Students at Earl LeGette Elementary School will be provided an environment that is rich, caring, and safe.

The school climate will support individual differences and encourage responsibility and respect.

Instruction will promote high personal standards and expectations for achievement and behavior, and curriculum will be well balanced to meet the needs of each individual.
Earl Legette Elementary School

Description: Date Built: 1957
Total SF of Floor Space: 33,765
Acres: 10.79

Address: 4623 Kenneth Avenue Fair Oaks, CA 95628

Generated on: 6/12/13

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: - Legette (Physical Assessment Report)
- Legette 2013 (Physical Assessment Report)
Floor Plan

Legette, Earl

Address: 4623 Kenneth Avenue
Fair Oaks CA 95628
School Number: 127

Initial Construction Completion Date: 1957
Total Sq. Ft. of Floor Space: 33,765
Acres: 10.79

Drawing Updated: 10/22/08
Date Printed: 10/22/08
Drawn By: Engineering Archives
Observation #15

OPENINGS - Majority if not all existing windows are single pane, minimal efficiency glazing.

Recommend replacing all windows with dual pane windows for more efficient interior climate control.

Observation #23

WALL FINISHES - Existing skirting around portable ramps are showing age and decaying in areas.

Recommend replacing and repairing skirts at ramps.

Observation #24

WALL FINISHES - Exterior siding apron at portables is decaying, showing dry rot signs and critter intruders.

Recommend replacing siding on 4 portables.
B-INTERIORS

Observation #2

OPENINGS - Interior Windows between office and Library should be closed with new gyp bd wall construction.

Observation #10

FLOOR FINISHES - Majority of restrooms both staff and children have no flooring finishes. Hard to keep clean and sanitary.

Recommend installing resilient flooring or tile in all restrooms for easier maintenance and cleaning.
Observation #13

WALL FINISHES - Interior walls in the multipurpose space is showing age.

Recommend repairing interior walls.

Observation #14

OPENINGS - Classroom blinds/drapes are ripped and showing their age.

Recommend replacing drapes and blinds with new blinds in both kindergartens and 3-4 classrooms.

Observation #18

FLOOR FINISHES - Kindergarten rooms have entire floor space carpeted. Easily soiled and stain especially near sinks and restrooms.

Recommend and school preferred half carpet and half resilient hard surface flooring that is easy to clean. 3 rooms total.
Observation #26

FLOOR FINISHES - Existing flooring is 9"x9" asbestos tile that has been patched and interrupted. Showing some cracks and wear.

Recommend abating tiles or encapsulating over with resilient flooring for safer conditions.
Observation #9

DOMESTIC PLUMBING - Existing fixtures are original and difficult to keep clean. ADA compliance is also an issue, but noted as a separate observation.

Recommend updating fixtures to new and replacing per ADA compliance, typical throughout campus.

Observation #21

HVAC SYSTEM – Principals office missing sufficient HVAC.

Recommending adding a separate climate controlled split unit for this room.
D-EQUIPMENT AND FURNISHINGS

Observation #17

BUILT-IN CASEWORK - Kindergarten cabinets showing age with chips and age.

Recommend refinishing and/or new coat of paint.
E-OTHER BUILDING CONSTRUCTION

Observation #3

SUSTAINABILITY - Plywood window wall system that needs to be replaced with an insulated exterior wall making building envelope more energy efficient.

Recommend exterior batt insulation and exterior sheathing/siding to finish with paint.

Observation #5

SUSTAINABILITY - Central drop light fixture has discolored lenses and too many light fixtures that use T12 bulbs.

Recommend replacing ballast to T-8s at the very least to make lighting more efficient. Rep, ace discolored lenses.

Observation #7

SUSTAINABILITY - Change T-12 fixture ballasts with T-8's. Typical for all portable lighting conditions.
**Observation #11**

ADA COMPLIANCE - Student restrooms are not ADA compliant and do not have the proper fixtures or accessories.

Recommend upgrading all children restrooms to comply with required codes.

**Observation #12**

ADA COMPLIANCE - Kindergarten restrooms are not compliant to ADA requirements.

Recommend upgrading fixtures and layout to accommodate current codes. 3 restrooms total. Add flooring as well.

**Observation #22**

ADA COMPLIANCE - Existing Ramp Hand Rails do not comply with the current ADA requirements.

Recommend replacing rails to portables. Approximately 6.
Observation #27

ADA COMPLIANCE - Existing ADA ramp is suspect for ADA compliance.

Recommend replacing per code with less slope, more landings and compliant railing.

Observation #28

ADA COMPLIANCE - Existing hand rails throughout the site are not ADA compliant at stairs.

Recommend upgrading hand rails to current codes.
Observation #29

ADA COMPLIANCE - Existing circulation desk does not have a lower work surface at ADA height.

Recommend modifying the current desk to accommodate a lower surface at 30” min wide x 30” high with clear knee space.

Observation #30

ADA COMPLIANCE - Majority of existing drinking fountains are not ADA compliant.

Recommend replacing noncompliant fountains to ADA accessible fountains.
Site Plan
E-OTHER BUILDING CONSTRUCTION

Observation #4

ADA COMPLIANCE - Significant slopes over required ADA compliance for ramping. Issues across entire site.

Recommend installing compliant ramping to accommodate proper code requirements off Main Street and building connections at east side campus.
F-BUILDING SITE WORK

Observation #1

SITE DEVELOPMENT - No Fencing in the front of the school to enable a campus lockdown when required.

Recommend adding a low fence and access gates to the front approach to the school. Approximately 550 Linear Feet.

Observation #6

HARDSCAPE - Ground trench should be replaced with a roof edge drain. Potential trip hazard.

Recommend removing trench and extending concrete out to make a wider concrete path. Add guard rail in some areas to protect falls down the steep slope. Adding roof gutters and drains in place for ground trenches is also recommended.
**Observation #8**

ATHLETIC STRUCTURES - Storage not enough throughout the campus for equipment.

Recommend and school prefers to add another storage container next to existing container.

![Image of storage container](image1.jpg)

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**Observation #16**

HARDSCAPE - Kindergarten playground/blacktop is uneven and cracking.

Recommend replacing existing blacktop with level flat blacktop.

![Images of blacktop playground](image2.jpg)

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**Observation #19**

SITE UTILITIES - Irrigation not working in 30% of the school. Many areas need to be done by hand especially in the court yard areas.

Recommend replacing or reinstalling the 30% of the irrigation system.

![Images of irrigation system](image3.jpg)
**Observation #20**

HARDSCAPE - Existing hard scape is cracking and sloping in many places. Not quite ADA compliant level requirements.

Recommend resurfacing the black top area to a more level surface.

![Observation #20](image1.jpg)

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**Observation #25**

HARDSCAPE - Existing paving is cracked, patched and uneven.

Recommend resurfacing asphalt for smooth level finish in 5 areas throughout campus.

![Observation #25](image2.jpg)

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**Observation #31**

SITE DEVELOPMENT - Site benches made of wood are showing age and cracking.

Recommend replacing benches throughout. Approximately 4 total benches.

![Observation #31](image3.jpg)

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Observation #32

SITE DEVELOPMENT - Need for safety fencing at steep incline north of main walkway.

Recommend low fence along north side of walkway for safety.
MEMORANDUM

TO: Jon Anderson
FROM: Tom Duval
DATE: February 5, 2014
PROJECT: Earl Legette 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 Earl Legette Elementary School with Mike Milo of SJUSD. Following are our observations:

1. The Classroom wings, Admin and Multipurpose buildings are served by 2006 Trane rooftop packaged gas/elec units. These units are only 7-8 years old and in good condition. With good maintenance they should last 15-18 years, so they have another 8-10 years of life expectancy.

2. The Kitchen is served by a 2006 Trane rooftop makeup air unit with gas heat and evaporative cooling. This unit is only 7-8 years old and with good maintenance should last another 8-10 years.

3. Portables 19 through 29 are served by a mix of Bard heat pumps and Bard gas electric units. These Bard units appear to be around 1998, so approximately 16 years old. They are in decent condition but are nearing the end of their life expectancy and will need replacement in the next few years. These portables are not on the campus EMS and the District wants them to be on it.

4. The Kitchen hood is very old and should be replaced with a new hood which complies with current Code.

5. The Kitchen water heater is a State gas fired storage tank type heater, appears to be around 10 years old, decent condition but will need replacement pretty soon.

6. 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.

7. The Bathroom plumbing fixtures are very old, they appear to be the original fixtures, and are in need of replacement/modernization.
Dear Jon,

On February 10th, I visited the following campus for the purpose of reviewing the condition of electrical systems on each campus. I walked the site with Gary Stemweddel, SJUSD’s Lead Electrician, who was able to show some of the troubled areas and assist with our evaluation. The following is a general assessment of our findings.

**EARL LEGETTE ELEMENTARY SCHOOL**

The Earl Legette electrical service is a 120/280V GE Spectra Switchboard (not in an enclosure) in good condition and likely of adequate size for this campus as well as future renovations or expansion. The old 600A main service is fed from the MSB, is 50+ years old and located in a storage room, it is past serviceable life. A similarly old panel is located in the kitchen. Newer panels, approximately 20 yrs. old are located in classrooms (over counter space, which is a working clearance issue), in exterior breezeways, and in storage rooms. A distribution board, roughly same age and condition of the MSB, serves portable buildings. Exposed conduit and surface raceway observed throughout the campus. Typical classrooms include older multi-channel raceway with limited quantity of receptacles on two walls, but very few receptacles otherwise.

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 lights are primarily CFL canopy mounted, with yellowing lens, in poor condition. Exterior lighting is controlled by time clock. Classroom lighting consists of T8 strips concealed by an architectural ceiling with prismatic acrylic panels; this is likely difficult to service, and inefficient. There are also older fluorescent wraps with T8 lamps in classrooms. Portable classroom buildings with 2x4 troffers still have T12 lamps. The MP room has surface mounted 2x2 fixtures with biax lamps in good condition. Fixtures with T12 lamps observed in storage room. The admin wing included surface wraps with T8 lamps. Typical classrooms include an older occupancy sensor and multi-level line voltage switches at the entry, some have been intentionally disabled. Portable classrooms do not have sensors. LED exit lights and EM fixtures were located in MP room.
## San Juan Unified School District
### Measure N Assessment

#### Earl LeGette Elementary School

February 13, 2014

### Power & Distribution: Function and Condition

<table>
<thead>
<tr>
<th>Scope</th>
<th>Condition</th>
<th>Efficiency</th>
<th>Urgency</th>
</tr>
</thead>
<tbody>
<tr>
<td>Utility Service, Main Switchboard</td>
<td>3.3</td>
<td>N/A</td>
<td>1.0</td>
</tr>
<tr>
<td>SMUD xfmr in fence, GE Spectra MSB &lt;20yrs</td>
<td></td>
<td></td>
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<tr>
<td>120/208V in good condition and adequate size</td>
<td></td>
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<tr>
<td>not in fenced area. Old service 50+ yrs located in storage room still in use.</td>
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<tr>
<td>Distribution Panels, Panels, Transformers</td>
<td>2.7</td>
<td>N/A</td>
<td>1.3</td>
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<tr>
<td>Newer panels &lt;20yrs replaced original panels, some installed over counters - code clearance.</td>
<td></td>
<td></td>
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<tr>
<td>50+yr old panel in kitchen. Distribution board serves portables</td>
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<tr>
<td>Receptacles / Branch Circuiting</td>
<td>2.3</td>
<td>N/A</td>
<td>1.0</td>
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<tr>
<td>Exposed conduits at breezeway. GFCI observed at sink area in kitchen, older wiremold with minimal qty of receptacles on two walls in classrooms</td>
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### Weighted Average Score: Power Distribution System

<table>
<thead>
<tr>
<th></th>
<th>Scope</th>
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<th>Urgency</th>
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<tr>
<td>Power Distribution System</td>
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### Lighting & Controls: Function and Condition

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<th>Urgency</th>
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</thead>
<tbody>
<tr>
<td>Site Lighting/Parking Lot</td>
<td>0.7</td>
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<tr>
<td>SMUD cobra area lights on wood poles</td>
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<tr>
<td>Building Exterior Lighting</td>
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<tr>
<td>Primarily canopy lights with yellow lens, poor condition, HPS lamps</td>
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<tr>
<td>Interior Light Fixtures</td>
<td>1.7</td>
<td>1.7</td>
<td>1.3</td>
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<tr>
<td>Classrooms with T8 strips concealed by acrylic panels in T-bar, some surface wraps. MP room with 2x2 surface mounted with biax lamps. 2x4s in portables with T12 lamps</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lighting Controls</td>
<td>2.0</td>
<td>1.0</td>
<td>1.3</td>
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<tr>
<td>Emergency Egress</td>
<td>3.0</td>
<td>3.0</td>
<td>1.0</td>
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<tr>
<td>LED exit signs and EM lighting in MP room</td>
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</tbody>
</table>

### Weighted Average Score: Lighting & Controls

<table>
<thead>
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<th>Efficiency</th>
<th>Urgency</th>
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<tbody>
<tr>
<td>Lighting &amp; Controls</td>
<td>1.6</td>
<td>1.3</td>
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