California Montessori Project offers an environment which has the tools, programs, resources, and support to enable students to become educated to high international academic standards and to develop themselves to their fullest capacity as competent, happy, productive individuals, family members, workers, and contributors to a better society and a peaceful world.
Littlejohn Elementary School
(Reuse as 'California Montessori Project - Fair Oaks')

Description: Construction Date: 1957
Total Square Feet of Floor Space: 28,705
Acres: 9.26

Address: 6838 Kermit Lane Fair Oaks, CA 95628

Generated on: 7/10/13

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: - Littlejohn (Physical Assessment Report)
- Littlejohn 2001 (Physical Assessment Report)
A-SHELL

Observation #3

OPENINGS - Rubber door thresholds at all doors at room 1-18.

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

Observation #4

OPENINGS - Single pane glazing at all windows at all buildings unless noted otherwise.

Recommend replacement of windows with more energy efficient systems.

Observation #5

ROOF COVERINGS - Covered walk structural member damaged from previously mounted fixture.

Recommend painting covered walk.
**Observation #10**

WALL FINISHES - Stucco is cracking. Occurs at multiple locations.

Recommend repairing cracks and painting all exterior walls.

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**Observation #12**

WALL FINISHES - Walls have had cracks in the stucco and been repaired. Walls also have been damaged from items now and previously mounted to them.

Recommend removing items attached to wall and repairing holes.

Recommend repairing cracks and painting all exterior walls.

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**Observation #16**

OPENINGS - Metal security screens over clearstory windows. Occurs at multiple locations.

Recommend removal and installation of a new metal screen that matches other screens on school site. Keep it consistent.
**Observation #21**

OPENINGS - Rubber door threshold.

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

**Observation #30**

OPENINGS - Rubber door threshold. Metal screens in place of glazing for ventilation.

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

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

**Observation #34**

OPENINGS - Rubber door threshold. Similar screens at window openings.

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

Recommend removal and installation of a new metal screen that matches other screens on school site. Keep it consistent.
Observation #38

OPENINGS - Rubber door threshold.

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

Observation #39

OPENINGS - Rubber door threshold.

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

Observation #43

OPENINGS - Rubber door threshold.

Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.
**Observation #50**

WALL FINISHES - Backpack rack need a better solution.

Recommend attaching backpack rack to wall permanently.

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**Observation #52**

OPENINGS - Rubber door threshold.

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

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**Observation #60**

OPENINGS - Rubber door threshold.

Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.
Observation #61

OPENINGS - Rubber door threshold.

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

Observation #62

OPENINGS - Rubber door threshold.

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

Observation #66

OPENINGS - Rubber door threshold.

Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.
**Observation #67**

OPENINGS - Various types of glazing.

Recommend replacement of windows with more energy efficient systems.

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**Observation #69**

OPENINGS - Rubber door threshold.

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

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**Observation #81**

ROOF COVERINGS - Ceiling deterioration has been painted over.

Recommend paint removal, fixing any damage from previous water leak, and paint.
Observation #94

OPENINGS - Rubber door threshold.

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

Observation #96

OPENINGS - Rubber door threshold.

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

Observation #97

OPENINGS - Rubber door threshold.

Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.
Observation #99

WALL FINISHES - Crack in stucco finish.
Recommend repairing cracks and painting exterior of building.

ROOF COVERINGS - Fascia paint deteriorating.
Recommend paint removal and painting fascia new.

Observation #100

OPENINGS - Single pane glazing with multiple windows being operable.
Recommend replacement of windows with more energy efficient systems.

Observation #132

OPENINGS - Windows covered with metal security screens and door has been permanently closed off.
Recommend removal and installation of a new metal screen that matches other screens on school site.
Keep it consistent.
Recommend closing off doorway permanently and stucco building exterior over new wall. Paint to match.
**B-INTERIORS**

**Observation #1**

FLOOR FINISHES - Carpet flooring. Some rooms have stains but those rooms have not been cleaned yet.

Recommend replacing carpet in-kind only if stains are unable to be removed.

WALL FINISHES - Damage to paint on walls. Typical at most classrooms unless noted otherwise.

Recommend painting all interior walls.

CEILING FINISHES - Glued on acoustical ceiling is damaged, deteriorating, and/or coming loose. Typical at most classrooms.

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

OPENINGS - Door jamb has paint that is coming off. Clearstory louver windows are not efficient and leak. Typical at all clearstory locations.

Recommend painting door jambs after removing layers of paint.

Recommend replacing clearstory louvered windows with energy efficient systems.
Observation #8
OPENINGS - Attic access panel is missing.
Recommend replacing access panel.

Observation #14
OPENINGS - Louvered windows replaced with a translucent panel.
Recommend replacing clearstory louvered windows with energy efficient systems.

Observation #15
FLOOR FINISHES - Carpet is damaged from removal of built-in casework being removed. School has issued work order for repairs.
Recommend replacing carpet in room in-kind.
Observation #19

WALL FINISHES - Glued on acoustic tiles on the wall are coming loose.

Recommend replacing acoustic tiles in-kind or remove and replace with acoustical panels.

Observation #22

FLOOR FINISHES - Floor is stained but not yet cleaned.

Recommend replacing carpet in kind only if stains are unable to be removed.

Observation #25

CEILING FINISHES - Glued on acoustic ceiling tile is damaged.

Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.
**Observation #32**

WALL FINISHES - Walls stained and damaged.

OPENINGS - Rubber door threshold.

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

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**Observation #33**

WALL FINISHES - Walls stained and damaged.

Recommend repair and painting off all interior walls.

OPENINGS - Rubber door threshold.

Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.
Observation #40

FLOOR FINISHES - Sheet vinyl and carpet flooring. Both in decent condition. Similar in K1.
Recommend replacing sheet vinyl and carpet flooring in-kind only if stains are unable to be removed.

FINISHES - Walls damaged from previously wall mounted items. Similar in K1.
Recommend repairing and painting walls.

Observation #42

OPENINGS - Door jamb paint damaged. Typical at all exterior doors at rooms K1&K2.
Recommend removing layers of paint on door jamb and then repaint.

Observation #49

FLOOR FINISHES - VCT floors deteriorating.
Recommend replacing VCT flooring in-kind or replace with a seamless flooring system.
Observation #51

CEILING FINISHES - Glued on acoustic ceiling tiles are damaged.

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

Observation #53

WALL FINISHES - Walls damaged at base.

Recommend repairing and painting all interior walls.

Observation #54

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

Recommend repairing and painting all interior walls.
**Observation #55**

FLOOR FINISHES - VCT is stained.

Recommend replacing VCT flooring in-kind only if stains are unable to be removed.

CEILING FINISHES - Glued on acoustic ceiling tiles stained and coming loose.

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

**Observation #57**

FLOOR FINISHES - VCT is stained, worn, and mixed types.

Recommend replacing VCT flooring in-kind only if stains are unable to be removed.

OPENINGS - Rubber door threshold.

Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.
**Observation #63**

OPENINGS - Rubber door threshold.

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

FLOOR FINISHES - Concrete stained.

Recommend no action.

WALL FINISHES - Paint damaged.

Recommend repair and painting of all interior walls.

CEILING FINISHES - Ceiling damaged.

Recommend repair and painting of ceiling.

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**Observation #64**

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 - Paint damaged on walls.

Recommend repair and painting of all interior walls.
**Observation #65**

OPENINGS - Rubber door threshold.

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

CEILING FINISHES - Glued on acoustic 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.

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**Observation #68**

FLOOR FINISHES - Terrazzo floor is stained.

Recommend replacing terrazzo flooring with a new seamless flooring system only if stains are unable to be removed.

WALL FINISHES - Terrazzo wall wainscot is stained.

Recommend replacing terrazzo wainscot with ceramic tile only if stains are unable to be removed.

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**Observation #71**

FLOOR FINISHES - Wood floors aged and worn.

Recommend sanding and refinishing of wood stage floor.
Observation #73

FLOOR FINISHES - Asbestos tile throughout.
Recommend replacing with non-asbestos tile or sheet vinyl along with rubber base.

WALL FINISHES - Wood paneling old and not in good condition.
Recommend replacing wood paneling.

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

Observation #74

FLOOR FINISHES - A variety of vinyl composition floor tiles.
Recommend replacing with a seamless flooring system.

WALL FINISHES - Walls damaged.
Recommend repairing and painting all interior walls.

OPENINGS - Door jambs damaged.
Recommend repairing and painting all interior walls.
Observation #75

FLOOR FINISHES - Unfinished concrete floor.
Recommend refinishing concrete floor.

WALL FINISHES - Wood siding.
Recommend no action unless we replace the freezer in its entirety.

CEILING FINISHES - Wood siding.
Recommend no action unless we replace the freezer in its entirety.

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Observation #77

FLOOR FINISHES - Mixed VCT.
Recommend replacing with a seamless flooring system.
C-SERVICES

Observation #7

TECHNOLOGY - Loose wiring.

Recommend relocating wiring to a more secure location.

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Observation #26

TECHNOLOGY - Loose wiring.

Recommend relocating wiring to a more secure location.

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Observation #37

DOMESTIC PLUMBING - Rain water downspouts drain onto walkway. Typical throughout campus.

Recommend installation of area drains.
Observation #79

DOMESTIC PLUMBING - Rain water downspouts drain onto walkway. Typical throughout campus.

Recommend installation of area drains.
D-EQUIPMENT AND FURNISHINGS

Observation #2

BUILT-IN CASEWORK - Casework is old, difficult to operate, deteriorating, and not accessible. Typical in all classrooms 1-18 unless noted otherwise.

Recommend removal of existing casework for new, accessible, and more space efficient casework.

Observation #6

BUILT-IN CASEWORK - Casework is old and deteriorating. Typical in all classrooms 1-18 unless noted otherwise.

Recommend removal of existing casework for new, accessible, and more space efficient casework.

Observation #11

BUILT-IN CASEWORK - A different style of casework but same notes apply; Casework is old, difficult to operate, deteriorating, and not accessible. Typical in all classrooms 1-18 unless noted otherwise noted.

Recommend removal of existing casework for new, accessible, and more space efficient casework.
Observation #17

PERFORMANCE - Curtains do not work due to pulley system failure.

Recommend removal of curtains and pulley system for a power controlled fabric shade system.

Observation #23

BUILT-IN CASEWORK - Casework is old, difficult to operate, deteriorating, and not accessible.

Recommend removal of existing casework for new, accessible, and more space efficient casework.

Observation #24

BUILT-IN CASEWORK - Casework is old, difficult to operate, deteriorating, and not accessible.

Recommend removal of existing casework for new, accessible, and more space efficient casework.
Observation #41

BUILT-IN CASEWORK - Casework is old, difficult to operate, deteriorating, and not accessible.

Recommend removal of existing casework for new, accessible, and more space efficient casework.

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Observation #56

BUILT-IN CASEWORK - Casework is old, difficult to operate, deteriorating, and not accessible.

Recommend removal of existing casework for new, accessible, and more space efficient casework.

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Observation #58

BUILT-IN CASEWORK - Casework is old, difficult to operate, deteriorating, and not accessible.

Recommend removal of existing casework for new, accessible, and more space efficient casework.

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Observation #135

BUILT-IN CASEWORK - Casework is old, difficult to operate, deteriorating, and not accessible.

Recommend removal of existing casework for new, accessible, and more space efficient casework.
**E-OTHER BUILDING CONSTRUCTION**

**Observation #18**

ADA COMPLIANCE - Check for compliance.

Recommend replacing drinking fountain if not compliant.

**Observation #27**

ADA COMPLIANCE - Restroom not compliant.

Recommend restroom redesign.

**Observation #28**

ADA COMPLIANCE - Restroom not compliant.

Recommend restroom redesign.
Observation #29

ADA COMPLIANCE - Drinking fountain not ADA compliant.

Recommend installation of compliant drinking fountains.

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Observation #31

ADA COMPLIANCE - Restroom fixtures are not compliant.

Recommend restroom redesign.

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Observation #35

ADA COMPLIANCE - Restroom fixtures are not compliant.

Recommend restroom redesign.
Observation #48
ADA COMPLIANCE - Compliant kindergarten heights/fixtures? Similar at K1.
Very kindergarten fixtures and stalls are compliant. If not; redesign restroom.

Observation #59
ADA COMPLIANCE - Restroom not compliant.
Recommend restroom redesign.

Observation #70
ADA COMPLIANCE - Staircase not compliant.
Recommend installation of ADA compliant handrails.
Observation #72
ADA COMPLIANCE - Accessible lift not shown on plan.
Recommend no action.

Observation #76
ADA COMPLIANCE - Restroom not ADA compliant.
Recommend restroom redesign.

Observation #82
ADA COMPLIANCE - Drinking fountain not compliant.
Recommend installation of compliant drinking fountains.
Observation #108

ADA COMPLIANCE - No handrails at staircase.

Recommend installation of ADA compliant handrails.

Observation #133

ADA COMPLIANCE - Restroom not ADA compliant.

Recommend restroom redesign.

Observation #134

ADA COMPLIANCE - Handrails are not ADA compliant.

Recommend replacing handrails with ADA compliant handrails.
Observation #136

ADA COMPLIANCE - Service windows not compliant.

Recommend redesign of service windows to provide an accessible service station.
F-BUILDING SITE WORK

Observation #9
ROOF COVERINGS - Paint on the covered walk/roof structure is chipping/peeling.

Recommend paint removal of existing paint and then repainting.

Observation #13
HARDSCAPE - Site concrete has cracks throughout.

Recommend replacing site concrete in-kind with additional expansion joints.

Observation #20
HARDSCAPE - Site concrete has cracks throughout.

Recommend replacing site concrete in-kind with additional expansion joints.
Observation #36

HARDSCAPE - Asphalt paving deteriorating.

Replace asphalt paving in-kind or replace with landscaping with appropriate irrigation.

Observation #78

SITE DEVELOPMENT - Fence paint damaged.

Recommend repainting of fence.

Observation #80

HARDSCAPE - Cracks in site concrete. Typical throughout.

Recommend replacing site concrete in-kind with additional expansion joints.
Observation #93
HARDSCAPE - Cracks in site concrete. Typical throughout.
Recommend replacing site concrete in-kind with additional expansion joints.

Observation #95
HARDSCAPE - Cracks in site concrete. Typical throughout.
Recommend replacing site concrete in-kind with additional expansion joints.

Observation #98
SITE DEVELOPMENT - Flagpole is rusting.
Recommend replacing flagpole.
Observation #101
SITE DEVELOPMENT - Trash enclose not secure.
Recommend construction of a secure trash enclosure.

Observation #109
HARDSCAPE - Concrete staircase deteriorating.
Recommend replacing concrete staircase in-kind.

Observation #110
SITE DEVELOPMENT - Crack in retaining wall.
Recommend replacing retaining wall.
Observation #111

LANDSCAPE - Lawn very patchy.

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

Observation #131

SITE DEVELOPMENT - Concrete planter walls deteriorating.

Recommend replacing planter walls in-kind.
C-SERVICES

Observation #92

DOMESTIC PLUMBING - Rain water downspouts drain onto walkway. Typical throughout campus.

Recommend adding area drains.
E-OTHER BUILDING CONSTRUCTION

Observation #128

LIFE SAFETY - No pedestrian sidewalk.

Recommend adding pedestrian sidewalk.

Observation #129

LIFE SAFETY - No pedestrian sidewalk.

Recommend adding pedestrian sidewalk.
**F-BUILDING SITE WORK**

**Observation #44**

HARDSCAPE - Cracks throughout asphalt play surface.

Recommend replacing asphalt play surface in-kind.

**Observation #45**

SITE DEVELOPMENT - Wood is deteriorating.

Recommend replacing wood for concrete.

**Observation #46**

SITE DEVELOPMENT - Storage shed DSA #?

Recommend replacing with DSA approved structure if necessary.
Observation #47

SITE DEVELOPMENT - No privacy in kindergarten play area.

Recommend adding privacy slats in chain-link fencing.

Observation #83

HARDSCAPE - Cracks in asphalt paving.

Recommend replacing asphalt paving in-kind.

Observation #84

HARDSCAPE - Deteriorating asphalt paving.

Recommend replacing asphalt paving in-kind.
Observation #85
SITE DEVELOPMENT - Two storage buildings have been relocated as shown in the picture.
Recommend replacing with DSA approved structure if necessary.

Observation #86
HARDSCAPE - Trip hazard at end of walkway.
Recommend replacing asphalt paving in-kind and while doing so bring up the elevation of the paving to match the concrete walk.

Observation #87
SITE DEVELOPMENT - Retaining wall is failing.
Recommend replacing the retaining wall.
Observation #88

SITE DEVELOPMENT - Concrete planter has a crack.

Recommend replacing concrete planters and adding metal skate guards.

Observation #89

HARDSCAPE - Asphalt paving on school site adjacent to all classrooms is deteriorating.

Recommend replacing asphalt paving in-kind.

Observation #90

SITE DEVELOPMENT - Retaining wall is failing.

Recommend replacing retaining wall.
Observation #91
SITE DEVELOPMENT - Benches and tables in bad condition.
Recommend replacing all benches and tables.

Observation #102
SITE DEVELOPMENT - Buildings removed.
Recommend No Action.

Observation #103
LANDSCAPE - No existing landscape.
Recommend verification of sprinkler system coverage and adjust as required or installation of additional sprinkler heads.

Observation #104
SITE DEVELOPMENT - Paint on accessible railing is deteriorating.
Recommend painting railing.
Observation #105
SITE DEVELOPMENT - Fencing is bent out of shape.
Recommend replacing in-kind.

Observation #106
SITE DEVELOPMENT - Benches throughout school site, including play areas, are in bad condition.
Recommend replacing all benches and tables.

Observation #107
HARDSCAPE - Cracks in asphalt paving.
Recommend replacing all asphalt paving in-kind.

Observation #112
SITE DEVELOPMENT - These 2 relocatable buildings are no longer on school site.
Recommend No Action.
**Observation #113**

ATHLETIC STRUCTURES - 8 basketball standards. Paint deteriorating and backboards rusting.

Recommend replacing basketball standards in-kind.

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**Observation #114**

ATHLETIC STRUCTURES - 8 tetherball poles with paint deteriorating.

Recommend painting tetherball poles.

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**Observation #115**

HARDSCAPE - Asphalt paving deteriorating from surface drainage.

Recommend adding concrete V-Gutter to handle surface drainage.
Observation #116

LANDSCAPE - Lawns are dead and overgrown, patchy.

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

Observation #117

ATHLETIC STRUCTURES – Backstop is deteriorating.

Recommend removal of backstop if not being used. If backstop is being used; replace in-kind.

Observation #118

LANDSCAPE - Lawns are dead and overgrown, patchy.

Recommend verification of sprinkler system coverage and adjust as required or installation of additional sprinkler heads.
**Observation #119**

SITE DEVELOPMENT - Benches and tables in bad condition.

Recommend replacing all benches and tables.

**Observation #120**

HARDSCAPE - Asphalt walkway deteriorating.

Recommend replacing concrete walk in-kind.

SITE DEVELOPMENT - School would like to see this permanently closed due to security concerns.

Recommendation of 3 possibilities; 1-No Action, 2-Permanently close off access, or 3-Ad security camera near location to monitor.

**Observation #121**

ATHLETIC STRUCTURES - Backstop. Remove if not being used.

Recommend removal of backstop if not being used. If backstop is being used; replace in-kind.
Observation #122

SITE DEVELOPMENT - Storage shed DSA #?

Recommend removal of shed for permanent storage/restroom facility.

Observation #123

LANDSCAPE - Lawns are dead and overgrown, patchy.

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

Observation #124

LANDSCAPE - Lawns are dead and overgrown, patchy.

Recommend verification of sprinkler system coverage and adjust as required or installation of additional sprinkler heads.
Observation #125

LANDSCAPE - Lawns are dead and overgrown, patchy.

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

Observation #126

ATHLETIC STRUCTURES - Only restroom for play field. No drinking fountain either.

Recommend removal of shed for permanent storage/restroom facility.

Observation #127

SITE DEVELOPMENT - Benches and tables in bad condition.

Recommend replacing all benches and tables.
Observation #130

SITE DEVELOPMENT - Easement?

Recommend defining what the program for this space is. Perhaps an easement.

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