Embracing individual excellence and
unique community resources, 
*Gold River Discovery Center’s*
mission is to **inspire**
**prepare,** and **empower**
each student to achieve his or her 
**full potential**
as a **responsible**
global citizen, critical thinker and
innovative life-long learner by providing students with a
**collaborative**
learning community
committed to delivering a superior 
education that is continually evolving
and meaningful in an ever-changing world.
Gold River Discovery Center

Description:  Construction Date 1994
Total Square Feet of Floor Space: 49,524
Acres: 5.946

Address:  2220 Roaring Camp Drive Rancho Cordova, CA 95670

Generated on:  6/27/13

Building stages:  - Facilities Assessment Report

Building trades:  - A-SHELL
- B-INTERIOR
- C-SERVICES
- D-EQUIPMENT AND FURNISHINGS
- E-OTHER BUILDING CONSTRUCTION
- F-BUILDING SITE WORK

Stakeholder:

Drawings:  - Gold River_2013 (Facilities Assessment Report)
- Gold River (Facilities Assessment Report)
- Gold River_AREAS-INT (Facilities Assessment Report)
Site Plan
F-BUILDING SITE WORK

Observation #12

SITE DEVELOPMENT- No fencing between park and campus play areas. Safety issue.

Recommend new fencing.
Floor Plan
A-SHELL

Observation #4

WALL FINISH - Exterior tile is cracked.

Recommend new tile finish in this area.

Observation #6

STRUCTURE - Pod C is converted from old portables and structure does not allow form current teaching methods.

Recommend replacement of this building.

Observation #10

WALL FINISHES - Metal roof edge and soffit has some rust. Typical of both pod A and pod B.

Recommend repaint of these areas.
Observation #1
FLOOR FINISH - Sheet vinyl is stained with urine.
Replace all restroom floor and sub floors in this building.

Observation #2
FLOOR FINISH - Restroom floors are stained with urine. VCT floors are peeling and cracked.
Recommend replacement of floor finish in classroom area and

Observation #8
OPENINGS - Interior accordion partitions in pod A and pod B are damaged and in operable.
Recommend replacement if not included in measure J repairs.
C-SERVICES

Observation #5

LINE VOLTAGE - Canopy exterior lighting is discolored and slightly dim. Typical of approx 20 fixtures at pod A and B buildings.

Recommend replacement of lighting at these locations.
D-EQUIPMENT AND FURNISHINGS

Observation #7

CASEWORK - Peeling laminate on casework throughout campus. Approx 10% of total countertops.

Recommend new countertops as needed.
E-OTHER BUILDING CONSTRUCTION

Observation #3

ADA - Drinking fountain does not meet current code. Typical of 8 locations on campus.

Recommend new compliant drinking fountains.
**F-BUILDING SITE WORK**

**Observation #9**

HARDSCAPE - Cracked asphalt.

Recommend patch and repair of asphalt in this area.

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**Observation #11**

SITE UTILITIES - Irrigation in this area not working.

Recommend new irrigation in this area.
MEMORANDUM

TO:     Jon Anderson  
FROM:   Tom Duval  
DATE:   January 10, 2014  
PROJECT:   Gold River Discovery Center  
SUBJECT:  Master Plan Assessment Report  
PROJECT NO.:  131020

Dear Jon,

On January 10th, 2014 I performed an on-site assessment of the mechanical and plumbing systems at Gold River Discovery Center 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. The campus was built in 1994 and most of the HVAC equipment is the original 1994 equipment.
3. The Multipurpose, Office, and Classroom buildings on campus are served by Carrier packaged rooftop gas/elec units, most of this equipment is the original from 1994, about 20 years old. Generally this equipment lasts 15-18 years with good maintenance, so it is near the end of it’s useful life. Also, new packaged equipment is much more energy efficient than this 1994 equipment so this should be factored into the District’s equipment replacement decisions.
4. Ductwork is typically concealed above suspended t-bar ceilings.
5. Pod D is served by (7) 1997 Bard units with gas heat. These units appear in decent condition, but they are 17 years old.
6. Portable building Rooms 27 and 28 are served by (4) Bard units with gas heat. These units appear in decent condition but are around 17 years old.
7. Bathroom plumbing fixtures appear to be the original 1994 fixtures for the most part, and are in pretty good condition.
MEMORANDUM

TO: JON ANDERSON
FROM: DANNY MCKEVITT
DATE: JANUARY 24, 2014
PROJECT: SJUSD SITE ASSESSMENTS
SUBJECT: ASSESSMENT REPORT
PROJECT NO.: 14-008

Dear Jon,

On January 17th, I visited the following campus for the purpose of reviewing the condition of electrical systems. I walked the site with Gary Stemweddel, SJUSD’s Lead Electrician, who was able to show some of the troubled areas on the campus and assisted with our evaluation. The following is a general assessment of our findings.

GOLD RIVER K-8

The main electrical service at Gold River K-8 is located in the corner of the campus in a secure enclosure with SMUD transformer; it is a 277/480V Main Switchboard in very good condition (20 years old) and is adequately sized for the campus. Most wings on the campus include electrical rooms with 277/480V panels for lighting and HVAC, transformers, and 120/208V panels, all gear observed is in good or like new condition. In general, all spaced observed had sufficient quantity of receptacles and circuits. Observed metallic surface raceway throughout the campus which is not the district standard (WM5500 multi-channel raceway is preferred).

Parking lot lighting consists of full cut off “shoebox” area lights in good condition. Some of the building mounted lighting is vandal resistant CFL fixtures, not cut off but in very good condition. Other building mounted lights, specifically on the modular buildings are CFL and in fair-poor condition, several were damaged. Exterior lighting is time base controlled via a contactor panel. Most interior lighting is recessed troffers, with early generation electronic ballasts and T8 lamps. Fixtures and lenses are in good condition. In many cases, the recessed fixtures had as many as 4 lamps; the users report that frequent lamp changing is an ongoing issue. Fixture could be retrofitted with newer ballasts and ‘de-lamped’ to save energy and decrease the number of lamps required. No occupancy sensors observed anywhere on campus. Line voltage controls a/b switch in a ‘checkerboard’ pattern. Exit signs in good condition, but some observed were CFL instead of LED, and some were photoluminescent placards.
## San Juan Unified School District
### Measure N Assessment

**Gold River K-8**

**January 17, 2014**

<table>
<thead>
<tr>
<th>Scope</th>
<th>Condition</th>
<th>Efficiency</th>
<th>Urgency</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Power &amp; Distribution: Function and Condition</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Utility Service, Main Switchboard</td>
<td>3.7</td>
<td>N/A</td>
<td>0.0</td>
<td>277/480V MSB located in enclosure near streetfront, 20 years old, like new condition.</td>
</tr>
<tr>
<td>Distribution Panels, Panels, Transformers</td>
<td>3.7</td>
<td>N/A</td>
<td>0.0</td>
<td>Electrical rooms in each pod with high panel - transformer - low panel set-up. Some electrical rooms used for storage. Like new condition.</td>
</tr>
<tr>
<td>Receptacles / Branch Circuiting</td>
<td>3.7</td>
<td>N/A</td>
<td>0.0</td>
<td>Reasonable quantity of receptacles, observed metal surface raceway in good condition.</td>
</tr>
<tr>
<td><strong>Weighted Average Score: Power Distribution System</strong></td>
<td>3.7</td>
<td>N/A</td>
<td>0.0</td>
<td></td>
</tr>
</tbody>
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<tbody>
<tr>
<td><strong>Lighting &amp; Controls: Function and Condition</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site Lighting/Parking Lot</td>
<td>3.7</td>
<td>3.0</td>
<td>0.7</td>
<td>Shoebox area lights with MH lamps. Good condition.</td>
</tr>
<tr>
<td>Building Exterior Lighting</td>
<td>2.0</td>
<td>1.3</td>
<td>1.0</td>
<td>Observed vandal resistant CFL fixtures in good condition, standard wallpacks and canopy lights in poor condition, some taped together, yellow or brown lens.</td>
</tr>
<tr>
<td>Interior Light Fixtures</td>
<td>3.3</td>
<td>2.3</td>
<td>1.0</td>
<td>Primarily 2x4 fluorescent flat lens with 3 or 4 T8 (early gen), fixtures in good condition but overlamped at 4. MP room with fluorescent high bay in new condition.</td>
</tr>
<tr>
<td>Lighting Controls</td>
<td>3.0</td>
<td>0.7</td>
<td>2.0</td>
<td>No occupancy sensors throughout the campus. Exterior lighting controlled by lighting contactors and time clock. A/B switching in classrooms is 'checkerboard'.</td>
</tr>
<tr>
<td>Emergency Egress</td>
<td>2.0</td>
<td>2.0</td>
<td>2.0</td>
<td>Observed CFL exits in some buildings, photoluminescent in others.</td>
</tr>
<tr>
<td><strong>Weighted Average Score: Lighting &amp; Controls</strong></td>
<td>3.0</td>
<td>1.9</td>
<td>1.3</td>
<td></td>
</tr>
</tbody>
</table>