The mission of Green Oaks Fundamental Elementary, an open enrollment school is to ensure all students reach BEYOND ACADEMIC STANDARDS to achieve EXCELLENCE, a love of learning, and INTEGRITY through quality instruction and COLLABORATION in a highly structured, safe, nurturing environment.
Green Oaks Elementary School

**Description:**
- Built in: 1960
- **Total Square Feet of Floor Space:** 28,192
- Acres: 10.37

**Address:**
- 7145 Filbert Avenue, Orangevale, CA 95662

**Generated on:**
- 6/5/13

**Building stages:**
- Physical Assessment Report

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

**Stakeholder:**

**Drawings:**
- Green Oaks 2013 (Physical Assessment Report)
- Green Oaks (Physical Assessment Report)
F-BUILDING SITE WORK

Observation #5

SITE DEVELOPMENT - School lacking enough overall storage of play equipment and such.

Recommend adding another container at this location.

Observation #6

ATHLETIC STRUCTURES - Existing basketball hoops are showing age.

Recommend replacing all basketball hoops and backboards. Approximately 8.

Observation #7

HARDSCAPE - Side walk needed along South road leading to park. Narrow road with children forced to walk on a street with 2 way traffic. During events, either at the school or park, vehicular traffic is an issue since cars are parked on both sides.

Recommend adding side walk on north side of road and widening road to accommodate parked cars and thru traffic. This is the only access into the park AND to the back of the school.
Observation #8

SITE DEVELOPMENT - Existing back fence is 4’ and wood with breaks along run. Not truly separating adjacent park and school. Witness dogs in park migrating onto school property during school hours. Not able to lockdown the school in an emergency.

Recommend replacing old wood fence with 6’ chain link fence with lockable gates at West side of school.

Observation #9

SITE DEVELOPMENT - No existing front fence/gate on East side of campus. Limited ability to lockdown school on the front side.

Recommend adding 4’ chain link fence and strategically placed gates along east/ front side of school.

Observation #18

LANDSCAPE - Grass fields are showing their age and very spotty.

Recommend replacing grass fields.
Observation #19

LANDSCAPE - Irrigation needs to be upgraded in the back fields. Much of the watering is done by hand. Recommend repairing or replacing the existing irrigation system.
A-SHELL

Observation #3

WALL FINISHES - Panelized siding showing age, signs of dry rot, and issues with critters.

Recommend replacing 40% of exterior siding.

Observation #16

OPENINGS - Blinds are showing their age and damaged beyond repair in some cases.

Recommend replacing some of the classroom blinds.

Observation #17

OPENINGS - 90% of the glazing within the school is single pane glass.

Recommend updating to more efficient double pane glazing.
**B-INTERIORS**

**Observation #2**

CEILING FINISHES- Roof leaks present in ceiling tile.

Recommend replacing/repairing roof.

**Observation #12**

FLOORING FINISHES - VCT in hallway floors need to be replaced. Water spill causing flooring to come loose.

Recommend replacing with matching VCT in MP room.

**Observation #14**

FLOOR FINISHES - Existing sloped floors hard to keep clean.

Recommend replacing flooring. Approximately 350 SF.
Observation #21

FLOOR FINISHES - Children's restroom flooring is exposed concrete. Typ.

Recommend installing flooring material that is easy to clean. Resilient flooring or tile. Approximately 2,250 SF.
C-SERVICES

Observation #1

DOMESTIC PLUMBING - Portable does not have running water to the room.

Recommend adding sink with water to this Portable.

Observation #15

HVAC SYSTEM - Kindergarten areas have inconsistent HVAC climate controls.

Recommend and complete mechanical assessment.
E-OTHER BUILDING CONSTRUCTION

Observation #4
ADA COMPLIANCE - Existing handrails are not up to current code.
Recommend updating to compliant rail configuration.

Observation #10
ADA COMPLIANCE - Existing children’s restrooms do not have a compliant ADA stall. Was scheduled to be upgraded a couple of years ago and never got done.
Recommend updating restrooms with compliant fixtures.

Observation #11
ADA COMPLIANCE - Existing staff restrooms are not compliant nor do they have enough room to comply. Was scheduled to be upgraded a couple of years ago and never got done.
Recommend updating restrooms with compliant fixtures by reconfiguring and growing the existing administration building.
Observation #13

LIFE SAFETY - Existing Speech and Special Ed classrooms are being conducted in storage and electrical rooms.

Recommend additional actual portables for applicable uses.

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Observation #20

ADA COMPLIANCE - Most drinking fountains in the school are not updated to the current ADA compliant requirements.

Recommend updating all existing drinking fountains to the current code. Approximately 5 drinking fountains total.
F-BUILDING SITE WORK

Observation #22

SITE DEVELOPMENT - Some existing site wood benches and picnic tables are beginning to show their age. Cracking and decaying wood planks.

Recommend replace 4-6 benches and 3-4 picnic tables with metal type site furniture.
Dear Jon,

On January 23rd, 2014 I performed an on-site assessment of the mechanical and plumbing systems at Green Oaks Fundamental School with Tom Brennan and Mike Milo 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 a new Alerton BacTalk system. Can no longer get parts for this old IBEX system.

2. Most of the Classroom buildings and the Admin are served by 1996 Bryant rooftop packaged gas/elec units. These units are 18 years old and most do not have economizers either. Generally this equipment will last 15-18 years with good maintenance, so it is very near the end of it’s life expectancy. Also, new packaged gas/elec units with economizers are much more energy efficient than these 1996 packaged units, so this should be factored into the District’s equipment replacement decisions.

3. One Classroom building (Rooms 13, 14) has newer Bryant rooftop packaged gas/elec units with economizers, these units appear in good condition.

4. The Multipurpose building is served by 2000 Carrier rooftop gas/elec units, and a 2000 Carrier split furnace system for the Stage. This equipment is 13 years old and in decent condition, however will be nearing the end of it’s life expectancy in the next few years.

5. The Speech room is served by a small mini-split unit, this unit has had a lot of problems and needs to be replaced.

6. The return duct on the Kindergarten rooftop unit is undersized and causing problems. Needs to be replaced with an adequately sized new duct.

7. Portable 18 is served by a 2002 Bard heat pump which is in decent condition. This unit is not on the campus EMS and the District wants it to be.
8. Most Bathroom plumbing fixtures are fairly old, but appear well maintained.
MEMORANDUM

TO: JON ANDERSON
FROM: DANNY MCKEVITT
DATE: FEBRUARY 21, 2014
PROJECT: SJUSD SITE ASSESSMENTS
SUBJECT: GREEN OAKS ELEMENTARY SCHOOL ASSESSMENT REPORT
PROJECT NO.: 14-008

Dear Jon,

On February 10th, I visited the following campus for the purpose of reviewing the condition of electrical systems on each campus. I walked the site with Gary Stemweddel, SJUSD’s Lead Electrician, who was able to show some of the troubled areas and assist with our evaluation. The following is a general assessment of our findings.

GREEN OAKS ELEMENTARY SCHOOL

The Siemens main switchboard at Green Oaks was installed in 2001, and located in a fenced enclosure at the back of campus with the SMUD transformer. The gear is in good condition, and likely adequate for a campus of this size. The MSB services the original campus 120/208V 600A switchboard in the boiler room, which is past serviceable life, via a newer transformer; therefore we assume that the MSB is 277/480V, but did not observe any other transformers on site. Other older panels were observed in a closet in the admin building, in the kindergarten classroom next to a new panel. Newer panels in good condition were located in the break room, in the new MP building’s electrical closet, and in a closet at the new classroom wing. Typical classrooms had multi-channel surface raceway mounted on two walls, WM5500. Exposed conduit is routed to surface box devices in some classrooms. The newer MP building and classroom wing have adequate power.

Parking lot lighting consists of a few SMUD HID pole lights; the owner pays directly to the utility for use of these lights. Building mounted lights are older canopy lights, CFL or HPS, in fair condition; the fixtures at the newer buildings are in new condition. Lighting in classrooms is surface mounted wraps with T8 lamps, very old lenses and many ballasts/lamps out. The newer classroom wing includes 2x4 troffers with T8 lamps. The MP room has newer high-bay fluorescent ‘dome’ fixtures, but does not include any stage lighting which is a need for this school. Typical classrooms include an occupancy sensor and multi-level line voltage switches at the entry; some sensors have been intentionally disabled. LED exit lights and emergency fixtures observed at the MP room; exit lights in the library.
### San Juan Unified School District
#### Green Oaks Elementary School
**February 13, 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>3.0</td>
<td>N/A</td>
<td>1.3</td>
<td>MSB &lt;15yrs, new condition fenced at back of campus, cannot verify voltage. Cannot verify purpose of xfmr that serves original 600A 120/208V MSB, no other xfmr on site.</td>
</tr>
<tr>
<td>Distribution Panels, Panels, Transformers</td>
<td>2.7</td>
<td>N/A</td>
<td>1.0</td>
<td>Older panels 50+ yrs in admin closet, in kindergarten classroom. Newer panels &lt;15yrs in break room, kinder, MP room closet and new modular wing closet.</td>
</tr>
<tr>
<td>Receptacles / Branch Circuiting</td>
<td>2.7</td>
<td>N/A</td>
<td>0.7</td>
<td>WM5500 two walls of older classrooms. Exposed conduits under canopies. Renovated wing with combo power/data boxes. Sufficient power at MP bldg.</td>
</tr>
<tr>
<td><strong>Weighted Average Score: Power Distribution System</strong></td>
<td>2.8</td>
<td>N/A</td>
<td>1.1</td>
<td></td>
</tr>
<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>0.7</td>
<td>1.0</td>
<td>2.0</td>
<td>SMUD cobra head area lights on wood poles.</td>
</tr>
<tr>
<td>Building Exterior Lighting</td>
<td>2.3</td>
<td>2.3</td>
<td>0.7</td>
<td>Canopy lights with 2-42W CFL, fair condition, MH wallpacks semi-cut off at renovated wing.</td>
</tr>
<tr>
<td>Interior Light Fixtures</td>
<td>2.7</td>
<td>2.7</td>
<td>0.7</td>
<td>Classrooms - wraps w/T8s, old lens, some ballasts out. MP bldg - high bay CFL dome, no stage ltg. 2x4s with T8 in renovated wing.</td>
</tr>
<tr>
<td>Lighting Controls</td>
<td>2.7</td>
<td>2.0</td>
<td>1.3</td>
<td>Occupant sensors in all classrooms some intentionally disabled. Instructors need AV lighting controls. Exterior lighting via time clock</td>
</tr>
<tr>
<td>Emergency Egress</td>
<td>3.3</td>
<td>3.3</td>
<td>0.3</td>
<td>LED exit lights in MP building, in renovated wing media/library.</td>
</tr>
<tr>
<td><strong>Weighted Average Score: Lighting &amp; Controls</strong></td>
<td>2.3</td>
<td>2.1</td>
<td>1.1</td>
<td></td>
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</tbody>
</table>