliant.

Recommend removal and installation of ADA compliant drinking fountains.

**Observation #102**

ADA COMPLIANCE - Drinking fountains not compliant.

Recommend removal and installation of ADA compliant drinking fountains.

**Observation #106**

ADA COMPLIANCE – Rubber threshold ramp.

Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.
Observation #107

ADA COMPLIANCE - Drinking fountains not compliant.
Recommend removal and installation of ADA compliant drinking fountains.

Observation #115

LIFE SAFETY - "Home built" kiln room.
Recommend construction of new kiln room.

Observation #186

ADA COMPLIANCE – (Film Processing) No accessible work station. Threshold between room has a large difference in height.
Recommend classroom redesign.
**Observation #187**

LIFE SAFETY - Useless rooms. Used and a hideout and other "stuff".

Recommend tearing down of small rooms and classroom redesign.

**Observation #189**

ADA COMPLIANCE - Restroom not ADA compliant.

Recommend removal of restroom. Classroom redesign needed for larger, compliant, restroom.

**Observation #203**

ADA COMPLIANCE - Sink not accessible.

Recommend removal of existing casework for new, accessible, and more space efficient casework.

**Observation #273**

ADA COMPLIANCE - Not an accessible sink.

Recommend removal of existing casework for new, accessible, and more space efficient casework.
F-BUILDING SITE WORK

Observation #114

LANDSCAPE - Use to be garden area which instructor would like to have back but need irrigation.

Recommend verification of sprinkler system coverage and adjust as required or installation of additional sprinkler heads.
MEMORANDUM

TO: Jon Anderson
FROM: Tom Duval
DATE: December 23, 2013
PROJECT: El Camino High School
SUBJECT: Master Plan Assessment Report
PROJECT NO.: 131020

Dear Jon,

On December 17th, 2013 I performed an on-site assessment of the mechanical and plumbing systems at El Camino High School with Tom Brennan of SJUSD. Following are our observations:

1. EMS is an antiquated Alerton IBEX system for the whole campus. District wants to change it out to Alerton BacTalk. Can no longer get parts for this old IBEX system.
2. 2-pipe central plant serves much of the campus, 2 1989 boilers and a 2000 chiller. The chiller only runs at 75% of capacity, it needs work or maybe even needs replacement. Boilers are adequate condition.
3. Library and Counseling office (combined building) are fed from the 2-pipe system and have big comfort problems due to poor zoning and also because they put a Computer Lab in the Library and the small unit ventilator which serves it is way undersized. This is a big issue and needs correcting.
4. Most classroom wings have floor mounted unit ventilators, a couple wings have gas/elec rooftop units. This equipment is about 2000, so about 13 years old. This equipment will generally last 15-18 years with good maintenance. New packaged gas/elec units are much more energy efficient than these 2000 packaged units and this should be factored into the District’s equipment replacement decisions.
5. Room 59 gas/elec rooftop unit needs replacing.
6. Metal Shop has a cooling only rooftop unit which is in poor condition, and a couple of gas unit heaters. All this equipment is bad and needs replacing with a gas/elec rooftop unit.
7. Portable A10 has two gas Bard units not on the EMS, District wants them put on the EMS.
8. Admin Office and Cafeteria (adjointed) are served by two gas/elec rooftop units and there are some zoning/comfort problems which need to be corrected. The larger rooftop unit is in poor condition and needs to be replaced.
9. There are 2 1990 boilers serving the Locker Room heating-only rooftop units and the Small Gym heating-only rooftop unit. These boilers are in “okay” condition. The rooftop units are getting pretty old and should probably be replaced. There are 3 domestic hot water heaters in this boiler room too, they appear in good shape.
10. The Large Gym has been taken off the above boiler system and replaced with a new Trane gas heat rooftop unit, no cooling, with new rooftop ductwork and new DuctSox air distribution inside the Gym. This system was recently completed so the Large Gym is good. District would like to do the same for the Small Gym and Locker Rooms and get rid of this boiler system altogether.

11. Bathroom plumbing fixtures are in good condition, recently renovated.

12. Pool boiler is a 2001 Raypak, has problems, possibly needs replacement. Pool pump needs replacement.
MEMORANDUM

TO: JON ANDERSON
FROM: DANNY MCKEVITT
DATE: DECEMBER 20, 2013
PROJECT: SJUSD SITE ASSESSMENTS
SUBJECT: ASSESSMENT REPORT
PROJECT NO.: 14-008

EL CAMINO HIGH SCHOOL

El Camino HS is serviced by six separate utility services. The original campus service is 1200A at 120/208V and is the original switchboard and new SMUD gear. The switchboard is over 50 years old and likely at the end of it’s serviceable life, other gear in this room varies in age. Service #2 is 1000A 120/208V and installed in 2004, and in like new condition. These two services are located in dedicated rooms with adequate clearance. Service #3 is 1200A 277/480V, located in an HVAC yard and services only mechanical equipment, and is in newer condition. Another service in back of the campus is turned off, but the SMUD transformer is active. Some of the original panels located around the campus remain in use, but most of the gear observed is relatively new and in good condition. Observed surge suppression devices with very long leads. There is a very significant amount of exposed conduit and surface raceway on this campus. Shops and labs were observed with cord reels in good condition.

Parking lot lighting in separate faculty and student lots consists of SMUD HID pole lights on wood poles; the owner pays directly to the utility for use of these lights. Building mounted lights are either HID or CFL, many with damaged and “yellowed” lenses; these lights are not cut-off. Exterior lighting is controlled by time clock. The original fluorescent lighting varied in condition from fair to poor; these older fixtures have been retrofitted with electronic ballasts and T8 lamps somewhat recently. Corridors are over lit with too many ‘wraparound’ fixtures, and no way to multi-level switch. Relatively new surface 2x4 fixtures have been installed in admin, and newer fixtures have been installed the gym (T5HO) and cafeteria (T8). Gym includes a Wattstopper LCP, no occupancy sensors in gym or cafeteria. Occupancy sensors observed in most classrooms, but not in hallways or library. Exit lights are in decent condition throughout the campus, many EM lights are fairly old but functional.
# San Juan Unified School District

## Measure N Assessment

### El Camino High School

### December 16, 2013

<table>
<thead>
<tr>
<th>Scope</th>
<th>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.</th>
<th>Efficiency: 4 - Very efficient, 3 - Efficient, limited upgrade, 2 - Somewhat efficient, upgrade, 1 - Very inefficient, upgrade and/or replacement, 0 - Inefficient, replace.</th>
<th>Urgency: 3-Critical, 2-Urgent, not critical, 1-Moderate, recommended, 0-Not necessary</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Utility Service, Main Switchboard</td>
<td>2.0</td>
<td>N/A</td>
<td>1.0</td>
<td>6 SMUD services, #1 - original service 120/208V, 50+ yrs, #2 - 120/208V &lt;10 yrs, #3 Mech 277/480V &lt;15 yrs</td>
</tr>
<tr>
<td>Distribution Panels, Panels, Transformers</td>
<td>3.0</td>
<td>N/A</td>
<td>1.0</td>
<td>Some original gear 50+ years in use, newer gear &lt;15 years throughout campus.</td>
</tr>
<tr>
<td>Receptacles / Branch Circuiting</td>
<td>2.0</td>
<td>N/A</td>
<td>1.0</td>
<td>Lots of exposed conduit and surface raceway, cord reels in shops and labs</td>
</tr>
<tr>
<td><strong>Weighted Average Score:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Power Distribution System</strong></td>
<td><strong>2.4</strong></td>
<td><strong>N/A</strong></td>
<td><strong>1.0</strong></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>1.7</td>
<td>1.3</td>
<td>SMUD cobra heads on wood poles</td>
</tr>
<tr>
<td>Building Exterior Lighting</td>
<td>2.0</td>
<td>2.0</td>
<td>1.3</td>
<td>wallpacks, HID/CFLs at canopy with yellow lens, not cut-off.</td>
</tr>
<tr>
<td>Interior Light Fixtures</td>
<td>2.0</td>
<td>2.3</td>
<td>1.3</td>
<td>Older fixtures (mostly wraps, some 2x4s) in various condition - T8s. Too many fixtures in hallways, hard to remove lens at wraps. New fixtures in gym (T5HO) and cafeteria (T8)</td>
</tr>
<tr>
<td>Lighting Controls</td>
<td>1.3</td>
<td>1.3</td>
<td>2.0</td>
<td>Occupancy sensors at most classrooms, Wattstopper LCP at gym, no sensors in hallways, library/computer lab, wall mounted occ sensors at some private offices.</td>
</tr>
<tr>
<td>Emergency Egress</td>
<td>3.0</td>
<td>N/A</td>
<td>0.7</td>
<td>LED exit signs, older but functional EM lights</td>
</tr>
<tr>
<td><strong>Weighted Average Score:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Lighting &amp; Controls</strong></td>
<td><strong>1.6</strong></td>
<td><strong>1.9</strong></td>
<td><strong>1.5</strong></td>
<td></td>
</tr>
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</table>