Howe Avenue Elementary is dedicated to providing a positive and safe learning environment for all children and is committed to all students becoming life-long readers, writers, and thinkers.
Howe Avenue Elementary School

**Description:**
Year Built: 1951
Total Square Feet of Floor Space: 52,046
Acres: 13.84

**Address:**
2404 Howe Avenue, Sacramento, CA 95825

**Generated on:**
6/7/13

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

**Observation #4**

OPENINGS - Single pane windows throughout campus. Very inefficient and in some cases, plexiglass was used instead.

Recommend replacing with dual pane windows.

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**Observation #17**

OPENINGS - Door transition/threshold is aged and not compliant to current codes.

Recommend replacing threshold throughout MP room. Approximately 3 occurrences.
Observation #22

OPENINGS - Windows have security mesh on both interior and exterior sides.

Recommend modifying 2-3 lower windows to be able to open in case of a fire or emergency. Could be a life safety issue.

Observation #28

WALL FINISHES - New exterior paint needed throughout school. Chipping, fading and cracking existing paint is not protecting the structure.

Recommend repainting exterior of all buildings.
Observation #33

WALL FINISHES - Lack of insulation in many areas of the exterior shell outside of the single pane windows. Some areas have metal or wood panels infilling where windows were.

Recommend adding insulation throughout school exterior walls to upgrade building thermal efficiency and performance.
**Observation #2**

FLOOR FINISHES - Existing flooring is exposed concrete and most likely existing.

Recommend adding resilient flooring or tile. Approximately 400 SF total in staff restrooms.

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**Observation #6**

OPENINGS – Admin. building and 6 classrooms need replaced blinds.

Recommend installing new blinds in these spaces.

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**Observation #12**

WALL FINISHES - Restroom walls are existing tile which are stained and worn.

Recommend replacing tile in similar restrooms as well.
Observation #13

FLOOR FINISHES - Flooring in restrooms is only exposed concrete which shows its age and stains.

Recommend installing resilient flooring to tile. Approximately 850 SF total for children's restrooms flooring.

Observation #14

FLOOR FINISHES - Existing tile in nurse room is showing age and warping.

Recommend replacing VCT. Approximately 319 SF.

Observation #15

FLOOR FINISHES - Newly renovated flooring in bathrooms turns black after time when using detergents.

Recommend deep cleaning or switch to different type of cleaners when maintaining new flooring.
**Observation #20**

OPENINGS - Drapes throughout school are worn and not functional.

Replace with mini blinds. Typical thought campus. 30% of treatments recommended to replace with new blinds.

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**Observation #24**

FLOOR FINISHES - Restrooms have only existing original concrete.

Recommend installing resilient flooring or tile for clean ability.
C-SERVICES

Observation #5
DOMESTIC PLUMBING - Existing sinks in classrooms and restrooms are worn and cannot be cleaned completely. Enamel worn away. Typ.

Recommend replacing sinks in all original restrooms. Approximately 36 sinks.

Observation #10
DOMESTIC PLUMBING - When kitchen was upgraded, the grease trap was removed which now clogs up the plumbing of much of the school certain times of the year.

Recommend installing the proper grease trap back to reduce the plumbing/sewer clogs occurring.

Observation #25
DOMESTIC PLUMBING - Original plumbing fixtures are extremely old and difficult to keep clean.

Recommend replacing the fixtures with compliant, new plumbing fixtures.
Observation #30

DOMESTIC PLUMBING - Kindergarten drinking fountain is not ADA compliant.

Recommend adding proper fixture and grab bars.
D-EQUIPMENT AND FURNISHINGS

Observation #18
BUILT-IN CASEWORK - Cabinetry countertop in Staff room is chipping and showing its age.
Recommend re-laminating the counter top.

Observation #19
BUILT-IN CASEWORK - Chipping laminate in preschool casework counter.
Recommend re-laminating counter.

Observation #32
PERFORMANCE - Stage curtains are ripped and showing their age.
Recommend replacing back stage curtains.
E-OTHER BUILDING CONSTRUCTION

Observation #1

ADA COMPLIANCE - Staff restrooms are not ADA compliant.

Recommend updating fixtures and layout to accommodate the proper requirements.

Observation #3

ADA COMPLIANCE - Existing Kindergarten restrooms are not compliant per requirements.

Recommend replacing fixtures to current codes.
**Observation #8**

ADA COMPLIANCE - Drinking fountains throughout most of the campus are not compliant.

Recommend replacing or adding the proper fixtures and equipment to bring up to current code. Approximately 7 fountains total.

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**Observation #11**

ADA COMPLIANCE - Restrooms are not compliant with current code.

Recommend upgrading fixtures.

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**Observation #23**

ADA COMPLIANCE - Restroom fixtures are not ADA compliant.

Recommend updating restroom fixtures to comply with current codes.
F-BUILDING SITE WORK

Observation #21

SITE DEVELOPMENT - Existing shade structure was ripped and removed.

Recommend replacing the shade material giving students a shade area to eat their lunch.

Observation #29

SITE DEVELOPMENT - Kindergarten playground is missing container curb to keep the bark chips from drifting into surrounding concrete.

Recommend adding a container curb or edge strip.

Observation #31

HARDSCAPE - Typical hardscape concrete is existing and cracking.

Recommend replacing concrete to even out transitions.
F-BUILDING SITE WORK

Observation #7

SITE DEVELOPMENT - School property line is adjacent to the back of a commercial shopping complex on north side of the property. Some areas of the existing chain link fence are not visually shielded. Many of the inserted planks within the fence are decaying and worn. Also, yard fabric was placed on the fence to block view.

Recommend replacing chain link planks to consistent isn't block view and maintain school privacy. Approximately 150 linear feet needs to be addressed. Some still in usable condition.

Observation #9

SITE DEVELOPMENT - Certain areas around the perimeter fencing need to be raised to 6' to be consistent. During winter and summer breaks, the school get a lot of people hanging out and camping on campus due to its proximity to the adjacent park.

Recommend raising fencing to 6' in areas where it currently is at 3'-'4'. Approximately 75' linear feet.
Observation #16
HARDSCAPE - Minor cracking on main blacktop area.
Recommend repairing/infilling cracks and possibly restricting play lines.

Observation #26
SITE DEVELOPMENT - Wood siding on Storage sheds are showing age and decaying in certain areas.
Recommend replacing siding roughly 175 SF. Paint to match.
Observation #27

LANDSCAPE - Lawn in this area is dying. No irrigation.

Recommend adding irrigation to this area and possibly more grass seed.