The foundation of all the work done at Encina is the ‘BIG IDEA’—all Encina graduates are academically qualified and intellectually prepared to succeed at a four-year university.
Encina High School

Description:
Year built: 1959
Total Square Feet of Floor Space: 152,868
Acres: 40

Address:
1400 Bell Street Sacramento, CA 95825

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:
- Encina_2013_A (Physical Assessment Report)
- Encina_2013_B (Physical Assessment Report)
- Encina_2013_Overall (Physical Assessment Report)
- Encina_Overall (Physical Assessment Report)
- Encina_Q1 (Physical Assessment Report)
- Encina_Q2 (Physical Assessment Report)
- Encina_Q3 (Physical Assessment Report)
- Encina_Q4 (Physical Assessment Report)
A-SHELL

Observation #35
ROOF COVERINGS - "Shade structure" is rusting.
Recommend rust removal and painting of structure with rust resistant paint.

Observation #37
ROOF COVERINGS - "Shade structure" is rusting.
Recommend rust removal and painting of structure with rust resistant paint.
C-SERVICES

Observation #43

Old central plant.

Recommend upgrading power equipment to more energy efficient systems.
F-BUILDING SITE WORK

Observation #1

HARDSCAPE - Tennis court paving uneven and cracked. Cracks have weeds growing out of them.

Recommend replacing tennis courts.

Observation #2

SITE DEVELOPMENT - Traffic control gate needs replacement.

Recommend replacing traffic control gate.

Observation #3

HARDSCAPE - Blacktop badly cracked.

Recommend removal and replacement of all asphalt paving in “play” area.
Observation #27
LANDSCAPE - Lawn has patches of healthy grass and many others of dead areas.
Recommend verification of sprinkler system coverage and adjust as required or installation of additional sprinkler heads.

Observation #28
HARDSCAPE - Paving in walkway cracked.
Recommend replacement of site concrete.

Observation #29
HARDSCAPE - Cracks and ponding in parking lot.
Recommend removal of asphalt paving, regarding, and installation of new asphalt paved parking lot with appropriate drainage.
Observation #30

SITE DEVELOPMENT - Trash enclosure not secure.

Recommend construction of a more secure trash enclosure.

Observation #31

HARDSCAPE - Concrete to asphalt transition. Asphalt deteriorating.

Recommend replacing asphalt paving with concrete.

Observation #34

SITE DEVELOPMENT - Common fence line with neighbors.

Recommend installation of school site fence or CMU wall at property line.
Observation #36

HARDSCAPE - Asphalt has cracks in many locations.
Recommend removal of asphalt paving, regarding, and installation of new asphalt paved parking lot with appropriate drainage.

Observation #38

SITE DEVELOPMENT - Out building for storage.
Recommend removal. DSA #?
Recommend replacing temporary storage building with permanent structure.

Observation #39

SITE DEVELOPMENT - 2 out buildings for storage.
Recommend replacing temporary storage building with permanent structure.
Observation #40

HARDSCAPE - Asphalt has cracks in many locations.

Recommend removal of asphalt paving, regarding, and installation of new asphalt paved parking lot with appropriate drainage.

Observation #42

SITE DEVELOPMENT - Need trash enclosure.

Recommend construction of a secure trash enclosure.

Observation #44

LANDSCAPE - Lawn has patches of healthy grass and many others of dead areas.

Recommend verification of sprinkler system coverage and adjust as required or installation of additional sprinkler heads.
Observation #45

SITE DEVELOPMENT - 3 out buildings for storage.

Recommend removal. DSA #?

Recommend replacing temporary storage building with permanent structure.
Site Plan
F-BUILDING SITE WORK

Observation #4

ATHLETIC STRUCTURES - Storage. Typical of all 3 buildings along fence line.
Recommend replacing temporary storage building with permanent structure

Observation #5

ATHLETIC STRUCTURES - Storage. Typical of all 3 buildings along fence line.
Recommend replacing temporary storage building with permanent structure.

Observation #6

SITE DEVELOPMENT - DG track in bad shape. Curbs have cracks and chunks missing. Water is ponding on track.
Recommend replacement of track and curb. Replace in-kind.
**Observation #7**

SITE DEVELOPMENT - Long jump in bad condition.
Recommend replacement of long jump.

![Image of long jump]

**Observation #8**

ATHLETIC STRUCTURES - Bleachers are in good condition but have not companion seating. No access to bleachers.
Recommend providing access to bleachers.

![Image of bleachers]

**Observation #9**

SITE DEVELOPMENT - Fence line is only at locations between relocate blue building of other school site.
Recommend no action.

**Observation #10**

SITE DEVELOPMENT - DG track in bad shape. Track has grass and weeds growing in it.
Recommend replacement of track and curb. Replace in-kind.

![Image of DG track]
Observation #11

SITE DEVELOPMENT - Fence at property line not secure and deteriorating.

Recommend installation of new fencing and security camera to monitor ins and outs.

Observation #12

LANDSCAPE - Field in bad condition; uneven and patchy.

Recommend regarding and re-seeding of field.

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

Observation #13

SITE DEVELOPMENT - Baseball field fencing in bad condition.

Recommend fence removal and replacement.

LANDSCAPE - Lawn of baseball field patchy and uneven.

Recommend verification of sprinkler system coverage and adjust as required or installation of additional sprinkler heads.
Observation #14

SITE DEVELOPMENT - Fencing at property line deteriorating. Some double fence lines.

Recommend replacement of fencing at property line.

Observation #15

LANDSCAPE - Lawns are in bad condition.

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

Observation #16

ATHLETIC STRUCTURES - Bleachers not accessible.

Recommend replacement if used and provide accessible path of travel. If not, remove.
Observation #17

ATHLETIC STRUCTURES - Backstop not used and in bad condition.

Recommend replacement if used. If not, remove.

Observation #18

ATHLETIC STRUCTURES - Backstop not used and in bad condition.

Recommend replacement if used. If not, remove.

Observation #19

HARDSCAPE - Old parking lot which isn't used has weeds growing out from the asphalt.

Recommend no action at this time. Study how to better utilize this portion of the site.
**Observation #20**

LANDSCAPE - Baseball field in horrible condition. Grass is dead.

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

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**Observation #21**

ATHLETIC STRUCTURES - Bleachers are not accessible.

Recommend replacement if used and provide accessible path of travel. If not, remove.

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**Observation #22**

LANDSCAPE - Dead lawn area.

Recommend verification of sprinkler system coverage and adjust as required or installation of additional sprinkler heads.
Observation #23

ATHLETIC STRUCTURE - Snack bar with no accessible counter. DSA#?

Recommend removal and construction of new snack bar/restroom/storage facility.

Observation #24

ATHLETIC STRUCTURES - Storage building. Not accessible. DSA #?

Recommend removal and construction of new snack bar/restroom/storage facility.

Observation #25

HARDSCAPE - Cracks in asphalt play surface.

Recommend replacing asphalt paving in-kind.
Observation #26

HARDSCAPE - Slope at property line.

Recommend regarding and construct retaining wall.
**A-SHELL**

**Observation #47**

OPENINGS - Metal screen over single pane windows.

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

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**Observation #48**

OPENINGS - Door thresholds at B1 and B2.

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

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**Observation #49**

WALL FINISHES - Paint peeling.

Recommend existing paint removal and painting all exterior walls.
Observation #50

STRUCTURE - Post needs paint.
Recommend existing paint removal and painting all exterior posts

Observation #51

OPENINGS - Single pane glazing with metal screen in one location. Drop off after exiting door.
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 panels with a more suitable, weather resistant, material.

Observation #52

OPENINGS - Single pane glazing. Lower panels in-filled.
Recommend replacement of windows with more energy efficient systems.
Recommend replacement of panels with a more suitable, weather resistant, material.
Observation #54

ROOF COVERINGS - Paint on gutter is peeling.

Recommend existing paint removal and painting all gutters.

Observation #55

OPENINGS - Single pane glazing.

Recommend replacement of windows with more energy efficient systems.

Observation #56

WALL FINISHES - Painting needed on entire campus.

Recommend existing paint removal and painting all exterior walls.
**Observation #58**

OPENINGS - Single pane glazing.

Recommend replacement of windows with more energy efficient systems.

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**Observation #59**

ROOF COVERINGS - Gutter overflow. Is this the best system?

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**Observation #60**

OPENINGS - Rubber door thresholds at doors; C6, C5, C4, C3, C2, C1.

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

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**Observation #61**

ROOF COVERINGS - Gutter overflow. Is this the best system?
Observation #62

OPENINGS - Single pane glazing.

Recommend replacement of windows with more energy efficient systems.

Observation #63

OPENINGS - Rubber threshold at doors; D1, D2, D3, D4, D5.

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

Observation #65

OPENINGS - Single pane glazing with metal covers.

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 #67

OPENINGS - Single pane glazing with some panel filled in.
Recommend replacement of windows with more energy efficient systems.
Recommend replacement of panels with a more suitable, weather resistant, material.

Observation #69

OPENINGS - Single pane windows. Some windows with metal screen over them.
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 #70

OPENINGS - Doors with rubber thresholds at doors; E4, E3, E2, E1.
Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.
Observation #71
ROOF COVERINGS - Gutter overflow. Is this the best system?

Observation #72
ROOF COVERINGS - Gutter overflow. Is this the best system?

Observation #73
OPENINGS - Single pane glazing with metal screens in various locations.

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 #74**

OPENINGS - Rubber thresholds at doors; F5, F4, F3, F2, F1.

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

**Observation #75**

OPENINGS - Rubber threshold at door.

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

**Observation #76**

OPENINGS - Single pane windows. Some with metal grates on interior side.

Recommend removal and installation of a new metal screen that matches other screens on school site. Keep it consistent.
**Observation #127**

STRUCTURE - Bent beam.

Recommend straightening portion of structure that is bent.

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**Observation #128**

SITE UTILITIES - Better protect pipe.

Recommend installation of cage to better protect pipe.

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**Observation #129**

OPENINGS - Single pane glazing. Not an issue if this is a garage and roll-up doors are consistently open.

Recommend replacement of windows with more energy efficient systems.
Observation #130

OPENINGS - Single pane glazing.

Recommend replacement of windows with more energy efficient systems.

Observation #131

OPENINGS - Rubber thresholds at doors; F6, F2, F2C.

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

Observation #193

Book storage.

CEILING FINISHES - Glued on acoustic ceiling tiles in which some look to be coming loose.

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

Observation #194

WALL FINISHES - Wood paneling on 2 walls.

Recommend no action of wood paneling is on good condition.

CEILING FINISHES - Glued on acoustic ceiling tiles in which some look to be coming loose.

Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.
Observation #195

Typical Classroom at all Classroom Wings unless noted otherwise;

FLOOR FINISHES - 12x12 VCT. Very worn and stained.

Recommend replacement of all VCT flooring.

WALL FINISHES - Need paint.

Recommend patch and paint of all interior walls.

CEILING FINISHES - Glued on acoustic ceiling tile.... coming loose in multiple locations.

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

Observation #196

SEE C-WING

+ Electrical drops for computers

Recommend no action or run power along ground and remove poles.
Observation #224

FLOOR FINISHES - 12x12 VCT flooring.
Recommend replacement of all VCT flooring.

WALL FINISHES - Some walls full wood paneling and others wood panel wainscot.
Recommend no action of wood paneling is on good condition.
Recommend patch and paint of all interior (non-wood panel) walls.

CEILING FINISHES - 12x12 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 #225

FLOOR FINISHES - Mix of carpet and VCT of various colors
Recommend replacement of all VCT and carpet flooring.

WALL FINISHES - Mix of wood siding, full wall and wainscot, and gyp wall.
Recommend no action of wood paneling is on good condition.
Recommend patch and paint of all interior (non-wood panel) walls.

CEILING FINISHES - Mix of glue on acoustic ceiling tile and hard lid.
Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling. Recommend painting hard-lid ceilings.
Observation #226

FLOOR FINISHES - Cracked concrete.

Recommend filling cracks and resealing concrete.

Observation #227

DENTISTRY CLASSROOM CEILING FINISHES - Glued on acoustic ceiling tile... coming loose in multiple locations.

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

Observation #228

DENTISTRY LAB CEILING FINISHES - Glued on acoustic ceiling tile... coming loose in multiple locations.

Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling. Recommend painting hard-lid ceilings.
Observation #229

FLOOR FINISHES – Patchwork ceramic tile. 1/2" squares and 1" squares.
Recommend replacement of ceramic tiles in-kind.
Recommend restroom redesign for ADA compliance.
WALL FINISHES – Patchwork ceramic tile. 1/2" squares and 1" squares wainscot.
Recommend replacement of ceramic tiles in-kind.

Observation #246

E-1 & E-4 SEE C-WING
Typical Classroom at all Classroom Wings unless noted otherwise;
FLOOR FINISHES - 12x12 VCT. Very worn and stained.
Recommend replacement of all VCT flooring.
WALL FINISHES - Need paint.
Recommend patch and paint of all interior walls.
CEILING FINISHES - Glued on acoustic ceiling tile... coming loose in multiple locations.

Observation #247

SEE C-WING
Typical Classroom at all Classroom Wings unless noted otherwise;
FLOOR FINISHES - 12x12 VCT. Very worn and stained.
Recommend replacement of all VCT flooring.
WALL FINISHES - Need paint.
Recommend patch and paint of all interior walls.
CEILING FINISHES - Glued on acoustic ceiling tile... coming loose in multiple locations.
C-SERVICES

Observation #175

DOMESTIC PLUMBING - Hot/cold water pipes exposed.
Recommend relocation of domestic plumbing onto roof.

Observation #197

LINE VOLTAGE - Distribution of power via power drop poles.
Recommend no action.
**D-EQUIPMENT AND FURNISHINGS**

**Observation #243**

BUILT-IN CASEWORK - Casework old and at some stage of deterioration.

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

**Observation #244**

Typical Classroom at all Classroom Wings unless noted otherwise;

BUILT-IN CASEWORK - Casework in classrooms is old and in most cases deteriorating... Not ADA compliant.

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

**Observation #245**

SEE C-WING

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

**Observation #249**

BUILT-IN CASEWORK - Casework old, deteriorating, and not enough for storage.

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

**Observation #260**

SEE C-WING

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

Observation #46

ADA COMPLIANCE – Non-compliant drinking fountains.

Recommend removal and installation of ADA compliant drinking fountains.

Observation #248

ADA COMPLIANCE - Non-complaint wash basin and sink.

Recommend removal and installation of an ADA compliant sink and wash basin.
**F-BUILDING SITE WORK**

**Observation #32**

HARDSCAPE - Cracks in paving

Recommend removal of site concrete and replace in-kind.

**Observation #33**

OPENINGS - Fence needs paint.

Recommend removal of existing paint and repaint.

**Observation #41**

SITE DEVELOPMENT - Glazing at gated entry.

Recommend removal of glazing and replace with similar metal structure at gates.
**Observation #53**

LANDSCAPE - Dry lawn. Space not utilized.

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

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**Observation #57**

HARDSCAPE - Cracks in asphalt and concrete paving.

Recommend removal of asphalt and concrete and replace all with concrete.

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**Observation #64**

SITE DEVELOPMENT - Area between back of classrooms fenced off at both ends.

Recommend removal of fence to better utilize nicely landscaped area. If site chooses only to utilize space for small periods of time remove chain link fence and install wrought iron fencing to match existing fencing on site.
**Observation #66**

LANDSCAPE - Grass dying.

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

**Observation #68**

HARDSCAPE - Concrete and asphalt paving cracking and deteriorating.

Recommend removal of asphalt and concrete and replace all with concrete.

SITE DEVELOPMENT - Fencing around bike storage.

Recommend replacing chain link fencing in-kind.

**Observation #77**

HARDSCAPE - Cracks and patchwork fixes in paved walkways throughout.

Recommend removal of existing concrete in install new concrete in-kind.
Observation #132

SITE DEVELOPMENT - Storage buildings.

Recommend removal. DSA #?

Recommend replacing temporary storage building with permanent structure.
A-SHELL

Observation #168

OPENINGS - Single pane glazing. Metal screen over windows. Air conditioning unit in window.

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

Observation #172

STRUCTURE – Relocatable

Recommend no action.

Observation #173

WALL FINISHES - At most; this entire area (ECE) just could use a fresh coat of paint.

Recommend painting.
Observation #192

FLOOR FINISHES - VCT flooring in bad condition.
Recommend replacing VTC flooring.

Observation #233

FLOOR FINISHES - Carpet and VCT flooring with minor staining.
Recommend replacing VTC flooring and carpeting.

Observation #234

See Observation #233
Observation #235

FLOOR FINISHES - Sheet vinyl worn and stained.
Recommend replacement of sheet vinyl.

WALL FINISHES - FRP stained.
Recommend replacement of FRP.

CEILING FINISHES - 2x4 ceiling tiles stained and/or deteriorating.
Recommend replacement of ceiling tiles.

Observation #236

FLOOR FINISHES - Sheet vinyl worn and stained.
Recommend replacement of sheet vinyl.

WALL FINISHES - FRP stained.
Recommend replacement of FRP.

CEILING FINISHES - 2x4 ceiling tiles stained and/or deteriorating.
Recommend replacement of ceiling tiles.
**Observation #237**

FLOOR FINISHES - Carpet and VCT flooring with minor staining.

Recommend replacement of Carpet and VCT flooring if stains are unable to be removed.

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**Observation #238**

FLOOR FINISHES - Sheet vinyl worn and stained.

Recommend replacement of sheet vinyl.

WALL FINISHES - FRP stained.

Recommend replacement of FRP.

CEILING FINISHES - 2x4 ceiling tiles stained and/or deteriorating.

Recommend replacement of ceiling tiles.
Observation #239

FLOOR FINISHES - Minor staining on VCT and carpet.
Recommend replacement of sheet vinyl.

WALL FINISHES - FRP stained.
Recommend replacement of FRP.

CEILING FINISHES - 2x4 ceiling tiles are stained in multiple locations.
Recommend replacement of ceiling tiles.

Observation #240

FLOOR FINISHES - Sheet vinyl worn and stained.
Recommend replacement of sheet vinyl.

WALL FINISHES - FRP stained.
Recommend replacement of FRP.

CEILING FINISHES - 2x4 ceiling tiles stained and/or deteriorating.
Recommend replacement of ceiling tiles.
Observation #241

SEE P2
E-OTHER BUILDING CONSTRUCTION

Observation #167

ADA COMPLIANCE - Rubber door threshold for ADA compliance. No accessible counter.

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

Recommend redesign to provide an accessible service counter.

Observation #169

ADA COMPLIANCE - 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 #174

ADA COMPLIANCE - Drinking fountain non-compliant.

Recommend installation of compliant drinking fountain.
**Observation #242**

**ADA COMPLIANCE - Drinking fountain not ADA compliant.**

Recommend installation of compliant drinking fountain.

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**Observation #250**

**ADA COMPLIANCE - Sinks not ADA compliant.**

Recommend removal and installation of compliant casework w/sinks.
**F-BUILDING SITE WORK**

**Observation #137**

HARDSCAPE - Ponding in walkway.

SITE UTILITIES - Ponding of water due to irrigation problems.

Recommend installation of an area drain.
Floor Plan
Observation #79

OPENINGS - Thresholds at doors; G1, G2, G3.

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

Observation #80

ROOF COVERINGS - Gutter overflow drain. Is this the best system?

Observation #81

OPENINGS - Single pane glazing and some windows with metal mesh screens.

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 #82

OPENINGS - Single pane glazing and some windows with metal mesh screens. Some panes are filled in.

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 panels with a more suitable, weather resistant, material.

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Observation #85

OPENINGS - Thresholds at doors; H4, H3, H2, H1.

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

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Observation #86

OPENINGS - Single pane glazing and some windows with metal mesh screens.

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 #87

OPENINGS - Thresholds at doors; J5, J4, J3, J2, J1.

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

Observation #88

OPENINGS - Single pane glazing and some windows with metal mesh screens.

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 #89

ROOF COVERINGS - Gutter overflow drain. Is this the best system?
Observation #91

OPENINGS - Single pane glazing and some windows with metal mesh screens.
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 #92

OPENINGS - Single pane glazing and some windows with metal mesh screens.
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 #95

OPENINGS - Single pane glazing
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 #96
OPENINGS - Thresholds at doors; L1, L2, L3, L4, L5.
Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.

Observation #97
OPENINGS - Single pane glazing and some windows with metal mesh screens.
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 #98
OPENINGS - Thresholds at doors; N1, N2, N3, N4, N5.
Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.
Observation #100

OPENINGS - Door threshold trip hazard.
Recommend replacing concrete walk.

Observation #101

OPENINGS - Single pane glazing and some windows with metal mesh screens.
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 #102

OPENINGS - Single pane glazing and some windows with metal mesh screens.
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 #104

OPENINGS - Single pane glazing and some windows with metal mesh screens.

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 #105

OPENINGS - Thresholds at doors O1-O6.

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

Observation #106

OPENINGS - Single pane glazing and some windows with metal mesh screens and filled in window panes.

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 #107

OPENINGS - Thresholds at doors; Q1-Q5.

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 and some windows with metal mesh screens.

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 #112

OPENINGS – Girl’s restroom door threshold is a trip hazard.

Recommend replacement of concrete walk.
Observation #115
ROOF COVERINGS – Loose metal.
Recommend re-attachment.

Observation #117
OPENINGS - Single pane glazing and some windows with metal mesh screens.
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 #118
P1, P2, P3, P4.
Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.
Observation #119

OPENINGS - Single pane glazing.

Recommend replacement of windows with more energy efficient systems.

Observation #121

OPENINGS - Single pane glazing and some windows with metal mesh screens.

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 #122

K1, K2.

Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.
Observation #123

OPENINGS - Single pane glazing and some windows with metal mesh screens.

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 #125

I2, I1.

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

Observation #126

OPENINGS - Single pane glazing and some windows with metal mesh screens.

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 #133**

OPENINGS - Single pane glazing.

Recommend replacement of windows with more energy efficient systems.

**Observation #134**

OPENINGS - Thresholds at doors; G1C, G1, G2, G3.

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

**Observation #135**

OPENINGS - Single pane glazing and some windows with metal mesh screens.

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 #136

Old central plant.

Recommend upgrading power equipment to more energy efficient systems.

Observation #220

OPENINGS - Single pane glazing.

Recommend replacement of windows with more energy efficient systems.
**B-INTERIORS**

**Observation #198**

FLOOR FINISHES - Cracks in concrete flooring.

Recommend filling in the cracks in the concrete and resealing.

**Observation #199**

FLOOR FINISHES - VCT in bad condition.

Recommend replacement of VCT flooring.

**Observation #200**

FLOOR FINISHES - Cracks and stains in concrete flooring.

Recommend filling in the cracks in the concrete, resurfacing, and resealing concrete.

WALL FINISHES - Needs paint.

Recommend painting walls.

CEILING FINISHES - Acoustical treatment deteriorating.

Recommend replacing acoustical treatment in-kind.
Observation #201

KILN ROOM FLOOR FINISHES - Cracks in concrete flooring.
Recommend filling in the cracks in the concrete and then resealing floor.

WALL FINISHES - Walls need a fresh coat of paint.
Recommend painting interior walls.

Observation #202

FLOOR FINISHES - Very old carpet.
Recommend replacing carpet.

Observation #203

SEE C-WING
Observation #204

FLOOR FINISHES - Asbestos tile.

Recommend replacing with carpet, non-asbestos tile, or sheet vinyl along with rubber base.

Observation #206

SEE C-WING

Observation #207

SEE C-WING

Observation #209

SEE C-WING

Observation #211

SEE C-WING

Observation #212

SEE C-WING
**Observation #214**

Typical P wing science classroom.

FLOOR FINISHES - Worn and stained VCT.

Recommend replacing VCT flooring.

CEILING FINISHES - Glued on acoustic ceiling tile looks to be coming loose in a couple locations.

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

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**Observation #215**

FLOOR FINISHES - VCT flooring worn and stained in science storage room.

Recommend replacing VCT flooring.
**Observation #217**

CEILING FINISHES - Glued on acoustic ceiling tiles look to be loose in a few instances.

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

**Observation #218**

FLOOR FINISHES - Cracks in concrete flooring.

Recommend filling in the cracks in the concrete and then resealing floor.

**Observation #219**

FLOOR FINISHES - Cracks in concrete flooring.

Recommend filling in the cracks in the concrete and then resealing floor.

**Observation #221**

Same as K-1.

**Observation #222**

See K-1.
**Observation #223**

Same as K-1 (exception).

FLOOR FINISHES - Concrete flooring.

Recommend refinishing concrete floor.
C-SERVICES

Observation #255

DOMESTIC PLUMBING - Saw no floor drain for emergency shower.

Recommend installing floor drain.
D-EQUIPMENT AND FURNISHINGS

**Observation #256**

BUILT-IN CASEWORK - Casework old and deteriorating.

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

**Observation #258**

BUILT-IN CASEWORK - Casework is deteriorating.

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

**Observation #261**

SEE C-WING

**Observation #262**

SEE C-WING

**Observation #263**

SEE C-WING

**Observation #264**

SEE C-WING

**Observation #265**

SEE C-WING

**Observation #266**

SEE C-WING
E-OTHER BUILDING CONSTRUCTION

Observation #84

ADA COMPLIANCE – Drinking fountains not compliant.
Recommend removal and installation of an ADA compliant drinking fountain.

Observation #94

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

Observation #99

ADA COMPLIANCE - Drinking fountains not compliant.
Recommend removal and installation of an ADA compliant drinking fountain.
Observation #108
ADA COMPLIANCE - Accessible drinking fountains.
Recommend no action.

Observation #124
ADA COMPLIANCE - Drinking fountains not compliant.
Recommend removal and installation of an ADA compliant drinking fountain.

Observation #205
ADA COMPLIANCE - Accessible urinal inside restroom stall?
Recommend restroom redesign.
Observation #208
ADA COMPLIANCE - Not an ADA compliant restroom.
Recommend restroom redesign.

Observation #210
ADA COMPLIANCE - Not an ADA compliant restroom.
Recommend restroom redesign.

Observation #216
ADA COMPLIANCE - Looks ADA compliant. Confirm.
Recommend no action if compliant.

Observation #254
ADA COMPLIANCE - Saw no accessible work station.
Recommend installation of an ADA compliant work station.
Observation #257
ADA COMPLIANCE - Sink compliance? Drinking fountain is not ADA compliant.
Recommend removal and installation of an ADA compliant drinking fountain and sink.

Observation #259
ADA COMPLIANCE - No accessible work station.
Recommend installation of an ADA compliant work station.
F-BUILDING SITE WORK

Observation #78
HARDSCAPE - Concrete walkway cracking.
Recommend removal of existing walkway and replace in-kind.

Observation #83
HARDSCAPE - Concrete and asphalt paving cracked and deteriorating. Guardrail a prevent trip hazard where asphalt has sunken.
Recommend removal of site asphalt and concrete and replace with all concrete; possibly with planter boxes.

Observation #90
LANDSCAPE - Nicely landscaped area not utilized.
Recommend no action.
Observation #93

HARDSCAPE - Concrete and asphalt paving cracked and deteriorating. Guardrail a prevent trip hazard where asphalt has sunken.

Recommend removal of site asphalt and concrete and replace with all concrete; possibly with planter boxes.

Observation #103

HARDSCAPE - Concrete and asphalt paving cracked and deteriorating. Guardrail a prevent trip hazard where asphalt has sunken.

Recommend removal of site asphalt and concrete and replace with all concrete; possibly with planter boxes.

Observation #110

HARDSCAPE - Concrete walkway deteriorating.

Recommend removal of concrete and replace in-kind.
Observation #111
HARDSCAPE - Concrete walkway deteriorating.
Recommend removal of concrete and replace in-kind.

Observation #113
LANDSCAPE – Lawn is dead.
Recommend verification of sprinkler system coverage and adjust as required or installation of additional sprinkler heads.

Observation #114
Landscape – No landscape.
Recommend no action or install plants.

Observation #116
Observation #120

SITE DEVELOPMENT – Handrails needed?

Recommend verification of need for handrails. If needed; install.

Observation #176

LANDSCAPE - Pond and what looks to be a rock waterfall not being used.

Recommend no action.
A-SHELL

Observation #138

WALL FINISHES – Faded paint.

Recommend painting exterior walls.

Observation #140

OPENINGS – Rubber door threshold ramp.

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

Observation #141

OPENINGS – Rubber door threshold ramp.

Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.
Observation #143

WALL FINISHES – Faded paint.
Recommend painting exterior walls.

Observation #144

OPENINGS – Rubber door threshold ramp at; T3, T4, & T5.
Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.

Observation #145

OPENINGS – Rubber door threshold ramp.
Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.
**Observation #146**

OPENINGS – Service corridor door.

Recommend – Making doorway/opening larger (if possible).

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**Observation #147**

OPENINGS – Kalwall.

Recommend no action.

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**Observation #148**

OPENINGS – Rubber door threshold ramp.

Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.
**Observation #149**

OPENINGS – Single pane glazing with metal security screens.

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.

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**Observation #150**

OPENINGS - All gym doors with rubber threshold ramps.

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**

WALL FINISHES – Faded paint.

Recommend painting exterior walls.
**Observation #152**

OPENINGS – Rubber door 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 #154**

WALL FINISHES – Building wall has been repainted due to graffiti making it two-toned.

Recommend using this as a new paint theme; A two colored building for the purposes of ongoing graffiti repairs.

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**Observation #155**

OPENINGS – Rubber door threshold ramp. All T6 doors.

Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.
Observation #156
WALL FINISHES – Paint of walls is stained.
Recommend painting of all exterior walls.

Observation #157
OPENINGS – Rubber door threshold ramp.
Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.

Observation #158
ADA COMPLIANCE – Drinking fountain aged.
Recommend installation of new drinking fountain.
Observation #160

OPENINGS – Rubber door threshold ramp.

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

Observation #162

OPENINGS – Rubber door threshold ramp.

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

Observation #163

OPENINGS – Rubber door threshold ramp.

Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.
Observation #166

OPENINGS – Single pane glazing throughout building. Filled in bottom panels.

Recommend replacement of windows with more energy efficient systems.

Recommend replacement of panels with a more suitable, weather resistant, material.

Observation #170


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 replacement of panels with a more suitable, weather resistant, material.

Observation #171

No Action.
Observation #230

No Action.
B-INTERIORS

Observation #177

FLOOR FINISHES - Concrete floors underneath padding.

Recommend no action.

WALL FINISHES - Concrete walls with acoustical treatment in a couple locations. Walls need paint.

Recommend painting interior walls and adding acoustical panels if needed.

CEILING FINISHES – A mix of 12x12 glued on ceiling tiles.

Recommend replacing glued on acoustical ceiling tiles.

Observation #178

FLOOR FINISHES - Shuffleboard flooring.

Recommend refinish floor.
Observation #182

FLOOR FINISHES - Cracks in concrete floors. Stained flooring in restroom/shower areas.
Recommend filling in cracks and refinishing concrete floors.

WALL FINISHES - Ceramic tile stained in restroom/shower areas.
Recommend replacing ceramic tiles in-kind.

CEILING FINISHES - No acoustical treatment.
Recommend installation of acoustical treatment on locker room ceiling.

Observation #184

FLOOR FINISHES - 1/2" square ceramic tiles are stained.
Recommend replacing ceramic tile floor in-kind or with seamless floor.

WALL FINISHES - Mix of 1/2" square ceramic tiles of various colors and gyp.
Recommend replacing ceramic tile wainscot.
Observation #185

FLOOR FINISHES - Floors are old (worn) and stained.
Recommend replacing sheet vinyl flooring in-kind.

CEILING FINISHES - Acoustical treatment inadequate.
Recommend additional acoustic ceiling treatment.

Observation #186

FLOOR FINISHES - Flooring old, stained, and deteriorating.
Recommend demo and installation of seamless flooring system.

Observation #188

FLOOR FINISHES - 1/2" square ceramic tiles badly stained.
Recommend replacing ceramic tile floor in-kind or with seamless floor.
**Observation #189**

FLOOR FINISHES - Stained VCT flooring.
Recommend replacing VCT flooring in-kind.

WALL FINISHES - Glued on acoustic tile on wall.
Recommend replacing glued on acoustic tiles in-kind or with larger acoustical wall panels.

CEILING FINISHES - Glued on acoustic ceiling tile. Some look to be 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 #190**

NOT USED

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**Observation #191**

FLOOR FINISHES - Wood floor old and needs replacement.
Recommend replacing wood floor in-kind.

WALL FINISHES - Acoustical treatment on walls.
Recommend replacing glued on acoustic tiles in-kind or with larger acoustical wall panels.
Observation #213

FLOOR FINISHES - Carpet stained and deteriorating.
Recommend replacement of carpet flooring in-kind.

WALL FINISHES - What looks to be peg-board applied to walls from 7' and above.
Recommend replacing glued on acoustic tiles in-kind or with larger acoustical wall panels.

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

Observation #231

FLOOR FINISHES - Worn carpet and painted wood stage floor.
Recommend replacement of carpet flooring in-kind and painting of stage floor.

WALL FINISHES - No acoustical treatment.
Recommend replacing glued on acoustic tiles in-kind or with larger acoustical wall panels.

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.

OTHER - Painting on handrails. Not enough storage!
Recommend painting of handrails and installation more space efficient casework.
Observation #232

FLOOR FINISHES - Deteriorating VCT.
Recommend installation of new VCT flooring.

WALL FINISHES - Chipped and nicked gyp walls.
Recommend patch and painting of walls.

CEILING FINISHES - 6'-8' sloped ceiling. Glued on acoustic ceiling tiles.
Recommend redesign as ceiling is too low.

Observation #251

FLOOR FINISHES - No lights, ask Principal about condition of the floor.
Recommend installation of new gym flooring.
D-EQUIPMENT AND FURNISHINGS

Observation #253

LOCKERS - Lockers in horrible condition.... years of abuse. No accessible locker/changing station.

Recommend locker room redesign with all new locker room equipment.
E-OTHER BUILDING CONSTRUCTION

Observation #161

ADA COMPLIANCE – Drinking fountain guardrails are not ADA compliant.

Recommend addition of compliant guardrails. Verify heights and distance for ADA compliance.

Observation #164

ADA COMPLIANCE – No drinking fountain guardrails.

Recommend addition of compliant guardrails. Verify heights and distance for ADA compliance.

Observation #179

ADA COMPLIANCE - Snack bar counter does not have an accessible counter space.

Recommend redesign of snack bar counter to provide an ADA compliant service counter.
Observation #180

ADA COMPLIANCE - Restroom not ADA compliant.

Recommend restroom redesign.

Observation #181

ADA COMPLIANCE - Bleachers and drinking fountains are not ADA compliant.

Recommend removal and installation of ADA compliant drinking fountains.

Recommend installation of new accessible bleachers or upgrade existing bleachers to meet accessibility requirements.

Observation #183

ADA COMPLIANCE - Restroom not ADA compliant.

Recommend restroom redesign.
Observation #187
ADA COMPLIANCE - Drinking fountain not compliant.
Recommend removal and installation of an ADA compliant drinking fountain.

Observation #252
ADA COMPLIANCE - Drinking fountains in lobby are not ADA compliant.
Recommend removal and installation of ADA compliant drinking fountains.
**F-BUILDING SITE WORK**

**Observation #139**

HARDSCAPE - School mascot painted on site concrete.

Recommend no action.

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**Observation #142**

HARDSCAPE – Verify handrails are compliant.

Recommend removal of existing, non-compliant, handrails and install new ADA compliant handrails. (if necessary)

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**Observation #153**

HARDSCAPE – Large crack in asphalt paving at corner of large gym.

Recommend filling in of crack and resealing asphalt play surface.
Observation #159
SITE DEVELOPMENT – Gym equipment storage open to elements.
Recommend closing off of space with newly constructed walls.

Observation #165
HARDSCAPE – Site concrete has been repaired badly.
Recommend removal of site concrete and replace in-kind.
MEMORANDUM

TO: Jon Anderson
FROM: Tom Duval
DATE: December 23, 2013
PROJECT: Encina 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 Encina High School with Tom Brennan of SJUSD. Following are our observations:

1. EMS is an antiquated Johnson system for whole campus. District wants to change it out to a new Johnson system. Can no longer get parts for this old Johnson system.
2. Much of the campus is served by a 2-pipe central plant with a 2000 York chiller and (2) 1999 Unilux boilers. The chiller has a refrigerant leak inside the barrel and only has 50% capacity, however it does still handle the cooling load. The boilers are in adequate condition. This system has an issue which causes the boilers to blow off their relief valves. The problem may be an undersized expansion tank. Need to look into and fix. Otherwise, this plant serves the campus adequate.
3. Most of the buildings are served by rooftop (aluminum skinned) 2-pipe air handlers and floor mounted Trane unit ventilators. There are also some packaged rooftop gas/elec units. Most of this equipment is 1999-2000, so 13-14 years old. This equipment generally lasts around 15-18 years with good maintenance, so it will be approaching the end of it’s useful life in the next few years. Also, new packaged gas/elec units are much more energy efficient than these 1999 packaged units so this should be factored into the District’s equipment replacement decisions.
4. The Coaches Offices have no heating or cooling, they need it badly. A ductless mini-split system would be a good solution.
5. The Locker Rooms are served by gas heat rooftop units, no cooling. These units may be undersized. The exhaust fans in the Locker Rooms don’t run, this is a big issue and needs to be corrected.
6. The Small Gym is served by 2 Trane gas heat units, no cooling, decent condition.
7. The Large Gym served by 2 Reznor gas heat units, no cooling, decent condition.
8. There are 2 ceiling console mini-split systems off of the Cafeteria which need replacing.
9. Portables P1 and P2 have old Sun (Bard type) units which need replacing.
11. Room F1 has 2 Reznor suspended gas unit heaters, one is dead, the other is very old. Both need replacing.

11020 Sun Center Drive, Suite 100  Rancho Cordova, CA 95670
Office: 916.851.3500  Fax: 916.631.4424  office@capital-engineering.com  www.capital-engineering.com
12. F2 and F3 are one big open Computer Lab. This space also is an after-hours night school operation so they want to get F building off of the 2-pipe central plant so they don’t have to run the plant after-hours just for this small space.

13. All bathroom plumbing fixtures are original and in poor condition, but reportedly a bathroom renovation project is scheduled for this year.
MEMORANDUM

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

ENCINA HIGH SCHOOL

The electrical service and switchgear at Encina High School is located in an outdoor yard behind the central plant, and the main switchboard appears to be in decent condition and under 20 years old, but as it is exposed to the elements the housing is beginning to rust. The MSB is 277/480V, amperage was not verified but is likely adequate for the campus. A smaller metered utility service at the end of campus services portables. The MSB feeds relatively new gear at each building wing; a 277/480V panel services HVAC equipment and a transformer & 120/208 panel. This panel feeds multi-channel raceway in each classroom; although relatively new, the raceway is in rough condition in some locations. Observed surge suppression devices with very long leads. There is a very significant amount of exposed conduit and surface raceway on this campus; the newer exposed conduits from the MSB appear to be installed neatly and are adequately supported. Shops and labs were observed with cord reels in good condition.

Parking lot lighting throughout the campus includes both SMUD HID pole lights on wood poles and MH ‘shoebox’ area lights installed within the past 10 years in very good condition. Most building mounted lights are either HID or CFL, many with damaged and “yellowed” lenses; however, approximately 10% of these lights have been replaced with LED wallpacks. Most of these lights are not cut-off. Exterior lighting is controlled by many time clock located throughout the campus, which is a maintenance issue. The exterior lighting controls should be consolidated. Most of the original fluorescent lighting is in fair condition; these older fixtures have been retrofitted with electronic ballasts and T8 lamps somewhat recently. Relatively new surface 2x4 fixtures have been installed in admin (but no occupancy sensors), and new fixtures with T5HO lamps and integral occupancy sensors have been installed in the gym. The cafeteria lighting is surface 2x2s with biax lamps, in good condition, but with no occupancy sensors. Classrooms observed included occupancy sensors, but single level switching that was poorly located. Wireless occupancy sensors were recently installed in the locker rooms and appear to be functioning correctly. LED exit lights are in decent condition throughout the campus, many EM lights are fairly old but functional.
<table>
<thead>
<tr>
<th>Scope</th>
<th>Function and Condition</th>
<th>Efficiency</th>
<th>Urgency</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Power &amp; Distribution:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Utility Service, Main Switchboard</td>
<td>2.7</td>
<td>N/A</td>
<td>0.7</td>
<td>277/480V MSB in yard near central plant, &lt;20 yrs, good conditions</td>
</tr>
<tr>
<td>Distribution Panels, Panels, Transformers</td>
<td>2.7</td>
<td>N/A</td>
<td>0.7</td>
<td>Some original gear ~50 years in use, new gear added outside each wing (high-xfmr-low) &lt;10 yrs to service HVAC upgrades, added power in classrooms.</td>
</tr>
<tr>
<td>Receptacles / Branch Circuiting</td>
<td>2.7</td>
<td>N/A</td>
<td>0.7</td>
<td>Lots of exposed conduit and surface raceway, cord reels in shops and labs. Multi-channel raceways in classrooms ~10 years has some damage.</td>
</tr>
<tr>
<td><strong>Weighted Average Score:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Power Distribution System</td>
<td>2.7</td>
<td>N/A</td>
<td>0.7</td>
<td></td>
</tr>
<tr>
<td><strong>Lighting &amp; Controls:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site Lighting/Parking Lot</td>
<td>2.0</td>
<td>2.0</td>
<td>1.0</td>
<td>SMUD cobra heads on wood poles, newer (&lt;10 yrs) shoeboxes added at entry, front parking lot.</td>
</tr>
<tr>
<td>Building Exterior Lighting</td>
<td>2.3</td>
<td>2.3</td>
<td>1.0</td>
<td>Some LED wallpacks added towards front of campus (~10%) remainder is older CFL wallpacks, yellowing lens not cut-off.</td>
</tr>
<tr>
<td>Interior Light Fixtures</td>
<td>2.3</td>
<td>25.3</td>
<td>1.3</td>
<td>Older fixtures (wraps, surface 1x4s and 2x4s) in fairly good condition retrofitted with T8s. Newer T5HO fixtures in gym, surface 2x2s with biax.</td>
</tr>
<tr>
<td>Lighting Controls</td>
<td>2.0</td>
<td>2.0</td>
<td>1.3</td>
<td>Occupancy sensors in classrooms, fixture sensors at gym, no sensors in hallways or library/computer lab, wall mtd occ sensors at private offices, wireless sensors locker rms</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>Lighting &amp; Controls</td>
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<td>11.4</td>
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