In keeping with the shared beliefs and objectives of the District’s Strategic Plan, the Early Childhood Education department is dedicated to nurturing children, parents, families, and staff by providing quality education, resources, and personal growth opportunities that encourage lifelong learning.
General Davie, Jr. Primary Center

Description: Construction Date: 1956
Total Square Feet of Floor Space: 29,717
Acres: 10

Address: 1500 Dom Way Sacramento, CA 95864

Generated on: 7/1/13

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: - Edison Updated (Physical Assessment Report)
- General Davie Jr. PC (Edison) (Physical Assessment Report)
C-SERVICES

Observation #46

DOMESTIC PLUMBING - Water leak.

Recommend fixing water leak as installed or install new valves.
**F-BUILDING SITE WORK**

**Observation #35**

HARDSCAPE - Asphalt play surface is cracking throughout and damaged from storage container sitting on pavement.

Recommend demo of asphalt and replacing in-kind throughout school site.

![Asphalt damage](image1.jpg)

**Observation #36**

ATHLETIC STRUCTURES - Basketball standard missing hoop.

Recommend replacing all basketball standards in-kind.

![Basketball standard](image2.jpg)

**Observation #40**

LANDSCAPE - Uneven playing surface.

Recommend re-grading playfields and reseeding for grass.

![Uneven playing surface](image3.jpg)
**Observation #41**

LANDSCAPE - Baseball/Softball play area has no infield, grass has taken over.

Recommend weed abatement for infield.

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**Observation #42**

SITE DEVELOPMENT - Fencing in bad condition at easement. Easement for community use to get to grocery store.

Recommend replacing easement fencing.

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**Observation #43**

LANDSCAPE - Lawn is dead. Is there proper irrigation?

Recommend verification of sprinkler system coverage and adjust as required or installation of additional sprinkler heads.
**Observation #44**

ATHLETIC STRUCTURES - Fencing for baseball/softball field in bad condition. Dugout benches are deteriorating.

Recommend replacing fencing.

Recommend replacing wood dugout benches with a more durable product.

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**Observation #45**

LANDSCAPE - Uneven playing surface. Edge of site is being used as path of travel (short cut) by the apartments to the grocery store.

Recommend re-grading site and reseeding.

Recommend adding an easement with fencing to provide a path of travel from apartment complex to grocery store. Site is already used as a short cut; this will provide a specific location for them to walk.

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**Observation #47**

SITE UTILITIES - Unusable drinking fountain.

Recommend installation of compliant drinking fountains.
Observation #48

ATHLETIC STRUCTURES - Fencing for baseball/softball field in bad condition. Dugout benches are deteriorating.

Recommend replacing fencing.

Recommend replacing wood dugout benches for a more durable product.

Observation #49

SITE DEVELOPMENT - Path of travel for children coming from the community. Problem is, adults use this entry as a shortcut to the grocery store.

Recommend adding an easement with fencing to provide a path of travel from apartment complex to grocery store. Site is already used as a short cut; this will provide a specific location for them to walk.

Observation #50

HARDSCAPE - Asphalt play area deteriorating, patched repairs, and ponding.

Recommend re-grading site.

Recommend removal of all asphalt and replace in-kind.
**Observation #51**

ATHLETIC STRUCTURES - 4 basketball standards that are not in good condition. 2 without hoops.

Recommend replacing all basketball standards.

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**Observation #54**

SITE DEVELOPMENT - Trash enclosure not secure and not large enough for 3 bins.

Recommend construction of a large, sure, trash enclosure.

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**Observation #55**

SITE DEVELOPMENT - Recycling bin not in trash enclosure.

Recommend moving to location with other trash bins. See Observation #54.
Observation #56

HARDSCAPE - Parking lot asphalt deteriorating.
Recommend removal and replacing of asphalt parking surface in-kind.

Observation #57

SITE DEVELOPMENT - Traffic control gate bent.
Recommend replacing traffic control gates.

Observation #58

SITE DEVELOPMENT - Traffic control bollards paint is deteriorating.
Recommend painting traffic control bollards.
Observation #125

LANDSCAPE - Baseball/Softball play area has no infield, grass has taken over.

Recommend weed abatement and infield.
**A-SHELL**

**Observation #2**

WALL FINISHES - Cracks in stucco and paint deteriorating at the base of the wall.

Recommend repairing cracks in stucco and repainting all exterior walls.

**Observation #5**

OPENINGS - Rubber door threshold.

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

**Observation #8**

OPENINGS - Rubber door thresholds at all 3 pairs of doors.

Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.
Observation #10

OPENINGS - Door #6 painted.
Recommend repainting door.

Observation #11

OPENINGS - Single pane glazing. Window frame paint peeling and deteriorating. Typical all windows on school site.
Recommend replacement of windows with more energy efficient systems.

Observation #12

ROOF COVERINGS - Roof fascia paint bubbling, peeling, and overall deteriorating. Typical throughout school site.
Recommend paint removal and then repainting of fascia.
Observation #13

OPENINGS - Translucent glazing at janitor’s office.

Recommend replacement of windows with more energy efficient systems.

Observation #14

OPENINGS - Rubber door threshold.

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

Observation #16

ROOF COVERINGS - Crack in stucco finish.

Recommend fixing cracks in stucco and then repainting.
**Observation #18**

WALL FINISHES - Walls are scuffed and looks to have painted white dots.

Recommend painting all exterior walls.

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**Observation #19**

OPENINGS - Rubber door thresholds at doors; 17-21.

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

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**Observation #24**

STRUCTURE – Breezeway structures paint is deteriorating.

Recommend painting structural poles.
**Observation #26**

OPENINGS - Rubber door thresholds at doors; 12-16.

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

**Observation #28**

WALL FINISHES - Walls scratched.

Recommend repair and painting of all exterior walls.

**Observation #30**

WALL FINISHES - Portable building painted colors that don't match and there are also pieces of siding missing.

Recommend painting all exterior walls of portable building.
Observation #39
WALL FINISHES - Wall damaged and also painted another color than what's existing.
Recommend painting all exterior walls of portable building.

Observation #52
OPENINGS - Single pane glazing.
Recommend replacement of windows with more energy efficient systems.

Observation #53
OPENINGS - Rubber door threshold.
Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.
**Observation #102**

WALL FINISHES - Walls damaged.

Recommend repair and painting of walls.

OPENINGS - Windows have been painted.

Recommend replacement of windows with more energy efficient systems.

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**Observation #114**

OPENINGS - Rubber door threshold.

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

**Observation #59**

FLOOR FINISHES - Stained carpet. Similar at rooms; 6-9.

Recommend replace carpet in-kind only if stains are unable to be removed.

WALL FINISHES - Wall fixtures not installed correctly. Similar at rooms; 6-9.
Recommend installing wall fixtures correctly.

CEILING FINISHES - Loose glued on acoustic ceiling tiles. Similar at rooms; 6-9.

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 #65**

OPENINGS - Door is scratched.

Recommend painting door.
**Observation #69**

WALL FINISHES - Walls damaged from previously wall mounted items.

Recommend repair and painting of walls.

![Image 1](image1.png)

**Observation #71**

WALL FINISHES - Wood paneling on walls make room look dark.

Recommend wood paneling removal and refinish with gyp board and paint.

CEILING FINISHES - 2x4 ceiling tiles damaged or loose.

Recommend replacing damaged ceiling tiles.

![Image 2](image2.png)

**Observation #72**

WALL FINISHES - Walls scratched and damaged.

Recommend repairing and painting all interior walls.

CEILING FINISHES - Ceilings scratched and damaged.

Recommend repairing and painting ceilings.

![Image 3](image3.png)
Observation #73

FLOOR FINISHES - Unfinished concrete flooring. Recommend installation of a seamless flooring system.

WALL FINISHES - Ceramic tile wainscot with broken tiles. Recommend replacing ceramic tile wainscot in-kind.

CEILING FINISHES - Crack in ceiling finish. Recommend repairing crack in the ceiling and painting.

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

Observation #75

FLOOR FINISHES - Stained carpet. Recommend replacing carpet in-kind only if stains are unable to be removed.

WALL FINISHES - Tackable wall surface is damaged. Recommend replacing tackable wall surface in kind.
**Observation #78**

FLOOR FINISHES - Stained carpet.
Recommend replacing carpet in-kind only if stains are unable to be removed.

WALL FINISHES - Walls damaged from previously wall mounted items.
Recommend repairing and painting all interior walls.

CEILING FINISHES - Glued on acoustic ceiling tiles are 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 #82**

FLOOR FINISHES - Stained carpet. Similar at room 14-21.
Recommend replacing carpet in-kind only if stains are unable to be removed.

WALL FINISHES - Walls damaged from previously wall mounted times. Similar at rooms; 14-21.
Recommend repairing and painting all interior walls.

CEILING FINISHES - Loose glued on acoustic ceiling tiles. Similar at rooms; 14-21.
Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.
**Observation #86**

FLOOR FINISHES - Cracks in concrete and stained ceramic tile. Similar in girl’s restroom.

Recommend installation of a seamless flooring system.

WALL FINISHES - Ceramic tile wainscot that is damaged and replaced with different color ceramic tile. Similar in girl’s restroom.

Recommend replacing ceramic tile wainscot in-kind.

OPENINGS - Inside of door is different color than outside. Similar in girl's restroom.

Recommend painting of doors.

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**Observation #87**

WALL FINISHES - Walls damaged in janitor’s closet.

Recommend repairing and painting all interior walls.

CEILING FINISHES - Ceiling is damaged in janitor’s closet.

Recommend repairing and painting ceiling.
**Observation #88**

WALL FINISHES - Restroom partition walls deteriorating.

Recommend replacing restroom partitions in-kind.

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**Observation #89**

FLOOR FINISHES - Sheet vinyl flooring is stained. Transition strip to restroom is missing.

Recommend replacing transition strip.

Recommend replacing sheet vinyl in-kind only if stains are unable to be removed.

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**Observation #93**

FLOOR FINISHES - Transition strip missing. (Not an accessible restroom)

Recommend replacing transition strip.

Recommend restroom redesign.
Observation #98

FLOOR FINISHES - VCT flooring removed to base concrete. (Not an accessible restroom)

Recommend restroom redesign including finishes.

Observation #99

FLOOR FINISHES - Carpet is stained.

Recommend replacing carpet in-kind only if stains are unable to be removed.

WALL FINISHES - Wall base coming apart. Walls damaged on sink wall. Transition strip to restroom is missing.

Recommend replacing rubber base.

Recommend replacing transition strip.

Recommend repairing and painting walls.
Observation #108

FLOOR FINISHES - Sheet vinyl flooring worn down and damaged.
Recommend replacing sheet-vinyl in-kind.

WALL FINISHES - Wall base and acoustical treatment damaged.
Recommend replacing wall base and acoustical treatment.

CEILING FINISHES - Ceilings not repaired after lighting fixture change.
Recommend repair and painting of ceiling.
Observation #110

FLOOR FINISHES - Sheet vinyl flooring is stained.
Recommend replacing sheet-vinyl in-kind only if stains are unable to be removed.

WALL FINISHES - Walls damaged at doorway.
Recommend repair and painting of doors.

CEILING FINISHES - Ceiling paint above hood is peeling.
Recommend paint removal and then repainting with a more appropriate paint (heat resistant).

Observation #111

OPENINGS - Service window no longer used.
Recommend closing off window as if it were never there.
Observation #112

FLOOR FINISHES - Sheet vinyl flooring heavily stained. The only women’s adult restroom on school site. Only 1 toilet while drawing shows 2.

Recommend replacing sheet vinyl in-kind.

Observation #113

FLOOR FINISHES - Sheet vinyl flooring and ceramic tiles heavily stained. The only adult men’s restroom on school site.

Recommend replacing sheet vinyl in-kind.

Observation #116

WALL FINISHES - Walls damaged from previously wall mounted items.

Recommend repairing and painting all interior walls.

CEILING FINISHES - Glued on acoustical ceiling tiles are coming lose.

Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.
Observation #118

No longer a restroom.

Recommend no action.

Observation #120

WALL FINISHES - Wall damaged from previously wall mounted item.

Recommend repair and painting of walls.

Observation #121

OPENINGS - Door jambs damaged.

Recommend paint of door jams or door jamb replacement and painting.
**C-SERVICES**

**Observation #60**

LINE VOLTAGE - Very old lighting system.

Recommend installation of better, more use appropriate, lighting systems.

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**Observation #70**

TECHNOLOGY - Exposed wiring.

Recommend installation of better, more use appropriate, lighting systems.

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**Observation #76**


Recommend relocating wiring to a more secure location.
Observation #79

LINE VOLTAGE - Very old lighting system.

Recommend installation of better, more use appropriate, lighting systems.

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Observation #81

LINE VOLTAGE - Light switch only on one wall.

Recommend placing another light switch at the other door entry. The door most likely used as the entrance into the classroom does not have the light switches.

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Observation #84

LINE VOLTAGE - Very old lighting system.

Recommend installation of better, more use appropriate, lighting systems.
Observation #85

LINE VOLTAGE - Light switch only on one wall. Typical at rooms 14-21.

Recommend placing another light switch at the other door entry. The door most likely used as the entrance into the classroom does not have the light switches.

Observation #94

LINE VOLTAGE - Very old lighting system. Similar in room 2.

Recommend installation of better, more use appropriate, lighting systems.

Observation #123

TECHNOLOGY - Data/Phone infrastructure should be in its own enclosed room.

Recommend enclosing space, removing storage items, and provide HVAC.
D-EQUIPMENT AND FURNISHINGS

Observation #61

BUILT-IN CASEWORK - Casework old, deteriorating, and sink is not accessible.

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

Observation #63

BUILT-IN CASEWORK - Newer casework, but sink within casework is not accessible.

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

Observation #67

BUILT-IN CASEWORK - Newer casework, but sink within casework is not accessible. Old casework is in bad condition.

Recommend removal of existing casework for new, accessible, and more space efficient casework.
Observation #68
BUILT-IN CASEWORK - Old casework is in bad condition.
Recommend removal of existing casework for new, accessible, and more space efficient casework.

Observation #77
BUILT-IN CASEWORK - Casework in adequate condition. Similar in room 11.
Recommend removal of existing casework for new, accessible, and more space efficient casework.

Observation #80
BUILT-IN CASEWORK - Casework is old, damaged, and sink with casework is not ADA compliant.
Recommend removal of existing casework for new, accessible, and more space efficient casework.
Observation #83
BUILT-IN CASEWORK - Casework is old and sink with casework is not ADA compliant.
Recommend removal of existing casework for new, accessible, and more space efficient casework.

Observation #90
BUILT-IN CASEWORK - Casework is old and sink is not accessible.
Recommend removal of existing casework for new, accessible, and more space efficient casework.

Observation #91
BUILT-IN CASEWORK - Casework is old and sink is not accessible.
Recommend removal of existing casework for new, accessible, and more space efficient casework.
Observation #95
BUILT-IN CASEWORK - Casework is old and sink is not accessible.
Recommend removal of existing casework for new, accessible, and more space efficient casework.

Observation #96
BUILT-IN CASEWORK - Sinks are old and accessories are not accessible.
Recommend replacing sinks and install accessories to be ADA complaint.
Recommend repair and painting of wall.

Observation #97
BUILT-IN CASEWORK - Casework is old.
Recommend removal of existing casework for new, accessible, and more space efficient casework.
Observation #109
ATHLETIC - Basketball backboards are stained.
Recommend replacing basketball standards.

Observation #115
BUILT-IN CASEWORK - Casework is old.
Recommend removal of existing casework for new, accessible, and more space efficient casework.

Observation #117
BUILT-IN CASEWORK - Casework is old.
Recommend removal of existing casework for new, accessible, and more space efficient casework.
Observation #119
BUILT-IN CASEWORK - Casework is old and sink is not accessible.
Recommend removal of existing casework for new, accessible, and more space efficient casework.

Observation #122
BUILT-IN CASEWORK - Casework is old and sink is not accessible.
Recommend removal of existing casework for new, accessible, and more space efficient casework.

Observation #124
BUILT-IN CASEWORK - Casework is old and deteriorating.
Recommend removal of existing casework for new, accessible, and more space efficient casework.
E-OTHER BUILDING CONSTRUCTION

Observation #6
ADA COMPLIANCE - Drinking fountain not compliant.
Recommend verification of compliance. If not compliant; recommend installation of compliant drinking fountains.

Observation #7
ADA COMPLIANCE - Drinking fountain not compliant.
Recommend installation of compliant drinking fountains.

Observation #23
ADA COMPLIANCE - Drinking fountain is not compliant.
Recommend verification of compliance. If not compliant; recommend installation of compliant drinking fountains.
**Observation #25**

ADA COMPLIANCE - Drinking fountain is not compliant.

Recommend installation of compliant drinking fountains.

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**Observation #29**

ADA COMPLIANCE - Drinking fountains not ADA compliant.

Recommend installation of compliant drinking fountains.

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**Observation #32**

ADA COMPLIANCE - Accessible hand washing winks?

Recommend verification of compliance. If not compliant; recommend installation of compliant hand washing sinks.
Observation #64
ADA COMPLIANCE - Sink not compliant. Does not have clear space.
Recommend verification of compliance. If not compliant; recommend installation of compliant hand washing sinks.

Observation #66
ADA COMPLIANCE - Restroom not compliant. Similar in room 5.
Recommend verification of compliance. If not compliant; recommend installation of compliant hand washing sinks.

Observation #92
ADA COMPLIANCE - Drinking fountains are not compliant.
Recommend verification of compliance. If not compliant; recommend installation of compliant hand washing sinks.
**Observation #101**

ADA COMPLIANCE - Drinking fountain not compliant.

Recommend installation of compliant drinking fountains.

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**Observation #104**

ADA COMPLIANCE - DSA#?

Recommend verification of DSA approval. If not DSA approved; recommend installation/construction a DSA approved structure.

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**Observation #105**

ADA COMPLIANCE - DSA#?

Recommend verification of DSA approval. If not DSA approved; recommend installation/construction a DSA approved structure.
Observation #127

ADA COMPLIANCE - Not an accessible entrance.

Recommend replacing concrete walk.
F-BUILDING SITE WORK

Observation #1

SITE DEVELOPMENT - Wood flag pole is deteriorating.
Recommend replacing wood flag pole with aluminum pole.

Observation #3

HARDSCAPE - Concrete paving ground down to prevent trip hazard.
Recommend site concrete removal and replacing in-kind.

Observation #4

HARDSCAPE - Ponding in site concrete.
Recommend installation of rain runoff system that works and very area drain connection to local storm water drainage system.
Observation #9

HARDSCAPE - Crack in 2 year old site concrete.
Recommend replacing concrete in-kind with additional expansion joints.

Observation #15

HARDSCAPE - Cracks in site concrete.
Recommend replacing concrete in-kind.

Observation #17

LANDSCAPE - Lawn is dead in this area.
Recommend verification of sprinkler system coverage and adjust as required or installation of additional sprinkler heads.
Observation #20

SITE DEVELOPMENT - Bench paint deteriorating. Typical at all benches; wire mesh, wood, and concrete.

Recommend installation of new benches on site.

Observation #21

SITE DEVELOPMENT - Extension of concrete walkway, asphalt, is deteriorating from rain water runoff. No gutter system.

Recommend installation of roof gutter and area drain systems.

Observation #22

HARDSCAPE - Site concrete damaged at edge of building.

Recommend replacing site concrete in-kind.
**Observation #27**

SITE DEVELOPMENT - Extension of concrete walkway, asphalt, is deteriorating from rain water runoff. No gutter system.

Recommend installation of roof gutter and area drain systems.

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**Observation #31**

SITE DEVELOPMENT - No secondary accessible exits for classrooms 6, 7, & 8.

Recommend installation of site concrete walkway to provide a second accessible exit.

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**Observation #33**

LANDSCAPE - Lawns are green and yellow in different areas.

Recommend verification of sprinkler system coverage and adjust as required or installation of additional sprinkler heads.
Observation #34
HARDSCAPE - Site concrete cracked.
Recommend replacing site concrete in-kind.

Observation #37
HARDSCAPE - Deteriorating asphalt.
Recommend replacing asphalt on site in-kind.

Observation #38
SITE DEVELOPMENT - Ramps not shown on plan. Concrete pad looks to have a non-compliant slope.
Recommend verification of concrete pad and slopes where modular ramps ends. If not compliant; replace site concrete in-kind with compliant slopes.
Observation #62
SITE DEVELOPMENT - Play surface is stained.
Recommend replacing play surface only if stains are unable to be removed.

Observation #74
HARDSCAPE - Site concrete cracked.
Recommend replacing site concrete in-kind.

Observation #100
HARDSCAPE - Asphalt paving has repaired cracks and cracks that have not been repaired.
Recommend replacing all site asphalt with new.
Observation #103

ATHLETIC STRUCTURES - Ball wall damaged.

Recommend repairing ball wall or replacing with a more durable product.

Observation #106

SITE DEVELOPMENT - Bench paint deteriorating. Typical at all benches; wire mesh, wood, and concrete.

Recommend replacing all benches on school site with a more durable product; perhaps concrete.

Observation #107

LANDSCAPE - Lawn is dead.

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

Observation #126

SITE DEVELOPMENT - Ramp does not exist in this location.

Recommend no action.