the San Juan Unified School District’s mission is to EDUCATE and INSPIRE each student to SUCCEED and responsibly CONTRIBUTE to a radically evolving world by providing innovative, rigorous, STUDENT-FOCUSED instruction and programs in a SAFE, CARING, and COLLABORATIVE learning community.
Hemlock Maintenance & Operations

Description: Construction Date: Unknown
Total Square Feet of Floor Space: 4,976
Acres: 19.7 (Includes La Entrada HS site)

Address: 5320 Hemlock Street Sacramento CA 95841

Generated on: 6/25/13

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: - Hemlock Ctr 2013 (Physical Assessment Report)
- M&O - Hemlock 1A (Physical Assessment Report)
**F-BUILDING SITE WORK**

**Observation #21**

SITE DEVELOPMENT - Boxcar being used. Freight trailer is not.

Recommend leaving boxcar as-is but removing the freight trailer which is not being used.

**Observation #22**

HARDCAPSE - Asphalt paving throughout site is deteriorating badly.

Recommend replacing asphalt paving throughout.

**Observation #23**

HARDCAPSE - Asphalt paving throughout site is deteriorating badly.

Recommend replacing asphalt paving throughout.
**Observation #24**

SITE DEVELOPMENT - Old trailers to be removed from site.

Recommend removal/disposal of trailers just sitting on lot.

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**Observation #25**

SITE DEVELOPMENT - Storage container to remain on site.

Recommend leaving storage container as-is.

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**Observation #26**

SITE DEVELOPMENT - Small storage container to be removed. Large boxcar with athletic equipment to remain but should be removed and located in a more appropriate location (school site).

Recommend removal/disposal of small storage container.

Recommend removal of large boxcar with athletic items stored in it.
Observation #27

SITE DEVELOPMENT - This part of the site has become a dumping ground for old athletic equipment.

Recommend removal/disposal of old athletic equipment.

Observation #28

HARDSCAPE - Asphalt paving throughout site is deteriorating badly.

Recommend replacing asphalt paving throughout.
Floor Plan
A-SHELL

**Observation #14**

OPENINGS - Door needs to be painted. Awning over door needs repair or be replaced.

Recommend painting all exterior doors.

Recommend replacing fabric awning over door.

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**Observation #15**

OPENINGS - Paint door or replace with new door. Opening is not accessible.

Recommend replacing door.

Recommend building up of site to provide an accessible entrance into room.

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**Observation #16**

WALL FINISHES - Exterior wall paint is a different color than the rest of the building.

Recommend painting all exterior walls of the building.
**Observation #17**

WALL FINISHES - Walls damaged from previously wall mounted items and walls need new paint.

Recommend painting all exterior walls of the building.

![Wall observation](image)

**Observation #18**

WALL FINISHES - Paint on exterior walls are peeling.

Recommend painting all exterior walls of the building.

![Wall observation](image)

**Observation #19**

OPENINGS - Door frame and door need to be painted.

Recommend painting all door frames.

![Door observation](image)
Observation #20

WALL FINISHES - Walls and doors need to be painted. Keep it consistent.

Recommend painting all exterior walls of the building.
**B-INTERIORS**

**Observation #2**

FLOOR FINISHES - VCT curling and damaged. Also occurs in small storage within work shop area.

Recommend replacing all VCT in-kind.

WALL FINISHES - Walls damaged from previously wall mounted items and walls need new paint.

Recommend repairing walls and then painting.

CEILING FINISHES - 2x4 ceiling tiles damaged.

Recommend replacing damaged 2x4 ceiling tiles.
**Observation #4**

FLOOR FINISHES - VCT curling, damaged, and stained.
Recommend replacing all VCT in-kind.

WALL FINISHES - Walls damaged from previously wall mounted items and walls need new paint.
Recommend repairing walls and then painting.

CEILING FINISHES - 2x4 ceiling tiles damaged.
Recommend replacing damaged 2x4 ceiling tiles.

OPENINGS - Doors need paint.
Recommend painting all doors.

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**Observation #6**

FLOOR FINISHES - VCT curling, damaged, and stained.
Recommend replacing all VCT in-kind.

WALL FINISHES - Walls damaged from previously wall mounted items and walls need new paint.
Recommend repairing walls and then painting.
**Observation #7**

FLOOR FINISHES - VCT stained.

Recommend replacing all VCT in-kind.

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**Observation #8**

FLOOR FINISHES - Transition strip missing at door opening from maintenance shop to work shop area.

Recommend replacing transition strip.
**Observation #9**

FLOOR FINISHES - Carpet stained in various locations.
Recommend replacing carpet flooring in-kind.

CEILING FINISHES - 2x4 ceiling tiles damaged.
Recommend replacing damaged 2x4 ceiling tiles.
Observation #10

FLOOR FINISHES - VCT curling, stained, and damaged. Transition from work shop area to "plans and specs" room is not accessible.

Recommend replacing all VCT in-kind.

WALL FINISHES - Walls damaged from previously wall mounted items and walls need new paint. Wall shown on plan has been removed.

Recommend repairing walls and then painting.

CEILING FINISHES - 2x4 ceiling tiles damaged and stained from water damage.

Recommend replacing damaged 2x4 ceiling tiles.

Observation #11

FLOOR FINISHES - VCT curling and damaged.

Recommend replacing all VCT in-kind.

WALL FINISHES - Walls damaged from previously wall mounted items and walls need new paint.

Recommend repairing walls and then painting.
**Observation #12**

FLOOR FINISHES - VCT curling, stained, and damaged.

Recommend replacing all VCT in-kind.

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**Observation #13**

FLOOR FINISHES - VCT curling and damaged.

Recommend replacing all VCT in-kind.
C-SERVICES

Observation #1

TECHNOLOGY - Old battery backup system should be updated. Staff would like to keep rack and add shelves for storage.

Recommend removal of old battery back-up system and upgraded.
D-EQUIPMENT AND FURNISHINGS

Observation #3

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

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

Observation #5

BUILT-IN CASEWORK - Casework not actually built in but installed with faucet working but drains into a bucket underneath the sink.

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

Recommend installation of sewer drain.

Observation #30

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

Recommend removal of existing casework for new, accessible, and more space efficient casework.
E-OTHER BUILDING CONSTRUCTION

Observation #29
ADA COMPLIANCE - Restroom not ADA compliant.
Recommend restroom redesign.

Observation #31
ADA COMPLIANCE - Restroom not compliant.
(No photo)
Recommend restroom redesign.