La Entrada High School, A CARING COMMUNITY for the student desiring ALTERNATIVE educational options, is dedicated to INSPIRING students to DISCOVER and ACHIEVE their unique potential that will prepare them for the DYNAMICS of a changing world through an INNOVATIVE and CHALLENGING curriculum delivered in a supportive and collaborative learning environment.
La Entrada Continuation / Advance Path Academy

| **Description:** | Year Built: 1952  
|                 | Total Square Feet of Floor Space: 21,740  
|                 | Acres: 19.7 |

**Address:** 5320 Hemlock Street Sacramento, CA 95841

**Generated on:** 6/24/13

**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:**  
- La Entrada (Physical Assessment Report)  
- La Entrada 2013 (Physical Assessment Report)
Floor Plan
A-SHELL

Observation #25

OPENINGS - Rubber door threshold.

Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.

WALL FINISHES - Walls damaged from previously wall mounted items.

Recommend patch repair of wall and painting.

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Observation #26

OPENINGS - Chain link gate into janitor "closet".

Recommend enclosing space with an actual door.

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Observation #27

OPENINGS - Single pane windows with metal louvers on interior.

Recommend replacement of windows with more energy efficient systems.

Recommend removal of interior louvers and installation of new metal screens.
Observation #28

OPENINGS - Lack of security into kitchen at windows.

Recommend installation of metal screens that match other screens on school site.

Observation #29

OPENINGS - Rubber door thresholds.

Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.

WALL FINISHES - Brick has paint on it from a previous painting.

Recommend paint removal from brick wall.

Observation #30

OPENINGS - Rubber door threshold.

Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.
Observation #31

OPENINGS - Windows don't fully close.
Recommend replacement of windows with more energy efficient systems.

WALL FINISHES - All damaged from graffiti.
Recommend painting of all exterior walls.

Observation #32

WALL FINISHES - Relocatable building siding is loose and painted various colors.
Recommend reinforcing building paneling attachment to exterior wall and painting of all exterior walls.

Observation #43

OPENINGS - Metal security screens over all windows on building.
Recommend replacement of windows with more energy efficient systems.
Recommend removal and installation of a new metal screen that matches other screens on school site.
Observation #46

WALL FINISHES - Walls are scuffed and need new paint.
Recommend painting of all exterior walls.

Observation #47

WALL FINISHES - Walls are scuffed and need new paint.
Recommend painting of all exterior walls.

Observation #48

WALL FINISHES - Walls are scuffed and need new paint.
Recommend painting of all exterior walls.
OPENINGS - Single pane glazing.
Recommend replacement of windows with more energy efficient systems.
Observation #52

OPENINGS - Windows have been covered.

Recommend a more permanent finishing of closure. Complete the wall and finish to match existing wall (stucco and paint).

Observation #53

WALL FINISHES - Walls are scuffed and need new paint.

Recommend painting of all exterior walls.

Observation #54

OPENINGS - Doors 11-14 have rubber threshold.

Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.
**Observation #55**

OPENINGS - Windows are single pane, painted, or broken and then covered with plywood. Louvers at ventilation fans are damaged.

Recommend replacement of windows with more energy efficient systems.

Recommend replacement of louvers.

WALL FINISHES - Building base damaged.

 Recommend repair or replacement of wood base. Texture and paint to match.

ROOF COVERINGS - Fascia paint is damaged and peeling.

Recommend existing paint removal and re-painting.
**Observation #58**

OPENINGS - Windows are single pane, painted, or broken and then covered with plywood. Louvers at ventilation fans are damaged.

Recommend replacement of windows with more energy efficient systems.

Recommend replacement of louvers.

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**Observation #59**

OPENINGS - Windows at restroom are clear enough to see into.

Recommend replacement of windows with more energy efficient systems that also allow for privacy.

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**Observation #61**

ROOF COVERINGS - Breezeway paint on fascia is peeling.

Recommend removal of existing paint and the repainting.
**Observation #62**

OPENINGS - Windows are single pane and paper has been put up on the interior side to block some daylight.

Recommend replacement of windows with more energy efficient systems.

WALL FINISHES - Exterior walls need a new coat of paint throughout campus.

Recommend painting of all exterior walls.

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**Observation #64**

WALL FINISHES - Walls are scuffed and need new paint.

Recommend painting of all exterior walls.
Observation #66

OPENINGS - Rubber door threshold at room 8; Also at rooms 6, 7, & 9.

Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.

Observation #68

WALL FINISHES - Building base (foundation) damaged.

Recommend repair or replacement of wood base. Texture and paint to match.

Observation #69

ROOF COVERING - Paint on gutter is peeling off.

Recommend removal of existing paint and the repainting.
**Observation #71**

OPENINGS - Window sills are deteriorating and some panels have been painted or replaced with solid panels.

Recommend replacement of windows with more energy efficient systems.

WALL FINISHES - Paint is peeling off of the wall.

Recommend painting of all exterior walls.

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**Observation #73**

OPENINGS - Security screens over all windows on relocatables.

Recommend removal and installation of a new metal screen that matches other screens on school site or utilize these screens as the design standard for the entire campus.
**Observation #75**


Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.

Recommend replacement of windows with more energy efficient systems.

Recommend removal and installation of a new metal screen that matches other screens on school site. Or utilize these screens as the design standard for the entire campus.

WALL FINISHES - Cracks in stucco.

Recommend repairing cracks in stucco and repainting building with an elastomeric paint.

**Observation #76**

ROOF COVERINGS - Paint on fascia is peeling off.

Recommend paint removal and repainting.
**Observation #77**

OPENINGS - Security screens over single pane glazing.

Recommend replacement of windows with more energy efficient systems.

Recommend removal and installation of a new metal screen that matches other screens on school site. Keep it consistent.

**Observation #78**

OPENINGS - Rubber door threshold.

Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.

**Observation #79**

WALL FINISHES - Paint is bubbling and peeling from building.

Recommend painting of all exterior walls.
Observation #80

OPENINGS - Single pane windows throughout building.
Recommend replacement of windows with more energy efficient systems.

Observation #81

WALL FINISHES - Walls damaged from graffiti.
Recommend painting of all exterior walls.

Observation #82

OPENINGS - Windows covered by metal security screens. Various types of screens on school site. One type would be preferred.
Recommend replacement of windows with more energy efficient systems.
Recommend removal and installation of a new metal screen that matches other screens on school site. Or utilize these screens as the design standard for the entire campus.
B-INTERIORS

Observation #84

FLOOR FINISHES - Sheet vinyl flooring showing wear and tear. Flooring also has tape on floor for basketball court lines.

Recommend replacing sheet vinyl in-kind.

WALL FINISHES - Wall paint is damaged from items being taped to the wall.

Recommend painting all interior walls.

Observation #86

FLOOR FINISHES - Floors are stained and damaged.

Recommend replacing seamless flooring in-kind.

WALL FINISHES - Walls are damaged from previously wall mounted items.

Recommend repair and painting of all interior walls.

Observation #87

OPENINGS - Service window is not accessible. Door needs paint and "shelf" on door is also an access issue.

Recommend replacing door and redesign of service window to provide and accessible service station.
**Observation #88**

FLOOR FINISHES – Room 17 & Typ. at room 18. Carpet and VCT flooring at entry are both stained.

Recommend replacing both flooring types in-kind.

WALL FINISHES – Room 17 & Typ. at room 18. Walls damaged from previously installed items and tear in wall covering.

Recommend replacing tackable wall surfacing.

CEILING FINISHES – Room 17 & Typ. at room 18. Ceiling tiles are damaged.

Recommend replacing damaged ceiling tiles in-kind.

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**Observation #89**

FLOOR FINISHES - Carpet is stained in multiple locations throughout entire relocatable structure.

Recommend replacing all carpet throughout relocatable building in-kind.

WALL FINISHES - Walls are damaged and stained in multiple locations throughout entire relocatable structure.

Recommend repair and painting of all interior walls.

CEILING FINISHES - 2x4 ceiling tiles are damaged and stained in multiple locations throughout relocatable structure.

Recommend replacing damaged ceiling tiles in-kind.
**Observation #90**

FLOOR FINISHES - Water stained on concrete floor. Ceramic tile flooring around urinals is also stained. Recommend installing a seamless flooring system.

WALL FINISHES - Ceramic tile wall base only in one small location. Recommend installing ceramic tile base and wainscot.

![Observation #90 Images]

**Observation #91**

FLOOR FINISHES - Epoxy painted floor needs a new coat of paint. Recommend repainting floors.

WALL FINISHES - Walls need a new coat of paint. Recommend painting of all interior walls.

CEILING FINISHES - Glued on acoustical ceiling tiles are coming loose. Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.

![Observation #91 Images]
Observation #92

OPENINGS - Room 13 & Typ. at room 12. Windows are single pane and painted.
Recommend replacement of windows with more energy efficient systems.

WALL FINISHES - Room 13 & Typ. at room 12. Wall has small damages and stains.
Recommend repair and painting of all interior walls.

Observation #93

FLOOR FINISHES - Carpet is stained.
Recommend replacing carpet in-kind.

WALL FINISHES - Walls are damaged.
Recommend repair and painting of all interior walls.
Observation #95

FLOOR FINISHES - Water stained on concrete floor.
Recommend installing a seamless flooring system.

WALL FINISHES - Ceramic tile wall base only in one small location.
Recommend installing ceramic tile base and wainscot.

Observation #96

WALL FINISHES - Walls slightly damaged from items being taped to the wall.
Recommend repair and painting of all interior walls.

CEILING FINISHES - Glued on ceiling tiles are coming loose.
Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.

Observation #97

FLOOR FINISHES - Carpet is stained.
Recommend replacing carpet in-kind if unable to remove stains.
Observation #99

FLOOR FINISHES - Carpeting with small stains.
Recommend replacing carpet in-kind if unable to remove stains.

CEILING FINISHES - Glued on ceiling tiles coming loose.
Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.

Observation #100

FLOOR FINISHES - Carpet tiles are stained.
Recommend replacing carpet in-kind if unable to remove stains.

WALL FINISHES - Some minor stains on wall finish.
Recommend painting all interior walls.

CEILING FINISHES - Ceiling tiles are coming loose and stained.
Recommend replacing damaged ceiling tiles in-kind.
Observation #101

FLOOR FINISHES - Carpet tile stained and coming loose.
Recommend replacing carpet in-kind if unable to remove stains.

WALL FINISHES - Walls slightly stained/damaged.
Recommend painting all interior walls.

Observation #102

OPENINGS - Window sill, door, and door frame are in need of being painted.
Recommend painting as needed.

WALL FINISHES - Walls need paint after being damaged from previously wall mounted items.
Recommend repair and painting all interior walls.

CEILING FINISHES - Glued on acoustic ceiling tiles have been screwed to the ceiling after becoming loose.
Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.
Observation #103

WALL FINISHES - Base is damaged.

Recommend replacing rubber base.

Observation #106

FLOOR FINISHES - Some small stains in sheet vinyl.

Recommend replacing sheet vinyl in-kind if unable to remove stains.

Observation #107

CEILING FINISHES - Loose ceiling tiles.

Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.
Observation #110

FLOOR FINISHES - Carpet worn/stained.

Recommend replacing carpet in-kind.

Observation #112

WALL FINISHES - Hole in ceramic tile wainscot for clean-out could be finished better.

Recommend adding a finishing ring around hole in ceramic tiles.
C-SERVICES

Observation #39

HVAC SYSTEM - Air conditioning unit on platform off the ground. Occurs at both ends of building. DSA approved set-up?

Recommend, if an approved installation, installing a higher fence with privacy slats to hide HVAC equipment.

Observation #108

TECHNOLOGY - Infrastructure should be enclosed.

Recommend enclosing infrastructure if only for aesthetic purposes.
**D-EQUIPMENT AND FURNISHINGS**

**Observation #85**

ATHLETIC - Basketball backboard stained and backboard shooters square not appropriately sized.

Recommend replacing basketball standards in-kind.

![Basketball Backboard](image1.jpg)

**Observation #94**

BUILT-IN CASEWORK - Sink in casework is not accessible. Casework is not in good condition.

Recommend removal and installation of an ADA compliant drinking fountain.

![Casework](image2.jpg)

**Observation #98**

BUILT-IN CASEWORK - Sink within casework is not accessible.

Recommend removal and installation of an ADA compliant drinking fountain.

![Casework with Sink](image3.jpg)
E-OTHER BUILDING CONSTRUCTION

Observation #49
ADA COMPLIANCE - Drinking fountain old and not ADA compliant.
Recommend removal and installation of an ADA compliant drinking fountain.

Observation #50
ADA COMPLIANCE - Drinking fountain old and not ADA compliant.
Recommend removal and installation of an ADA compliant drinking fountain.

Observation #74
LIFE SAFETY - Ramp has lost some of its abrasive texture and is very slippery.
Recommend refinishing ramp to add abrasive texture back.
**Observation #104**

BUILT-IN CASEWORK - Sink within casework is not accessible.

Recommend removal and installation of an ADA compliant drinking fountain.

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**Observation #105**

ADA COMPLIANCE - Restroom not ADA compliant.

Recommend restroom redesign.

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**Observation #109**

ADA COMPLIANCE - Restroom not ADA compliant.

Recommend restroom redesign.
Observation #111

ADA COMPLIANCE - Check for handrail compliance.

Recommend removal and installation of an ADA compliant drinking fountain, if not complaint. If this is a compliant installation, replace or paint guardrails.
F-BUILDING SITE WORK

Observation #33
SITE DEVELOPMENT - Accessible ramp handrail paint is deteriorating.
Recommend painting of accessible ramp handrails.

Observation #34
LANDSCAPE - No landscape between buildings. Having this area paved would have been a better solution.
Recommend no action as there are no irrigation lines in this location.

Observation #35
HARDSCAPE - Site asphalt deteriorating.
Recommend removal of asphalt and replace in-kind.
Observation #36

SITE DEVELOPMENT - Wood chips are hard to maintain in a high traffic area.

Recommend paving this area or irrigate it and seed for grass.

Observation #37

HARDSCAPE - Site concrete is cracked in numerous locations.

Recommend removal of existing concrete and replace in-kind.

Observation #38

HARDSCAPE - Site concrete damaged from previously installed seating area.

Recommend removal of existing concrete and replace in-kind.
Observation #40

SITE DEVELOPMENT - Area behind relocatables has become a location for trash.

Recommend no action. Site maintenance issue.

Observation #41

LANDSCAPE - Lawn is dead and only weeds are growing. Area is not used.

Recommend verification of sprinkler system coverage and adjust as required or installation of additional sprinkler heads.

Observation #42

SITE DEVELOPMENT - Railing needs new paint.

Recommend removal of existing paint and repainting.
Observation #51
HARDSCAPE - Site concrete in walkways has numerous cracks throughout.
Recommend removal of existing concrete and replace in-kind.

Observation #56
HARDSCAPE - Site concrete in walkways has numerous cracks throughout.
Recommend removal of existing concrete and replace in-kind.

Observation #57
LANDSCAPE - Lawn is not growing well or not at all. Could possibly be an irrigation issue.
Recommend verification of sprinkler system coverage and adjust as required or installation of additional sprinkler heads.
**Observation #60**

SITE UTILITIES - Downspout is rusting. Water is not contained and overflowing.

Recommend checking for blockage in downspout. Replace downspout and paint new.

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**Observation #63**

SITE DEVELOPMENT - Wood benches on site damaged and deteriorating.

Recommend replacing all wood benches on site with more durable products (benches).

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**Observation #65**

SITE DEVELOPMENT - Railing needs new paint.

Recommend paint removal and repainting railing.
Observation #67
HARDSCAPE - Site concrete cracks in numerous locations.
Recommend removal of existing concrete and replace in-kind.

Observation #70
HARDSCAPE - Asphalt driveway is deteriorating.
Recommend removal of asphalt and replace in-kind.

Observation #72
LANDSCAPE - Lawn is dead in this area.
Recommend verification of sprinkler system coverage and adjust as required or installation of additional sprinkler heads.
Observation #83

SITE UTILITIES - Downspout is rusting. Water is not contained and overflowing.

Recommend checking for blockage in downspout. Replace downspout and paint new.

Observation #113

SITE DEVELOPMENT - Community Garden.

Recommend no action.
Site Plan
E-OTHER BUILDING CONSTRUCTION

Observation #21

ADA COMPLIANCE - Drinking fountain is not accessible.

Recommend removal and installation of an ADA compliant drinking fountain.
F-BUILDING SITE WORK

Observation #1
SITE DEVELOPMENT - No sidewalk on school property (Hemlock Drive).
Recommend construction of gutter and sidewalk.

Observation #2
SITE DEVELOPMENT - No sidewalk on school property (Hemlock Drive).
Recommend construction of gutter and sidewalk.

Observation #3
SITE DEVELOPMENT - No sidewalk on school property (Hemlock Drive).
Recommend construction of gutter and sidewalk.
Observation #4

ATHLETIC STRUCTURES - Bleachers in bad condition and not accessible, typ. at all bleachers.

Recommend removal of old bleachers and install, new, accessible bleachers with an accessible path to them.

Observation #5

HARDSCAPE - Concrete paving in dugout is in bad condition. Typical at all play field dugouts.

Recommend removal of existing concrete pad and replace in-kind.

ATHLETIC STRUCTURES - Benches in dugout are deteriorating and should be replaced. Typical at all play field dugouts.

Recommend replacing wood benches in dugout and replace with more durable products (benches).

Observation #6

ATHLETIC STRUCTURES - Wood backstop damaged and deteriorating.

Recommend replacing wood backstop with a more durable material.
Observation #7

LANDSCAPE - Fields are dead.

Recommend verification of sprinkler system coverage and adjust as required or installation of additional sprinkler heads.

Observation #8

SITE DEVELOPMENT - Fenced dugout entry to play field is only 6’ clear.

Recommend replacing all fencing at baseball/softball fields.

Observation #9

ATHLETIC STRUCTURES - Benches in dugout are deteriorating and should be replaced. Typical at all play field dugouts.

Recommend replacing wood benches in dugout and replace with more durable products (benches).
Observation #10

ATHLETIC STRUCTURES - Wood backstop damaged and deteriorating. Replace with a more durable material.

Recommend replacing wood backstop with a more durable material.

Observation #11

ATHLETIC STRUCTURES - Storage in metal freight container. A temporary solution to a long term issue.

Recommend replacing freight container with a new storage/restroom/snack shack building.

Observation #12

SITE DEVELOPMENT - Gravel path for vehicular access.

Recommend replacing gravel path with asphalt paving.
Observation #13

ATHLETIC STRUCTURES - Bleachers in bad condition and not accessible, typ. at all bleachers.

Recommend removal of old bleachers and install, new, accessible bleachers with an accessible path to them.

Observation #14

LANDSCAPE - Play field either dead or weeds.

Recommend verification of sprinkler system coverage and adjust as required or installation of additional sprinkler heads.

Observation #15

HARDSCAPE - Concrete paving in dugout is in bad condition. Typical at all play field dugouts.

Recommend removal of existing concrete pad and replace in-kind.
Observation #16

ATHLETIC STRUCTURES - Benches in dugout are deteriorating and should be replaced. Typical at all play field dugouts.

Recommend replacing wood benches in dugout and replace with more durable products (benches).

Observation #17

ATHLETIC STRUCTURES - Wood backstop damaged and deteriorating. Replace with a more durable material.

Recommend replacing wood backstop with a more durable material.

Observation #18

HARDSCAPE - Concrete paving in dugout is in bad condition. Typical at all play field dugouts.

Recommend removal of existing concrete pad and replace in-kind.
**Observation #19**

ATHLETIC STRUCTURES - "Snack shack" has no accessible service window. Concrete around shack is deteriorating. Shack is in poor condition.

Recommend replacing snack shack with a new storage/restroom/snack shack building.

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**Observation #20**

ATHLETIC STRUCTURES – Scorer's booth is damaged and deteriorating.

Recommend removal of scorer's booth.

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**Observation #22**

SITE DEVELOPMENT - 2 portable restrooms and 1 restroom building.

Recommend replacing portable restrooms with a new storage/restroom/snack shack building.
Observation #23

LANDSCAPE - School property? Natural growth... weeds.

Recommend verification of sprinkler system coverage and adjust as required or installation of additional sprinkler heads.

Observation #24

SITE DEVELOPMENT - Trash enclosure not secure and not large enough for two containers.

Recommend building an enclosed and secure trash enclosure.

Observation #44

SITE DEVELOPMENT - Storage in metal freight container. A temporary solution to a long term issue.

 Recommend replacing freight container with a new storage/restroom/snack shack building.
Observation #45

ATHLETIC STRUCTURES - Basketball backboards not standard size. (2)

Recommend replacing with new basketball standards.