La Vista Center is dedicated to the education of the whole student through the development of positive, social, emotional and academic skills. Our staff is committed to addressing the growth of the individual in the home, community and school environments.

Using the therapeutic model, we are committed to providing a safe environment to establish trust, build self-esteem, develop internal controls and academic skills to fulfill individual potential.
La Vista Center School

**Description:**  
Year Built: 1952  
Total Square Feet of Floor Space: 29,905  
Acres: 10.31

**Address:**  
4501 Bannister Ave Fair Oaks, CA 95628

**Generated on:**  
7/12/13

**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:**  
- La Vista 2013 (Facilities Assessment Report)  
- La Vista formally Holst 1A (Facilities Assessment Report)
Site Plan
D-EQUIPMENT AND FURNISHINGS

Observation #9

ATHLETIC - Broken basketball hoops, not to high school standards.

Recommend all new basketball hoops.

Observation #15

ATHLETICS - Wooden backstops are rotted. Fencing is rusted. Typical of both.

Recommend new backstops.
E-OTHER BUILDING CONSTRUCTION

Observation #4

ADA - No accessible path from parking lots or public right of way.

Recommend all new front site work for school to provide drop off zone, accessible parking spaces and accessible path to school entry.

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Observation #7

ADA - Ramp to lower play area is not to code and has hiding spaces.

Recommend all new ramp and stairs for access to lower play areas.

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Observation #13

ADA - No accessible path from school to field backstops at shared use fields.

Recommend new accessible ramp and stairs to back stops.

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Observation #17

ADA - Broken asphalt and concrete walkway in this area.

Recommend all new concrete walkways from upper campus to fields.
F-BUILDING SITE WORK

Observation #1

HARDSCAPE - Asphalt at all parking areas in front of school is severely potholed and rutted.
Recommend replacement of front parking lots and reconfiguration to include drop off areas.

Observation #2

HARDSCAPE - Cracked and buckled concrete at entry walkways.
Recommend all new concrete walkways at front of school.
SITE DEVELOPMENT - Damaged and unsafe benches at front of school.
Recommend new seating at school entry.

Observation #3

LANDSCAPE - Slope is not landscaped and full of mud and dust.
Recommend all new irrigation and landscape at entire front of school.
Observation #5

SITE DEVELOPMENT - Only small segments of fence at front of school remain. Broken and rusted chain-link.

Recommend all new site perimeter steel fencing and border with public street. Provide access controlled gates for playgrounds, parking and pedestrians.

Observation #6

SITE DEVELOPMENT - No trash enclosure. Safety and aesthetic concern.

Recommend new trash enclosure.

Observation #8

HARDSCAPE - Cracked and buckled asphalt at basketball courts and upper walkways from classrooms.

Recommend all new hardscape in this area.
**Observation #10**

SITE DEVELOPMENT - Washed out and rutted driveway down from classroom areas.

Recommend removal of asphalt and new landscaping in this area.

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**Observation #11**

ADA - Old deficient stair way to park fields.

Recommend all new accessible stair and ramp to park fields.

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**Observation #12**

LANDSCAPE - Poor irrigation and cars are parked on this dirt area.

Recommend landscape here once new drop off and parking is installed.
**Observation #14**

SITE DEVELOPMENT - Broken chain link fencing around field.

Recommend removal of fencing.

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**Observation #16**

SITE DEVELOPMENT- Perimeter fencing at back of school is damaged.

Recommend new steel perimeter fencing and access gates.
A-SHELL

Observation #18

STRUCTURE - Portable has dry rot throughout, mold and severely damaged interior from being used as weight room.

Recommend removal and replacement. Equip with durable finishes.

Observation #21

OPENINGS - Single pane wood windows throughout entire campus. Easily damaged by the student population. Many boarded up with unsightly mesh or plywood.

Recommend all new double pane security window system throughout campus.

Observation #22

OPENINGS - Hollow metal doors are installed in 50 year old wood frames typical throughout campus. Frames are rotted and damaged and pose security issues.

Recommend all new hollow metal door frames for security.
**Observation #23**

WALL FINISHES - Heavily damaged gyp board walls from students. Typical in all classrooms and isolation rooms on campus.

Recommend all new interior walls with security mesh backed gyp board.

OPENINGS - Window covering are severely damaged by students.

Recommend auto controlled shades.

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**Observation #26**

INTERIOR FINISH - Wood floor is damaged and has some dry rot.

Recommend refinishing wood floor.

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**Observation #28**

WALL FINISHES - Excessive abandoned wires and conduit in 90% of classrooms. Safety hazard especially in isolation rooms.

Recommend removal of all excess conduit and wiring.
Observation #32

FLOOR FINISH - Resin floor is stained and worn.

Recommend new kitchen floor.
C-SERVICES

Observation #27

HVAC - Classrooms are too warm for kids on medication. Poor air circulation in classrooms and MP room.

Recommend upgrading HVAC system to meet specifications for type of students at this school.

Observation #29

HVAC - Abandoned HVAC units in classroom ceiling or wall, typical throughout campus. Safety hazard.

Recommend removal of abandoned units and wall repair.
D-EQUIPMENT AND FURNISHINGS

Observation #24

CASEWORK - Heavily damaged casework. In all classrooms from students.

Recommend all new casework in classrooms. Detention grade solid wood or metal with detention grade hardware.
E-OTHER BUILDING CONSTRUCTION

Observation #20
ADA - All 6 exterior drinking fountains are not to code.
Recommend replacement with compliant fixtures.

Observation #25
ADA - Restrooms are too small and lack all clearances for modern accessible code compliant restrooms.
Recommend completely new student restrooms and additional fixtures for campus to meet high school requirements. Typical of all 4 student restroom pods.

Observation #30
LIFE SAFETY - MP room is too small for number of high school students to use for PE.
Recommend new PE facility for this type of student.

Observation #31
LIFE SAFETY - Kitchenette in this room not to current code. Lacks hard floor and hood for stove.
Recommend completing kitchenette to code.
Observation #33

LIFE SAFETY - Kitchen does not have clearances or size for high school operation.

Recommend new larger kitchen.

Observation #34

ADA - Stairs from stage to back room are not compliant with modern codes. No ramp.

Recommend new ramp or lift and compliant stairs.

Observation #35

ADA - Field restrooms are too small and do not meet code clearances.

Recommend new restroom and field storage building.
Observation #19

HARDSCAPE - Cracked and broken asphalt in all quads on campus.
Recommend all new concrete with planter and seating areas. New landscape.

SITE DEVELOPMENT - Damaged wood partitions in quads pose safety hazard.
Recommend removal of these.