Greer Elementary, a diverse community of life-long learners and innovative problem solvers, in partnership with families and community, will educate and inspire all students to be inquisitive, persistent individuals who use critical thinking skills to be productive citizens through comprehensive personalized instruction, collaboration, and positive character development.
Greer Elementary School

Description:  Year Built: 1953
Total Square Feet of Floor Space: 30,774 SF
Acres: 10.5

Address:  2301 Hurley Way Sacramento, CA 95825

Generated on:  6/23/13

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:  - Greer (Physical Assessment Report)
- Greer 2013 (Physical Assessment Report)
**A-SHELL**

**Observation #4**

OPENINGS - Glazing or weathered wood in low window panel (3 locations at Rooms 2 and 4).

Replace to match adjacent panels.

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**Observation #8**

STRUCTURE - Deteriorating wood fascia board at Room 15.

Replace damaged section. Prep and paint.

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**Observation #10**

STRUCTURE - Openings below perimeter skirting allow underfloor rodent access.

Seal perimeter with additional painted trim and/or metal screening.

STRUCTURE - Minor amount of exposed wood (1 panel).

Replace, prep and paint.
**Observation #16**

STRUCTURE - Exterior wood is generally in good condition despite age. Some weathering at isolated locations (less than 150 SF).

Replace damaged wood where required. Prep and paint.

**Observation #17**

OPENINGS - Weathered exterior doors and frames throughout.

Prep and paint.

**Observation #25**

STRUCTURE - Staff notes visitors can walk into campus core undetected during school hours, and suggest relocation of Reception to south office for controlled visitor access. Will require existing window replacement (with door), and relocation of furnishings and equipment.
B-INTERIORS

Observation #1

OPENINGS - Louvers at high windows on both sides of Multi-Purpose Room appear to be fragile and misaligned.

Evaluate, repair or replace.

FLOOR FINISHES - Wood flooring and baseboards in Multi-Purpose Room need refinishing. Staff reports flooring is thin and cannot be sanded anymore. Vinyl flooring at side exits is in poor condition.

Suggest sports-type sheet flooring throughout.
Observation #2

FLOOR FINISHES - Carpet installed over VAT flooring in the Media Center (old Kindergarten Room). Adjacent toilet room with plywood wall panels is used for storage, and sinks are not needed for this use.

Remove plumbing fixtures and VAT, and replace carpet.

CEILING FINISHES - Loose acoustical tiles (less than 10) in the Media Center.

Reinstall.

Observation #6

CEILING FINISHES - Loose tiles (less than 10), and poor finish along modular lines in this building.

Replace tiles. Prep and paint modular trim.

WALL FINISHES - Stains at walls (estimate 5% of room).

Clean and/or replace wall finish.
**Observation #9**

FLOOR FINISHES - Some carpet stains in Room 14.

Deep clean.

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**Observation #12**

FLOOR FINISHES - Student restrooms have been upgraded and are generally in good condition. Isolated area of worn flooring material in lower grade Boy's restroom.

No action recommended until all flooring requires replacement.

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**Observation #21**

FLOOR FINISHES - Marred carpet in this room.

Deep clean and/or replace.
**Observation #23**

FLOOR FINISHES - Staff workroom carpet and VAT flooring is stained, worn, and generally in poor condition (2 rooms).

Replace all.

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**Observation #29**

OPENINGS - Damage to wood head at high window in Room 1.

Evaluate cause, repair, prep and paint.

FLOOR FINISHES - Heavily stained carpet in Room 1 (estimate 5% of all classrooms).

Suggest replacement.

WALL FINISHES - Marred finishes on lower portion of walls and around openings.

Suggest prep and paint.
Observation #32

WALL FINISHES - Loose and/or missing FRP at walk-in cooler. Worn jamb finishes. Replace missing FRP components. Prep and paint worn finishes.

FLOOR FINISHES - Worn and stained slip-resistant sheet flooring. Patch damaged areas.
**Observation #5**

TECHNOLOGY - Staff notes Promethean boards were installed in all classrooms within the last 3 years. Two classrooms have an additional ceiling mounted projector that is unnecessary.

Remove redundant equipment.

TECHNOLOGY - No cable service for televisions. Many do not have DVD players.

Provide necessary equipment to operate or remove.

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**Observation #7**

LINE VOLTAGE - New raceway installation in progress throughout campus.

Finish installation.

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**Observation #13**

HVAC SYSTEM - Exposed flexible condensate tubing in Staff workroom is draped to wall, and terminates at countertop sink.

Replace with metal drain line, and extend to exterior or appropriate waste line.
Observation #19
LINE VOLTAGE - Unused, but exposed wiring with taped ends.
Install cover plate.

Observation #20
TECHNOLOGY - Bundled cables and uncovered outlet at wall.
Remove excess cable and install outlet cover.

Observation #28
TECHNOLOGY - Noisy IDF panel and other exposed equipment are housed in the Nurse's office and are not conducive to this room.
Suggest relocating equipment.
D-EQUIPMENT AND FURNISHINGS

Observation #3

BUILT-IN CASEWORK - Original painted casework is old, outdated, and not fully ADA compliant (typical at all classrooms and Media Center).

Replace with accessible counters, plumbing fixtures, and accessories.

Observation #31

PERFORMANCE - Staff notes original wood rigging at stage.

Suggest replacing rigging.

Observation #33

FOOD SERVICE - Worn finishes on metal kitchen tables.

Suggest stainless steel replacements.
E-OTHER BUILDING CONSTRUCTION

Observation #11
ADA COMPLIANCE - Sink cabinet is not compliant (Rooms 23 and 24).
Install wheelchair accessible countertop/cabinet section, plumbing fixture, and accessories.

Observation #14
ADA COMPLIANCE - Clearance in front of toilet in Adult restroom is not compliant (2 rooms total).
Reconfigure to provide full wheelchair accessibility to staff and visitors.

Observation #15
ADA COMPLIANCE - Recessed drinking fountain is not compliant.
Install hi-low fixture with protective rails on each side.
Observation #18

ADA COMPLIANCE - Staff was advised recently that floor mounted Promethean boards may not be fully compliant.

Suggest mounting units directly to walls (requires removal of marker boards, etc. behind units). Modify the variable height adjustment to maintain minimum head clearance at all times, and to protect the visually impaired (due to excessive unit depth when board is lifted too high).

Observation #22

ADA COMPLIANCE - Staff restroom is not compliant.

Reconfigure room, and install accessible plumbing fixtures and accessories.

Observation #24

ADA COMPLIANCE - Original painted cabinets in Staff workrooms are old, outdated, and sink cabinets are not compliant (2 total).

Replace all casework, and install wheelchair accessible countertops, plumbing fixtures, and accessories.
Observation #26

ADA COMPLIANCE - Ramp thresholds at roughly 50% of all exterior doors. Less than 5 doors have vertical drop offs that are not compliant, while the remaining locations are flush.

Replace exterior walks to provide flush transitions to 5 doors. Note: ramp thresholds are no longer acceptable to DSA, and additional modifications may be required to eliminate those existing.

Observation #27

ADA COMPLIANCE - Reception counter is not fully compliant.

Replace to include a lower wheelchair accessible counter section.

ADA COMPLIANCE - Access to the Nurse’s office is not compliant and space for a cot is limited.

Reconfigure room and path to provide wheelchair accessibility.

Observation #30

ADA COMPLIANCE - No ramp or wheelchair access to raised stage. Exterior landing is not compliant. Interior (2 sets) and exterior stair handrails are not compliant.

Enlarging exterior landing, replace handrails, and install wheelchair lift.

ADA COMPLIANCE - Recessed drinking fountain is not compliant.

Install hi-low fixture with protective rails on each side.
**F-BUILDING SITE WORK**

**Observation #1**

SITE DEVELOPMENT - Staff suggests a wider gate for student exiting. No panic device on gate.

Verify code compliance, and modify as required.

**Observation #2**

SITE DEVELOPMENT - Deteriorating wood on 1 of 2 ball walls (minimum 2 boards).

Replace damaged wood. Prep and paint.

SITE DEVELOPMENT - Deteriorating finish on wood benches (approximately 60 LF).

Prep and paint.

**Observation #3**

SITE DEVELOPMENT - Low fencing at vehicle access to student playground.

Recommend minimum 6’ high perimeter fencing/gates secured during school hours. Note: playground and fields are accessible after school hours.