Building 21st century leaders, the mission of Grand Oaks Elementary School is to educate and inspire each student to become a critical thinker, problem solver, and effective communicator through rigorous instruction utilizing technology and interactive student centered learning in a safe, nurturing environment.
Grand Oaks Elementary School

**Description:**
Year Built: 1959  
Total Square Feet of Floor Space: 33,371 SF  
Acres: 11.2

**Address:**
7901 Rosswood Drive Citrus Heights, CA 95621

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

**Building stages:**
- Physical Assessment Report

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

**Stakeholder:**

**Drawings:**
- Grand Oaks 2013 (Physical Assessment Report)  
- Grand Oaks (Physical Assessment Report)
E-OTHER BUILDING CONSTRUCTION

Observation #1

ADA COMPLIANCE - Exterior student eating area adjacent the Multi-Purpose Room appears to have excessive slope, with no barrier at drainage swale, and no railings at ramp to playground. Note: an accessible ramp is available at the other end of campus.

Re-grade eating area. Install curbing with drainage breaks at swale. Evaluate ramp and replace, as needed, with handrails.
F-BUILDING SITE WORK

Observation #2
SITE DEVELOPMENT - Wood fence posts and rails is disrepair (approximately 40 LF).
Replace.

Observation #3
SITE DEVELOPMENT - Open gate access to adjacent street.
Suggest gates be secured during school hours.

Observation #4
SITE DEVELOPMENT - Finish on railings is in poor condition (approximately 100 LF).
Prep and paint.
Observation #5

HARDCAPE - Staff notes consistent traffic congestion due to single entry and exit points through parking lot for all vehicles (parents, staff, and bus).

Evaluate traffic patterns, and suggest reconfiguration with multiple exits.

Observation #6

HARDCAPE - Asphalt cracking at parking lot, but no signs of heaving (approximately 300 LF).

Infill and seal.

Observation #7

SITE DEVELOPMENT - Peeling finish coating on benches (approximately 10 benches).

Refinish.
**Observation #8**

SITE DEVELOPMENT - Lack of directional signage and clear walk path from parking lot to campus main entry.

Suggest additional signage (minimum).
**A-SHELL**

**Observation #12**

STRUCTURE - Noticeable color variation at brick, possibly due to graffiti remediation.

STRUCTURE - Stain at plaster soffit.

Evaluate cause and repair as needed. Refinish soffit.

STRUCTURE - Vertical crack in brick at wash off area.

Evaluate structural integrity of wall. Repair or replace as needed.

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**Observation #13**

STRUCTURE - Damaged wood beams, and fascia boards in poor condition.

Evaluate structural integrity of beams. Suggest beams be cut back if possible, and drip flashing installed to reduce future deterioration.

Remove insect nest. Paint all perimeter wood surfaces (minimum).

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**Observation #15**

STRUCTURE - Staff notes gutters are in poor working condition, and are being sealed and / or repaired as part of a current work order.

Paint all.
**B-INTERIORS**

**Observation #1**

WALL AND FLOOR FINISHES - Student restrooms (2 in this area) are in poor condition and are not ADA compliant.

Reconfigure room, replace finishes, and install accessible stall partitions, plumbing fixtures and accessories.

**Observation #2**

WALL AND FLOOR FINISHES - Student restrooms (2 in this area) are in poor condition and do not appear to be totally ADA compliant.

Reconfigure rooms as needed, replace finishes, and install accessible stall partitions, plumbing fixtures and accessories.

**Observation #7**

FLOOR FINISHES - Stained carpets in Rooms D5 and D6. Staff suggests vinyl floor at sink ends of both rooms, door to door.

Install sheet vinyl flooring as noted (approximately 300 SF each), including existing vinyl flooring in adjacent student restrooms.
Observation #10

FLOOR FINISHES - Seams of sports flooring are deteriorating.
Clean and reseal seams.

WALL FINISHES - Finishes at front wall of stage and under floor storage doors are in poor condition.
Prep and paint.

Observation #14

BUILT-IN CASEWORK - Counters and casework throughout the administration office are outdated, and are not totally compliant.
Replace specific sections with accessible plumbing and accessories (minimum), or replace all (recommended).

Observation #20

FLOOR FINISHES - Carpet cleaning and maintenance is hindered by tape installed by teachers.
Recommend permanent removal.
**Observation #23**

OPENINGS - Panes of glass in typical louvered high windows (1 wall per classroom) are easily removed and have fallen out.

Suggest replacement with fixed panes.

OPENINGS - Staff notes approximately 15% of window blinds need some repair.

Repair slats and mechanisms as needed, or replace.

CEILING FINISHES - Stains on ceiling tiles (less than 6).

Investigate cause of staining and replace tiles.

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**Observation #26**

OPENINGS - Doors and frames need updated finishes.

Prep and paint.

CEILING FINISHES - Damaged and/or loose ceiling tiles (less than 10).

Repair or replace.
Observation #19

TECHNOLOGY - Projectors are on movable carts in all classrooms. Televisions are without cable service, and are not connected to DVD players and/or VCRs in most cases. Staff notes only 1 Smartboard on campus.

Mount projectors at ceilings, and evaluate need for cable access, DVD players, and additional Smartboards.

Observation #21

HVAC SYSTEMS - Staff notes system is not keeping up with demand.

Note: computers may be affecting temperature range. Upgrade system.

Observation #24

TECHNOLOGY - Exposed equipment and wiring in nurse's office. Equipment is noisy at times.

Relocate in more appropriate location and housing.
D-EQUIPMENT AND FURNISHINGS

Observation #3

BUILT-IN CASEWORK - Casework in portables is in relatively good condition, but sink areas do not appear to be wheelchair compliant.

Replace partial sections only, with accessible plumbing fixtures and accessories.

Observation #4

BUILT-IN CASEWORK - Staff notes storage space is limited in Library / Computer Lab.

Maximize tall storage, and install additional casework as needed.

Observation #6

BUILT-IN CASEWORK - Original countertop and base cabinets are outdated, and are not totally in compliance.

Install accessible countertop section and plumbing fixtures (minimum), or replace all (recommended).
**Observation #8**

BUILT-IN CASEWORK - Original countertop and base cabinets are outdated, and are not totally in compliance.

Install accessible countertop section and plumbing fixtures (minimum), or replace all (recommended).

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**Observation #18**

FOOD SERVICE - Original painted casework in kitchen is clean, but clearly outdated.

Suggest replacing.
E-OTHER BUILDING CONSTRUCTION

Observation #5
ADA COMPLIANCE - Restrooms currently used by Bridges staff are lacking all required grab bars at toilet fixtures (3 grab bars missing in 2 rooms), and are not compliant. Grab bar installation will require a wall or stall partition in 1 room.

Install appropriate grab bars.

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Observation #9
ADA COMPLIANCE - Vertical drop off at back door threshold with no accessible side clearance at staff workroom (converted classroom).

Replace and enlarge exterior concrete landing for flush transition. Adjust fence location.

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Observation #11
ADA COMPLIANCE - Staff restroom is not compliant.

Reconfigure and install accessible plumbing fixtures and accessories.
Observation #16
ADA COMPLIANCE - No handrails at stair access to stage.
Add railings.

Observation #17
ADA COMPLIANCE - Staff restroom and locker area are not in compliance.
Reconfigure and replace with accessible fixtures and accessories.

Observation #22
ADA COMPLIANCE - Level landing areas and vertical drop at thresholds at back doors of all permanent classrooms are not compliant (under 20 locations), with no continuation of walks.
Consider infilling doors not required by code. If they remain, install enlarged landings and provide flush transition (doors may require signage directing students and staff to actual exits).
Observation #25

ADA COMPLIANCE - Student restrooms (2 locations) are not totally compliant.

Modify as needed to provide ADA clearances and install all required accessories.
MEMORANDUM

TO: JON ANDERSON
FROM: DANNY MCKEVITT
DATE: NOVEMBER 15, 2013
PROJECT: SJUSD SITE ASSESSMENTS
SUBJECT: ASSESSMENT REPORT
PROJECT NO.: 14-008

GRAND OAKS ELEMENTARY SCHOOL

The main 120/208V electrical service at Grand Oaks Elementary has been upgraded, likely within the past 10-12 years. The new main switchboard back-feeds the original campus service, which is still active, well past its serviceable life and is enclosed in a dilapidated wood structure. This service feeds existing panels in each wing, also well past serviceable life. A new distribution 225A panel was added at the end of each wing, and serviced newer HVAC equipment and surface raceway in each classroom. The main service and distribution panels at each wing should be adequate in size to support renovation work or expansion. There is a significant amount of exposed conduit, much of it located below the canopy at each classroom wing. Multi-channel surface raceway has been added at the front and side of each classroom and includes ample power and data outlets; the raceway covers and end caps are insecure or missing in some locations.

Parking lot lighting consists of two SMUD HID lights on old wood poles; the owner pays directly to the utility for use of these lights. Building mounted lights are either HID or CFL, many with “yellowed” lenses which effects light output and durability of the lens; these lights are not cut-off. Most interior lighting is in fair condition; this is primarily fluorescent ‘wrap’ fixtures have been retrofitted with electronic ballasts and T8 lamps. Occupancy sensors have been installed in classrooms, in some cases a wall mounted manual sensor has been located in a corner at ceiling height, which is inappropriate for this type of sensor and likely does not provide adequate coverage. The MP room includes surface mounted 2x2s with 55W biax lamps, and several lamps or ballast are not functioning. EM lighting and exit signs in the MP room are older and likely require service, classrooms do not include EM or exit lights but this is not code required for classrooms this size.
San Juan Unified School District

Measure N Assessment

Grand Oaks Elementary School

October 28, 2013

<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>3.0</td>
<td>N/A</td>
<td>1.0</td>
<td>New utility (SMUD) service 120/208V approx. 10 years old, in very good condition. Original service backfed by new, end of servicable life, in non-rated wood enclosure.</td>
</tr>
<tr>
<td>Distribution Panels, Panels, Transformers</td>
<td>2.3</td>
<td>N/A</td>
<td>1.0</td>
<td>New 225A panels added at each wing service newer HVAC and wiremold. Existing interior panels in each wing at end of servicable life.</td>
</tr>
<tr>
<td>Receptacles / Branch Circuiting</td>
<td>3.3</td>
<td>N/A</td>
<td>0.7</td>
<td>Exposed conduits routed under canopies. Surface raceway for power, data perimeter of each classroom, in decent condition. Observed GFCI at counters near sink.</td>
</tr>
</tbody>
</table>

**Weighted Average Score:**

Power Distribution System 2.8 N/A 0.9

<table>
<thead>
<tr>
<th><strong>Lighting &amp; Controls: Function and Condition</strong></th>
<th>Condition</th>
<th>Efficiency</th>
<th>Urgency</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Lighting/Parking Lot</td>
<td>0.7</td>
<td>1.0</td>
<td>2.0</td>
<td>Minimal parking lot lighting, SMUD cobra heads on wood poles</td>
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<tr>
<td>Building Exterior Lighting</td>
<td>1.3</td>
<td>1.0</td>
<td>1.3</td>
<td>Typical wallpacks with CFL or HID lamp source, yellowing lens, not full cut-off.</td>
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<tr>
<td>Interior Light Fixtures</td>
<td>2.0</td>
<td>1.7</td>
<td>1.3</td>
<td>MP Room - surf. 2x2s with 55W biax lamps, fair condition. Classroom 'wrap' fixtures retrofitted w/T8, inefficient lens.</td>
</tr>
<tr>
<td>Lighting Controls</td>
<td>2.0</td>
<td>1.3</td>
<td>1.3</td>
<td>Older occ. sensors in classrooms, some inappropriate sensor types. MP room, manual controls only.</td>
</tr>
<tr>
<td>Emergency Egress</td>
<td>1.3</td>
<td>1</td>
<td>2.0</td>
<td>MP Room - older EM and exit signs</td>
</tr>
</tbody>
</table>

**Weighted Average Score:**

Lighting & Controls 1.6 1.3 1.5