Our mission at Lichen K-8 School is to develop an educational environment that provides a positive learning experience, promotes academic success with standards based instruction, and provides immediate intervention to meet the needs of all students. Through our collaborative model, our staff and parent community are committed to developing socially responsible citizens who are active, life long learners.
Lichen K-8

Description: Year Built: 1962
Total Square Feet of Floor Space: 41,074
Acres: 9.78

Address: 8319 Lichen Dr. Citrus Heights, CA 95621

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: - Lichen (Facilities Assessment Report)
- Lichen_2013 (Facilities Assessment Report)
- Lichen_AREA-INT (Facilities Assessment Report)
**A-SHELL**

**Observation #13**

WALL FINISHES - Pane lied wood system at exterior ramp is damaged.

Recommend repair of removal with replacement of ramp.

[Image of damaged ramp]

**Observation #20**

OPENINGS - Single pane aluminum window system typical of campus except for newer modular classroom building.

Recommend new double pane window system throughout.

[Image of window system]

**Observation #21**

WALL FINISHES - Excessive conduit on exterior walls of buildings. Typical of entire campus.

Recommend re-routing conduit where possible to reduce exposure.

[Image of conduit]

Observation #15


Recommend replacement of all hard flooring surfaces in kindergarten classrooms.

Observation #16

FLOOR FINISH - Restroom floor is stained with urine and baseboards are ruined.

Recommend new flooring in kindergarten restrooms.
C-SERVICES

Observation #22

HVAC - Air conditioning units and air handlers for MP room are located on the ground near building. Has old fencing around it and poses safety risks for students.

Recommend moving units to roof or building a proper enclosure for units at grade level.
D-EQUIPMENT AND FURNISHINGS

Observation #19

CASEWORK - Peeling laminate on countertops typical of all original campus buildings, excluding newer modulars.

Recommend new countertops throughout.
**E-OTHER BUILDING CONSTRUCTION**

**Observation #11**

ADA - Exterior drinking fountain is old and not to current code. Typical of 4 on campus.

Recommend replacement with new high low fixture.

**Observation #12**

ADA - Current staff restrooms are too small to meet code. Door is only 2'4 in width. Typical of all faculty restrooms in admin and MP buildings and building E.

Recommend new faculty restrooms.

**Observation #14**

ADA - Exterior exit ramp from stage is not to code.

Recommend new ADA ramp.
**Observation #17**

ADA - Not enough clearance at children's restroom area.

Recommend reconfiguring kindergarten restrooms to meet current accessibility code.
F-BUILDING SITE WORK

Observation #18

HARDSCAPE - Cracked and buckled asphalt and concrete at corridor. This is possibly part of measure J improvements in Summer of 2013.

Recommend replacement of concrete and asphalt at outdoor areas of building E.
E-OTHER BUILDING CONSTRUCTION

Observation #1
ADA - Accessible parking spaces and curb ramp do not meet current code. No truncated domes.

Recommend entire drop off area be upgraded to include accessible path of travel from stalls to school entrance.

Observation #3
ADA - No truncated domes or accessible signage.

Recommend domes and correct path of travel signage.

Observation #4
ADA - Steps and ramp in this area do not have proposer clearances at landings.

Recommend replacement of steps with new ramp for accessibility.
**Observation #9**

ADA - Area delineated as accessible path is not up to current codes. Slope is not consistent and no truncated domes.

Recommend improving this path of travel to meet current codes.
F-BUILDING SITE WORK

Observation #2

HARDSCAPE - Asphalt and concrete retaining wall is cracked and buckling. Trip hazard as well.

Recommend replacement of asphalt and new 2’ high concrete retaining walls.

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Observation #5

HARDSCAPE - Asphalt at basketball courts is cracked and has minor buckling.

Recommend patch and repair as needed. Approx 50% of area.

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Observation #6

LANDSCAPE - Irrigation pump system is not working well. Leaking as well. Some dead grass areas as a result.

Recommend replacing pump with new system.
Observation #7
SITE DEVELOPMENT - 4 foot high chain link fence at front per tier of school is rusted has non accessible pedestrian gates. No parking lot gates exist.
Recommend new steel fence and gate system along entire front perimeter including parking gates. Provide accessible pedestrian gates at walkways. Similar to Arden school's new fence system.

Observation #8
HARDSCAPE - Old retaining wall is slightly buckling at border from parking to sidewalk.
Recommend new retaining wall and landscaping.

Observation #10
ATHLETIC STRUCTURES - Outdoor storage building is rotting and damaged.
Recommend new outdoor storage shed.
MEMORANDUM

TO: Jon Anderson  
FROM: Tom Duval  
DATE: January 23, 2014  
PROJECT: Lichen Elementary School  
SUBJECT: Master Plan Assessment Report  
PROJECT NO.: 131020

Dear Jon,

On January 23rd, 2014 I performed an on-site assessment of the mechanical and plumbing systems at Lichen Elementary School with Tom Brennan and Mike Milo 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 is served by two grade mounted packaged gas/elec units. These units are 1999, about 15 years old, so nearing the end of their useful life.
3. Most of the classrooms are served by Trane and Carrier packaged rooftop gas/elec units. B, C and E Wing units are 1999, about 15 years old, so nearing the end of their useful life. D, F, G and H Wing units are newer, possibly 2008, and in good condition.
4. Portable I-1 is served by a wall hung Bard unit. This unit has had a lot of problems and should probably be replaced. This unit is not on the campus EMS and the District wants to put it on the EMS.
5. Bathroom plumbing fixtures are in good condition, appear to have been fairly recently renovated.
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 campus for the purpose of reviewing the condition of electrical systems. I walked the site with Gary Stemweddel, SJUSD’s Lead Electrician, who was able to show some of the troubled areas on the campus and assist with our evaluation. The following is a general assessment of our findings.

LICHEN

The electrical service and switchgear at Lichen K-8 is located in a fenced outdoor yard and is in good condition, and appears to have been installed in 2004. The gear is 120/208V, 1600A, and serviced in the enclosure by a SMUD transformer. This main switchboard is adequate for a campus of this size and can likely support renovation, modernizations, and possibly expansion. Observed distribution switchboards and panels installed on the outside of buildings, likely the same age as the MSB. Older gear, possibly original to the campus and nearing end of serviceable life, observed in buildings such as storage rooms, custodial rooms. Surge protective devices were observed at newer panels, but long ‘leads’ likely means that these are not providing protection. Exposed conduit and surface raceway observed throughout the campus. Typical classrooms had multi-channel surface raceway mounted on two walls, but very few receptacles in the classroom 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. A second lot, which is used for drop off, included newer MH ‘shoebox’ area lights in good condition. Building mounted lights are either HID or CFL, many with damaged and “yellowed” lenses; these lights are not cut-off. In many areas there appeared to be an excessive quantity of these lights, possibly overlit. Exterior lighting is controlled by time clock. The original fluorescent interior lighting fixtures, primarily surface mounted fluorescent are in fair condition; these older fixtures have been retrofitted with electronic ballasts and T8 lamps somewhat recently. However the fixture types themselves are not very efficient, and we would recommend replacing as part of any significant renovation. Typical classrooms include a older occupancy sensor and multi-level line voltage switches at the entry. Exit lights are in decent condition throughout the campus, many 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>Power &amp; Distribution: Function and Condition</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Utility Service, Main Switchboard</td>
<td>3.3</td>
<td>N/A</td>
<td>0.3</td>
<td>Newer utility (SMUD) service, 1600A 120/208V MSB. 10 years old, in very good condition. Original service backfed by new, older condition.</td>
</tr>
<tr>
<td>Distribution Panels, Panels, Transformers</td>
<td>2.7</td>
<td>N/A</td>
<td>1.0</td>
<td>Distribution gear, some panels on outside of buildings. Gear located in custodial with clearance issues. Some older gear nearing end of servicable life. TVSS with long leads</td>
</tr>
<tr>
<td>Receptacles / Branch Circuiting</td>
<td>3.0</td>
<td>N/A</td>
<td>0.7</td>
<td>Wiremold 5500 routed on two walls of typical classroom. Limited receptacles in classrooms otherwise. Newer modular wing with sufficient power</td>
</tr>
<tr>
<td>Weighted Average Score: Power Distribution System</td>
<td>3.0</td>
<td>N/A</td>
<td>0.7</td>
<td></td>
</tr>
<tr>
<td>Lighting &amp; Controls: Function and Condition</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site Lighting/Parking Lot</td>
<td>2.7</td>
<td>2.7</td>
<td>1.7</td>
<td>4 SMUD cobra heads in main parking lot, drop-off lot with MH shoebox area lights.</td>
</tr>
<tr>
<td>Building Exterior Lighting</td>
<td>2.3</td>
<td>2.3</td>
<td>1.0</td>
<td>Large CFL (and some HPS) wall and canopy mounted, possibly overlit. Not cut off. New semi-cut off wallpacks in new condition at newer modular wing.</td>
</tr>
<tr>
<td>Interior Light Fixtures</td>
<td>2.7</td>
<td>2.3</td>
<td>1.0</td>
<td>Old surface mounted 2x4s, retrofit with T8. MP room with older recessed 2x4s. Newer modular wing with RT5 fixtures in new condition. Restrooms with new lighting</td>
</tr>
<tr>
<td>Lighting Controls</td>
<td>2.3</td>
<td>1.3</td>
<td>1.0</td>
<td>Most classrooms have older occupancy sensors, line voltage multi-level switches. New sensors in modular wing. Ext ltg time clock.</td>
</tr>
<tr>
<td>Emergency Egress</td>
<td>2.0</td>
<td>2.0</td>
<td>1.3</td>
<td>Combination exit sign/EM lights</td>
</tr>
<tr>
<td>Weighted Average Score: Lighting &amp; Controls</td>
<td>2.5</td>
<td>2.1</td>
<td>1.2</td>
<td></td>
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</table>