The Thomas Kelly staff is dedicated to providing a SAFE, WARM, and NURTURING environment that emphasizes high academic standards and STRONG character development. The ABC’s of Thomas Kelly are what we are all about – ACADEMIC ACHIEVEMENT, BE AT SCHOOL, Citizenship, and a Sense of School Spirit and Community.
Thomas Kelly Elementary School

Description: Year Built: 1960
Total Square Feet of Floor Space: 34,630 SF
Acres: 14.76

Address: 6301 Moraga Drive Carmichael, CA 95608

Generated on: 6/8/13

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: - Thomas Kelly 2013 (Physical Assessment Report)
- Thomas Kelly (Physical Assessment Report)
Site Plan
E-OTHER BUILDING CONSTRUCTION

Observation #7

ADA COMPLIANCE - No railings at ramp.

Install compliant handrails on each side.

Observation #11

LIFE SAFETY - Large overgrown trees provide visual barrier to student and staff in campus grass area beyond.

Remove low limbs, install 6’ high minimum chain-link barrier, and/or consider additional security cameras.

Observation #12

ADA COMPLIANCE - Landscape (dirt) only access to play structure area.

Install wheelchair accessible asphalt path to area entry point.
Observation #15

ADA COMPLIANCE - Landscape (dirt) only access to tables.

Install accessible asphalt path and seating area.

Observation #17

ADA COMPLIANCE - Movable back pack cart and other items are stored on accessible ramps.

Relocate items to provide full ramp access.
F-BUILDING SITE WORK

Observation #1

SITE DEVELOPMENT - Poor finish at basketball back boards, equipment poles, and ball walls. Minor damage at ball walls.

Repair, prep and paint.

Observation #2

SITE DEVELOPMENT - Staff reports high school students walking through campus during school hours typically exit through this fence opening.

Staff requests a gate be installed and locked to prevent exiting during school hours, while still providing student access before and after school.

SITE DEVELOPMENT - Several permanent openings and low perimeter fencing.

Suggest installing minimum 6’ high chain-link perimeter fencing and gates.

Observation #3

SITE DEVELOPMENT - Poor paint finish on portable tables and chairs (typical of 7).

Prep and paint.
**Observation #4**

SITE DEVELOPMENT - Staff notes student access through narrow gap at fence to trash enclosure transition.

Infill opening with additional chain-link section.

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**Observation #5**

SITE DEVELOPMENT - Rusting 5' high fence and gate (approximately 20 LF).

Replace fence and gate section only (minimum). Replace all 5' high perimeter fencing and install minimum 6' high fencing (recommended).
Observation #6

HARDSCAPE - Heavily cracked and weed-filled asphalt playground, including kindergarten playground (approximately 60% of total).
Replace.

SITE DEVELOPMENT - Poor finish at ball wall.
Prep and paint.

Observation #8

SITE DEVELOPMENT - Staff notes high school students walk through this area of campus and periodically use student restrooms during school hours. Exiting is through an opening in a perimeter fence beyond.
Install minimum 7’ high wrought iron fencing and gates at main entry.
Observation #9
SITE DEVELOPMENT - Peeling paint at metal ratings.
Prep and paint.

Observation #10
HARDSCAPE - Gravel area for additional off-street parking.
Install asphalt paving, striping, and walk.

Observation #13
LANDSCAPE - Grass field areas are in poor condition.
Adjust irrigation system (expand as needed), and seed fields.
Observation #14

HARDSCAPE - Cracks in larger asphalt playground (approximately 500 LF), with weeds in some locations. No heaving.

Sterilize soil, infill and seal.

Observation #16

ATHLETIC STRUCTURES - Backstop is leaning and rusty.

Repair or replace.

Observation #18

SITE DEVELOPMENT - Poor finish on ramp railings to portables (typical of 2).

Prep and paint.
Floor Plan
**Observation #3**

STRUCTURE - Exterior tile wall finish is pulling away, possibly due to substrate failure. Staff reports condition was similar to other end of building, prior to remediation.

Evaluate structural integrity and repair or replace.

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**Observation #6**

STRUCTURE - Peeling paint finish at wood fascia and corner trim (minimum 100 LF this building).

Prep and paint. Staff notes campus-wide exterior painting scheduled for this year.

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**Observation #9**

STRUCTURE - Rodent access at perimeter skirting of portables. Staff reports recent skunk problems under buildings.

Install asphalt barrier under ventilation openings and additional screening.
Observation #12

STRUCTURE - Peeling paint finish at wood fascia and corner trim throughout campus.

Prep and paint. Staff notes campus-wide exterior painting scheduled for this year.

Observation #15

STRUCTURE - Recent exterior tile wall remediation. Some pins have broken or were removed.

Install additional pins at missing locations.

Observation #22

STRUCTURE - Staff notes previous water penetration during heavy rain and wind at south wall, with some interior wall and floor damage. Reportedly repaired.

Evaluate and repair if required.
**B-INTERIORS**

**Observation #1**

OPENINGS - Finish on all entry doors and frames is marred typically throughout campus.

Prep and paint.

OPENINGS - Slats of window blinds are somewhat damaged (approximately 50%).

Repair or replace.

FLOOR FINISHES - VCT installed at door and sink areas is typically marred, but in good condition.

Clean VCT.

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**Observation #2**

OPENINGS - Covering over high windows in Kindergarten rooms are covered due to facilitate student napping.

Suggest installing curtains at high windows in 2 rooms.
**Observation #8**

FLOOR FINISHES - Carpets are badly stained and vinyl tile entry areas are in poor condition.

Replace all flooring in both rooms.

WALL FINISHES – Staff reported previous water penetration.

Evaluate south wall finishes in both rooms.

CEILING FINISHES - Loose ceiling panels (less than 10). Staff reports lightweight panels are moved out of position frequently due to opened doors, etc.

Reinstall and add clips (minimum). Replace all with standard acoustical ceiling tiles (recommended).

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**Observation #11**

FLOOR FINISHES - Restroom floors are in poor condition.

Replace.

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**Observation #13**

FLOOR FINISHES - Stained floors in staff restrooms.

Replace with new sheet vinyl.
C-SERVICES

Observation #10
LINE VOLTAGE - Room is dark, even though staff reports general lighting was replaced within last 3 years.
Evaluate and install more efficient lighting as required.

Observation #14
TECHNOLOGY - Library staff notes electrical outlets installed recently for computer stations, but no computers added. No television/DVD player for student/teacher use. Projector is located on a portable cart.
Install ceiling mount for projector, and evaluate computer and television need. Note that Computer Lab is located in Room A-3.

Observation #19
HVAC SYSTEM - Interior corridors are conditioned by pulling air through operable louvered vents above classroom doors. Staff notes louvers are difficult to operate due to periodic painting, etc.
Suggest sealing vents and installing independent system.
Observation #20

TECHNOLOGY - Projectors are located on mobile carts or desks. Staff notes this is typical of all classrooms except one.

Install ceiling mounts for existing projectors.

TECHNOLOGY - No cable service is provided for televisions. Staff notes 90% of classrooms have a DVD player.

Install DVD players at remaining rooms.
D-EQUIPMENT AND FURNISHINGS

Observation #21

BUILT-IN CASEWORK - Casework is old and outdated, with slight variations from room to room due to previous repairs, and is not ADA compliant.

Replace with accessible counters, plumbing, and accessories.
E-OTHER BUILDING CONSTRUCTION

Observation #4

ADA COMPLIANCE - Boys restroom is not fully compliant.
Reconfigure to include an accessible toilet stall and replace stall partitions.
ADA COMPLIANCE - Thresholds at student restrooms are not compliant (2 total).
Replace exterior walks to provide flush transitions. Note boys restroom has a ramp threshold no longer acceptable to DSA.
ADA COMPLIANCE - Verify drinking fountains are compliant (2 sets of 2 each).
Suggest hi-low fixtures at each location for full compliance.

Observation #5

ADA COMPLIANCE - Kindergarten student restrooms are not in compliance.
Reconfigure and install accessible fixtures and accessories.

Observation #7

ADA COMPLIANCE - Door threshold drop at exterior doors on this side of classroom wing (most others are flush).
Replace sections of exterior concrete walk to provide flush transitions at doors.
Observation #16

ADA COMPLIANCE - Verify drinking fountains are compliant.
Suggest hi-low fixtures for full compliance.

Observation #17

ADA COMPLIANCE - Student restrooms use ramp thresholds.
Replace exterior concrete at doors to provide a flush transition.
ADA COMPLIANCE - Girls restroom lacks an accessible toilet stall.
Reconfigure toilet locations, and install new partitions and accessories.

Observation #18

ADA COMPLIANCE - Counter and sink in nurse's room are not in compliance.
Install accessible counter, plumbing fixtures and accessories.
**Observation #23**

ADA COMPLIANCE - Restrooms are not in compliance.
Reconfigure, and install accessible plumbing fixtures and accessories.

ADA COMPLIANCE - Drinking fountain is not in compliance.
Install hi-low fixture with protection railing on each side.

**Observation #24**

ADA COMPLIANCE - Raised portable platform is not accessible.
Provide portable lift.
MEMORANDUM

TO: Jon Anderson
FROM: Tom Duval
DATE: February 5, 2014
PROJECT: Thomas Kelly Elementary School
SUBJECT: Master Plan Assessment Report
PROJECT NO.: 131020

Dear Jon,

On February 5, 2014 I performed an on-site assessment of the mechanical and plumbing systems at Thomas Kelly Elementary School with Mike Milo of SJUSD. Following are our observations:

1. The Admin, Multipurpose and Classroom buildings are served by 2000 rooftop packaged gas/elec units, mostly Carrier, and some Trane. These systems are 14 years old and appear in decent condition. With good maintenance they should last 15-18 years, so they are nearing the end of their life expectancy. Also, new packaged gas/elec units are much more energy efficient than these old units, so this should be factored into the District’s equipment replacement decisions.

2. The Kitchen hood is older but in decent operating condition.

3. Portables C1 and C2 are served by 2007 Bard units which appear to be in good condition and at 7 years old probably have another 10-12 years of life expectancy. These portables are on the campus EMS.

4. 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.

5. The Bathroom plumbing fixtures at the student bathrooms next to Classrooms A3 and A8 are relatively old and should probably be replaced/modernized in the coming years.
MEMORANDUM

TO: JON ANDERSON
FROM: DANNY MCKEVITT
DATE: FEBRUARY 4, 2014
PROJECT: SJUSD SITE ASSESSMENTS
SUBJECT: ASSESSMENT REPORT
PROJECT NO.: 14-008

THOMAS KELLY ELEMENTARY SCHOOL

Thomas Kelly has two electrical services fed by SMUD. Main Switchboard 1 of 2 is fairly new, less than 20 years old) and in good condition, 277/480V. It is likely sufficient to service the entire campus as well as future renovations or expansion. Main Switchboard 2 of 2 is older, but still serviceable. It is 120/208V and serves portable buildings only. Observed some older gear within the buildings past it’s serviceable life. This included a very old (50+ yrs) transformer located in a food storage room, which is generating enough heat to warm the room well beyond FDA requirements.

Newer panels in good condition including panels and transformers have been added at each building wing to service HVAC and added receptacles in Wiremold 5500 located on two walls in each typical classroom. Exposed conduit and surface raceway observed throughout the campus. In one of the fairly new portable buildings, receptacles and data devices have been kicked in and broken, recommend replacing with blank, steel covers.

There is no area lighting in the parking lot. However, there are several SMUD ‘cobra’ heads on wooden poles on other parts of the campus, most are illuminating grassy areas that would not seem to require this much illumination; the owner pays directly to the utility for use of these lights. Building mounted lights are primarily CFL canopy mounted, in fair condition but older, and not cut-off; there is a large quantity of these and the areas may be overlit. Exterior lighting is controlled by time clock. The original fluorescent interior lighting fixtures, primarily surface mounted fluorescent ‘wraps’ are in fair condition, but several broken lenses and burned out lamps were observed. These older fixtures have been retrofitted with electronic ballasts and T8 lamps somewhat recently, however the fixture types themselves are not very efficient, and we would recommend replacing as part of any significant renovation. The MP room has T5HO lighting in very good condition. Typical classrooms include an older occupancy sensor and multi-level line voltage switches at the entry. Sensors also observed in Library. LED exit lights were located in corridors, MP room, and new portables.
<table>
<thead>
<tr>
<th>Scope</th>
<th>Power &amp; Distribution: Function and Condition</th>
<th>Lighting &amp; Controls: Function and Condition</th>
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<tr>
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<td>Utility Service, Main Switchboard</td>
<td>Site Lighting/Parking Lot</td>
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<td>Notes</td>
<td>Service 1 of 2 - &lt;20 yrs old, 277/480V, good</td>
<td>No parking lot lighting in main lot, drop off.</td>
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<td>condition, adequate size for campus. Service 2</td>
<td>SMUD cobra head area lights, roughly 8 qty,</td>
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<td>of 2 is older, 120/208V for portables, fair</td>
<td>illuminate grassy areas, seem unnecessary.</td>
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<td>condition.</td>
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<td>Distribution Panels, Panels, Transformers</td>
<td>Building Exterior Lighting</td>
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<tr>
<td>Notes</td>
<td>Older gear in MP. Old xfmr in kitchen storage is</td>
<td>CFL wallpacks, canopy lights, possibly overlit</td>
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<td>FDA issue because it overheats the room. New</td>
<td>based on quantity. Fair condition.</td>
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<td>gear, panels and xfmr, added at exterior of each</td>
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<td>wing, &lt;20 yrs good condition.</td>
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<td>Receptacles / Branch Circuiting</td>
<td>Interior Light Fixtures</td>
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<td>Notes</td>
<td>Some exposed conduit. Typ classroom with</td>
<td>MP room has new T5HO hi-bay. Typ classroom</td>
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<td>WM5500 on two walls, GFCI observed at sink</td>
<td>with old 2x4 wraps, some damaged lenses.</td>
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<td>areas. In newer portables, receptacles are</td>
<td>Admin, library with older wraps. All retrofit</td>
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<td>severely damaged, kicked in</td>
<td>fitted with T8s.</td>
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<td>Weighted Average Score:</td>
<td>Lighting Controls</td>
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<td>Power Distribution System</td>
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