At Laurel Ruff, our mission is to educate students in their least restrictive environment as they attain their maximum potential.
Laurel Ruff Center School

Description: Year Built: 1954
Total Square Feet of Floor Space: 27,712
Acres: 19.7

Address: 5325 Garfield Avenue, Sacramento, CA 95841

Generated on: 7/12/13

Building stages: - Facilities Assessment Report

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

Stakeholder:

Drawings: - Laurel Ruff (Facilities Assessment Report)
- Laurel Ruff 2001 (Facilities Assessment Report)
- Laurel Ruff AREAS-INT (Facilities Assessment Report)
Floor Plan

Laurel Ruff

Address: 5325 Garfield Avenue
Sacramento CA 95841
School Number: 163

Initial Construction Completion Date: 1954
Total Sq. Ft. of Floor Space: 27,712
Acres: 19.7

Drawing Updated: 02/28/13
Data Printed: 02/28/13
Drawn By: Engineering Archives
A-SHELL

Observation #8

STRUCTURE - Portable is from early 1980's and is full of dry rot and out dated electrical and plumbing systems. Essentially a double wide residential trailer.

Recommend new permanent or modular building for transitional teaching.
**C-SERVICES**

**Observation #1**

HVAC - Abandoned HVAC units in mechanical room. Safety hazard.

Recommend removal.

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**Observation #2**

HVAC - No heating or cooling system in pool building. Uncomfortable in summer and poor ventilation for pool and showers.

Recommend new heating and cooling system.

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**Observation #4**

PLUMBING - Domestic fixtures for sinks in classrooms not conducive for disabled use.

Recommend new sinks and faucets for disabled student population.
D-EQUIPMENT AND FURNISHINGS

Observation #3

CASEWORK - Countertops, casework and shelving not up to requirements for disabled students. Particleboard is easily damaged.

Recommend new solid wood casework and solid service countertops.

Observation #5

FOOD SERVICE - Learning kitchen for disabled students is not to code and has old appliances and damaged casework.

Recommend new robust casework and code compliant fixtures and appliances.

Observation #6

FOOD SERVICE - Learning kitchen for disabled students is not to code and has old appliances and damaged casework.

Recommend new robust casework and code compliant fixtures and appliances.
E-OTHER BUILDING CONSTRUCTION

Observation #7
ADA - Restroom is not compliant. No proper clearances or fixtures or finishes.
Recommend new accessible restroom.

Observation #9
ADA - Exterior drinking fountains not to code. Typical of 4 sets throughout campus.
 Recommend replacement of drinking fountains.

Observation #15
LIFE SAFETY - MP room is too small to serve as proper gym with clearances for students.
Recommend new indoor MP or gym building. Use existing MP room for class space.
E-OTHER BUILDING CONSTRUCTION

Observation #13

ADA - Ramp from pool building is not to code. No accessible connection to main campus.

Recommend new accessible ramp and pathway.

Observation #16

LIFE SAFETY - Garbage dump in this area. Safety hazard for students.

Recommend new, tall metal fence to separate campus from this area.
**F-BUILDING SITE WORK**

**Observation #10**

LANDSCAPE - Poor irrigation at fields. Lots of dead areas.

Recommend new irrigation system on fields.

**Observation #11**

SITE DEVELOPMENT - Existing site fencing is rusted chain link with no fencing at parking.

Recommend new steel site perimeter fencing and parking and pedestrian access gates.

**Observation #12**

HARDSCAPE - Asphalt and concrete at front of pool building is in poor condition. No landscaping.

Recommend all new concrete walkways and landscape at pool building.

**Observation #14**

SITE DEVELOPMENT - No covered walkway to main campus from pool building.

Recommend new walkway with canopy.
MEMORANDUM

TO: Jon Anderson
FROM: Tom Duval
DATE: January 10, 2014
PROJECT: Laurel Ruff Center
SUBJECT: Master Plan Assessment Report
PROJECT NO.: 131020

Dear Jon,

On January 10th, 2014 I performed an on-site assessment of the mechanical and plumbing systems at Laurel Ruff Center with Tom Brennan of SJUSD. Following are our observations:

1. EMS is an antiquated Johnson system for the whole campus. District wants to change it out to a new Johnson system. Can no longer get parts for this old Johnson system.
2. The Multipurpose, Administration, and Classroom buildings are served by Carrier packaged rooftop gas/elec units. Most of this equipment is around 1996, about 18 years old. Generally this equipment lasts 15-18 years with good maintenance, so it is near the end of it’s useful life. Also, new packaged equipment is much more energy efficient than this 1996 equipment so this should be factored into the District’s equipment replacement decisions.
3. Two of the classroom buildings have two classrooms being served by a single rooftop unit. Another classroom building has three classrooms served by a single unit. This should be corrected.
4. The Portable is served by two Bard heat pumps which are old and in need of replacement.
5. The Indoor Pool building has a very old air handling system which no longer runs. The only operating ventilation system for this building is an old exhaust fan which pulls in outside air through wall louvers. This ventilation system is inadequate for the space, it does not dehumidify the space and as a result all of the wall and ceiling/roof surfaces are wet. Rust and surface deterioration was observed. Also, this system does not adequately remove the chloramides and other pool treatment chemicals from the air in the space, so this is an unhealthy indoor breathing environment. This need to be corrected.
6. The pool water boiler is very old and in need of replacement.
7. Bathroom plumbing fixtures are very old and in poor condition, need to be replaced.
MEMORANDUM

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

Dear Jon,

On January 30th, I visited the following campus for the purpose of reviewing the condition of electrical systems on the campus. I walked the site with Gary Stemwedel, 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.

LAUREL RUFF CENTER

The main electrical service at Laurel Ruff is located in a dedicated electrical room, and is the original campus gear from 1963. The room has severe issues with code required clearance. The Main Switchboard is 400A, 277/480V which is barely adequate for a small campus this size, and the gear is at the end of it’s serviceable life. A second electrical service for the pool building approaching the end of serviceable life is located outside the building. Two SMUD transformers are located in plain view right in front of the school. Very few newer panels have been added in storage rooms around the campus as part of small renovations over the years. Typical classrooms had multi-channel surface raceway mounted on two walls, GFCI receptacles were observed at the sink.

Parking lot lighting in the main lot consists of SMUD HID “cobra” area lights on wood poles; the owner pays directly to the utility for use of these lights. Building mounted CFL light fixtures are in decent mounted under canopies, with two CFL lamps each; there is excessive quantity of these (overlit), and several have been “de-lamped” to only one lamp. Exterior lighting is controlled by time clock; this has no astronomical feature, so maintenance has to manually adjust on/off settings. Most interior lighting is fairly new surface mounted 1x4 fixtures; these are not high performing fixtures but are in good condition. 2x4 fixtures in portable buildings still use T12 lamps, as do fixtures in the pool building. Lighting in the MP building includes newer T5HO high bay fixtures, and T8 cove lights. Typical classrooms include line voltage switches and occupancy sensors. LED exit signs are located in MP room and in exterior breezeways, newer EM fixtures in the MP room.
San Juan Unified School District
Measure N Assessment

Laurel Ruff Center
January 30, 2014

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<th>Scope</th>
<th>Condition</th>
<th>Efficiency</th>
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Notes:
- #1 MSB in electrical room 400A, 277/480V, over 50 yrs. #2 MSB at pool building, >40 yrs both at end of serviceable life. 2 SMUD xfmrs in front of campus
- Main electrical room with code clearance issues, mostly old gear past it's serviceable life, some new panels ~10 yrs.  Some newer panels added to storage rooms on campus
- Typical classroom with WM5500 on two walls, GFCI receptacles at sinks in classrooms.
- Several SMUD cobra heads on wood poles in main parking lot.
- CFL canopy lights in good condition throughout the campus, probably more than required, some have been de-lamped (2x26W to 1x42W).
- 1x4 surface mounted with T8 in good, almost new condition. High bay T5HO in MP room. T12 fixtures in portables, pool building.
- time clock with no astronomical feature requires constant adjustment. Corner occ sensors in classrooms, a/b switching. No other occ sensors
- LED exit lights in MP building and exterior quads. Newer EM lights in MP.