The mission of Kingswood K-8, a premier school of academic excellence, science, and technology, is to **ENGAGE** all students in a dynamic education and **INSPIRE** them to become 21st century learners and successful members of our society through an innovative, student-focused instruction in a safe, collaborative, and caring environment in partnership with our families and diverse community.
Kingswood K-8 School

Description: Year Built: 1950  
Total Square Feet of Floor Space: 39,047  
Acres: 10.02

Address: 5700 Primrose Drive Citrus Heights, CA 95610

Generated on: 6/27/13

Building stages: - Facilities Assessment Report

Building trades: - A-SHELL  
- B-INTERIOR  
- C-SERVICES  
- D-EQUIPMENT AND FURNISHINGS  
- E-OTHER BUILDING CONSTRUCTION  
- F-BUILDING SITE WORK

Stakeholder:

Drawings: - Kingswood (Facilities Assessment Report)  
- Kingswood_2013 (Facilities Assessment Report)  
- Kingswood_INT-AREAS (Facilities Assessment Report)
A-SHELL

Observation #9

STRUCTURE - Rotted foundations and damaged wall structure.

WALL FINISH - Rotted and patched wood siding.

OPENINGS - All portables are single pane rusting window systems.

Recommend removal and replacement of portables.

Observation #12

OPENINGS - Single pane wood window system with louvers glass. Typical of entire campus.

Recommend new double pane operable window system and removal of louver glass.

Observation #13

WALL FINISH - Excessive abandoned conduit on exterior walls and underside of canopies at walkways. Safety hazard as well.

Recommend relocating conduit and removal of abandoned conduit where possible.
**B-INTERIOR**

**Observation #20**

FLOOR FINISH - Urine stained VCT in restroom area. Asbestos tile cracked and peeling in noncompliant kitchenette area.

WALL FINISH - Peeling urine stained baseboard and wall finish.

Recommend replacement of hard floor finishes and sealing of subfloor to prevent odors.

**Observation #27**

OPENINGS - Metal security grates on inside of windows create maintenance and safety issue. Excessive conduit over windows.

Recommend re-routing conduit to avoid windows and new double pane security glazing at media center. Remove existing metal mesh.

**Observation #28**

OPENINGS - Wood panel is hung in front of clerestory windows.

Recommend removal of panel.
Observation #34

FLOOR FINISHES - Asbestos VCT is cracked, stained and peeling.
Recommend all new floor for kitchen.

Observation #43

OPENINGS - Interior window coverings are missing or broken. Typical of campus.
Recommend new interior pull down shade screens.
C-SERVICES

Observation #15
LINE VOLTAGE - Old dim lighting which can no longer be replaced as bulbs are no longer sold. Typical of 6 portables.

Recommend removal and replacement of portables with permanent building.

Observation #26
DOMESTIC PLUMBING - Sinks and faucets are out of date and damaged. Typical of all permanent classrooms on campus.

Recommend replacement of all plumbing fixtures.

Observation #36
HVAC - MP room has very poor heating and cooling and no air circulation. System is under designed for space.

Recommend new HVAC system for MP room.
D-EQUIPMENT AND FURNISHINGS

Observation #21

CASEWORK - Peeling countertops and damaged casework, typical of preschool classrooms.

Recommend new casework and kitchenette casework.

Observation #25

CASEWORK - Casework and countertops are old and damaged. Typical of all permanent classrooms on campus.

Recommend new casework and countertops.

Observation #32

ATHLETIC EQUIPMENT - Basketball hoops not to district middle school standards. MP Room is too small for middle school athletics and spectators.

Recommend new hoops and enlarge MP room on the sides to accommodate clearances and spectators.
E-OTHER BUILDING CONSTRUCTION

Observation #7

ADA - Buckled asphalt and ramps to portables in this area (4). Ramps not to current code.

Recommend removal of portables and new classrooms be built.

Observation #8

LIFE SAFETY - Mold and mildew in these old portables. Floor is damaged and foundations are rotted. Pests living in foundations.

Recommend removal and replacement of portables with new building.

Observation #11

ADA - Staff restrooms are too small and door is under 32 inches wide. Typical of entire campus

Recommend all new staff restrooms campus wide.

Observation #14

SUSTAINABILITY - No wall insulation at portables.

Recommend removal and replacement of portables.
**Observation #16**

ADA - Drinking fountains are old and not to code.

Recommend replacement of all 10 campus drinking fountains.

**Observation #17**

ADA - Rubber thresholds at doors, typical of campus.

Recommend permanent concrete walkways at doors campus wide.

**Observation #22**

ADA - Restrooms are non-accessible and have no door. Kitchenette area is non-accessible and in a converted storage closet.

Recommend new kitchenette and children's restrooms with doors.

**Observation #23**

ADA - Restroom and door to restroom is too small.

Recommend new restrooms that are accessible.
**Observation #24**

ADA - Casework from old classroom does not meet adult codes.

Recommend new kitchenette area for staff.

**Observation #29**

ADA - No accessible access to rear of stage from exterior.

Recommend conversion of stair to ramp.

**Observation #30**

ADA - Stair to back of stage is not code compliant.

 Recommend new code compliant stair and new ramp.
Observation #31
ADA - Interior drinking fountain not to code. Typical of 2 on campus.
Recommend replacement of interior drinking fountains.

Observation #33
ADA - No accessible path to these portables. Cracked and rutted concrete and asphalt.
Recommend all new concrete.
HARDSCAPE - In this area.

Observation #35
ADA - Staff restrooms are too small and doors are too small for ADA clearance. Typical of all campus staff restrooms.
Recommend all new campus wide accessible staff restrooms.
Observation #41

ADA - Student restrooms not to code. Typical campus wide. This will be addressed under measure J in 2014.
F-BUILDING SITE WORK

Observation #10

SITE DEVELOPMENT - Drainage ditch at front perimeter does not function and is tripping hazard.

Recommend overhaul of site drainage in this area.

Observation #19

HARDSCAPE - Walkway does not flush out with grade and abruptly stops.

Recommend extending walkway down slope to street for proper student access.
E-OTHER BUILDING CONSTRUCTION

Observation #1

ADA - Buckled asphalt at path of travel to sidewalk.

Recommend all new concrete from sidewalk to school entry.

Observation #37

ADA - No accessible path to play fields and backstops.

Recommend new concrete path to backstops.
**F-BUILDING SITE WORK**

**Observation #2**

HARDSCAPE - Buckled asphalt at kindergarten class entry.

Recommend new concrete paving.

**Observation #3**

LANDSCAPE - No irrigation at entry slope. Dead grass and weeds.

Recommends new irrigation and landscaping.

**Observation #4**

LANDSCAPE - Rutted walking path up hill.

Recommend new concrete walking path and new irrigation.

**Observation #5**

HARDSCAPE - Cracked asphalt at basketball courts. Typical of entire campus.

Recommend new asphalt at all courts and playground
Observation #6
SITE DEVELOPMENT - Clogged drains and standing water in both quads. Typical.
Recommend overhaul of quad drainage systems.

Observation #18
SITE DEVELOPMENT - 5' high rusted chain link fence at front and east perimeter of campus. No controlled access. No accessible pedestrian gates and hardware.
Recommend new district standard (i.e. Arden school) steel fence and accessible pedestrian and parking gates.

Observation #38
LANDSCAPE - Poor irrigation at fields and dead grass areas.
Recommend improved irrigation for sports fields.
Observation #39
SITE DEVELOPMENT - Rusted chain link fence at rear of property has holes and poorly secured gate.
Recommend new metal fencing system with controlled access at rear of school.

Observation #40
SITE DEVELOPMENT - Parking lot is inadequate in size for school and causes safety issues during pick up.
Recommend new drop off area and additional parking on campus for staff.

Observation #42
SITE DEVELOPMENT - Electrical transformer is rusting and fencing around it is old chain link.
Recommend refinishing transformer casing and providing new secure fencing and gate.
MEMORANDUM

TO: Jon Anderson  
FROM: Tom Duval  
DATE: February 5, 2014 
PROJECT: Kingswood K-8 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 Kingswood K-8 School with Mike Milo of SJUSD. Following are our observations:

1. The Admin, Multipurpose, and Classroom buildings are served by 2002 Trane rooftop packaged gas/electric units. These units are 12 years old and in decent condition. With good maintenance they should last 15-18 years, so they have another 3-6 years of life expectancy. Also, new packaged gas/elec units are much more energy efficient than these 2002 units, so this should be factored into the District’s equipment replacement decisions.

2. Many of the rooftop units at this campus have ductwork on the roof and there are some reports that this ductwork “needs attention”, i.e. has some leaks.

3. The small workroom on one end of the Media Center has comfort problems, likely related to improper air balance and the fact that this room has a supply air diffuser but no return grille. This needs to be addressed and corrected.

4. Portables 20 through 23 are served by Bard units. These Bard units appear to be 1991, so approximately 23 years old. They are at the end of their life expectancy and need to be replaced. These portables are not on the campus EMS and the District wants them to be on it.

5. Portable 28 is served by an older Bard unit and a very old 1987 Sun unit. Portable 29 is served by an older Bard unit. These units are all ready for replacement. These portables are not on the campus EMS and the District wants them to be on it.

6. Portables 27 and 28 are served by grade mounted packaged gas/electric units which are new. These portables are not on the campus EMS and the District wants them to be on it.
7. EMS is an antiquated Johnson system for the whole campus for which parts are no longer available. District wants to replace this system with a new Johnson system.
8. The Portable bathroom building is newer and the plumbing fixtures are in good condition.
9. The Bathroom plumbing fixtures at the student bathrooms next to Classroom 11 are relatively older, but appear in decent condition.
MEMORANDUM

TO: JON ANDERSON
FROM: DANNY MCKEVITT
DATE: JANUARY 24, 2014
PROJECT: SJUSD SITE ASSESSMENTS
SUBJECT: ASSESSMENT REPORT
PROJECT NO.: 14-008

Dear Jon,

On January 17th, I visited the following campuses for the purpose of reviewing the condition of electrical systems on each campus. I walked the sites with Gary Sternweddel, SJUSD’s Lead Electrician, who was able to show some of the troubled areas on each campus and assist with our evaluation. The following is a general assessment of our findings.

KINGSWOOD K-8

Kingswood K-8 has several electrical services, the main electrical service is 277/480V, <15-20 years old, and adequate for a campus of this size and can likely support renovation, modernizations, and expansion. Other smaller services are fed by SMUD pole mounted transformers. Some very old gear past it’s serviceable life observed in MP Building at the stage. Typical classrooms wings include a newer panel, adequate size to service the entire wing, in the classroom itself, which presents potential clearance issues. In these classroom wings older gear has been gutted and housings used as junction boxes. Typical classrooms had multi-channel surface raceway mounted on two walls.

Parking lot lighting in the main lot consists of SMUD HID pole lights; the owner pays directly to the utility for use of these lights. Building mounted light fixtures are 12”x12” CFL or HID wall mounted or under canopies. These are in fair condition, with lenses turning yellow, not cut-off. Exterior lighting is controlled by time clock. The original fluorescent interior lighting fixtures, primarily surface mounted fluorescent wraps are in fair condition; these older fixtures have been retrofitted with electronic ballasts and T8 lamps somewhat recently. Typical classrooms include a older occupancy sensor and multi-level line voltage switches at the entry. Exit lights are in decent condition in the MP room, EM lights are fairly old but functional.
<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>1.0</td>
<td>277/480V MSB located in corner of campus, fairly new and likely adequate size for campus. Portable buildings and K Building serviced by overhead SMUD xfmrs</td>
</tr>
<tr>
<td>Distribution Panels, Panels, Transformers</td>
<td>2.3</td>
<td>N/A</td>
<td>1.0</td>
<td>Xfmrs, dist. boards on exterior of buildings. Some very old panels &gt;50 yrs still in use, other old panels left as junctions. New 400A panel added to each wing, in classroom</td>
</tr>
<tr>
<td>Receptacles / Branch Circuits</td>
<td>3.3</td>
<td>N/A</td>
<td>0.7</td>
<td>Significant amount of exposed conduits in rooms and on canopies. WM5500 in classrooms in good condition</td>
</tr>
<tr>
<td><strong>Weighted Average Score:</strong></td>
<td><strong>2.8</strong></td>
<td><strong>N/A</strong></td>
<td><strong>0.9</strong></td>
<td>Power Distribution System</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 lights on wood poles</td>
</tr>
<tr>
<td>Building Exterior Lighting</td>
<td>1.3</td>
<td>1.0</td>
<td>1.3</td>
<td>Large surface CFL or HPS under canopies, very old with yellow lens</td>
</tr>
<tr>
<td>Interior Light Fixtures</td>
<td>2.0</td>
<td>1.7</td>
<td>1.3</td>
<td>Fluorescent wraparounds throughout, old lens but T8 retrofit, OK condition. 2x2 surface mount with biax lamps in MP room</td>
</tr>
<tr>
<td>Lighting Controls</td>
<td>2.0</td>
<td>1.3</td>
<td>1.3</td>
<td>Older occupancy sensors in all classrooms, time clock controls exterior lighting</td>
</tr>
<tr>
<td>Emergency Egress</td>
<td>1.3</td>
<td>2.0</td>
<td>1.3</td>
<td>LED exits, older EM lights in MP room</td>
</tr>
<tr>
<td><strong>Weighted Average Score:</strong></td>
<td><strong>1.6</strong></td>
<td><strong>1.4</strong></td>
<td><strong>1.5</strong></td>
<td>Lighting &amp; Controls</td>
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