the San Juan Unified School District’s mission is to

Educate and inspire each student to succeed and responsibly contribute to a radically evolving world by providing innovative, rigorous, student-focused instruction and programs in a safe, caring, and collaborative learning community.
M&O Yard

Description: Total Square Feet of Floor Space: 50,601
Acres 9.49

Address: 6135 Sutter Avenue Carmichael CA, 95608

Generated on: 6/30/13

Building stages: - Physical Site Assessment

Building trades: - A-SHELL - B-INTERIORS
- C-SERVICES
- E-OTHER BUILDING CONSTRUCTION
- F-BUILDING SITE WORK

Stakeholder:

Drawings: - M&O (Physical Site Assessment)
- M&O Yard 2013 (Physical Site Assessment)
<table>
<thead>
<tr>
<th>Address:</th>
<th>6135 Sutter Ave</th>
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<tbody>
<tr>
<td></td>
<td>Carmichael, CA 95608</td>
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<tr>
<td>School Number:</td>
<td>405</td>
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<tr>
<td>Initial Construction Completion Date:</td>
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Floor Plan

Drawing Updated: 02/15/12  Date Printed: 02/15/12  Drawn By: Engineering Archives
A-SHELL

Observation #10

STRUCTURE - Damage to building corners (2 total).

Replace damaged metal and install protective concrete-filled steel bollards.
B-INTERIORS

Observation #1

OPENINGS - Minor scuffs at doors and frames.
Prep and paint.

FLOOR FINISHES - Worn 2nd floor entry lobby carpet.
Replace.

Observation #3

FLOOR FINISHES - Stained and mismatched carpet (under 10 SF).
Replace to match adjacent.

OPENINGS - Lower portion of doors and frames are scuffed.
Prep and paint doors and frames. Install protective kickplates at end of corridor and exterior doors.

CEILING FINISHES - Minor damage to acoustical tiles (less than 5).
Replace tiles.
**Observation #4**

**WALL FINISHES** - Exposed furring strips on back wall, and unused hollow wall anchors in 1st floor office.

Remove, prep and paint.

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**Observation #8**

**CEILING FINISHES** - No roof insulation at Warehouse.

Install faced batt insulation.

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**Observation #11**

**OPENINGS** - Doors are heavily scuffed and marred.

Prep and paint doors and frames in shop areas. Install protective plates at bottom half of exterior doors.

**CEILING FINISHES** - Stained acoustical tiles in office area (less than 5).

Evaluate cause, repair if required, and replace tiles.

**FLOOR FINISHES** - Vinyl flooring in office, kitchen, and restroom areas is stained and dirty (under 500SF).

Recommend replacement.
Observation #13

CEILING FINISHES - Stained acoustical tiles in Asbestos office (less than 5).
Evaluate cause, repair source if required, and replace tiles.
FLOOR FINISHES - Heavily stained carpet in Asbestos office.
Replace.

Observation #14

CEILING FINISHES - No protective facing at batt insulation under roof deck of Welding Shop.
Replace with faced insulation throughout and/or add protective scrim sheathing.

Observation #15

OPENINGS - Door and frames are heavily scuffed throughout shop areas.
Recommend prep and paint for all.
Observation #16

FLOOR FINISHES - Vinyl flooring is stained and dirty.

Recommend replacement.

Observation #17

FLOOR FINISHES - Vinyl flooring in breakroom is in poor condition.

Replace.

Observation #18

FLOOR FINISHES - Vinyl flooring in breakroom is in poor condition.

Recommend replacement.
Observation #20

CEILING FINISHES - No roof insulation in Carpenter and Auto Shops. Existing swamp coolers provide minimal conditioning.

Recommend installation of faced batt insulation below roof deck.

Observation #23

FLOOR FINISHES - Stained vinyl flooring in 2nd floor breakroom.

Replace.
C-SERVICES

Observation #19

HVAC SYSTEM - Staff notes approximately 85% of rooftop units for the site are at least 10 years old.
Recommend replacement.

Observation #22

HVAC SYSTEM - Minimal number of swamp coolers are unable to maintain manageable temperatures.
Recommend additional units.
E-OTHER BUILDING CONSTRUCTION

Observation #2

ADA COMPLIANCE - 2nd floor restrooms (2 total) and breakroom sink are not compliant.

Provide lower countertop section at breakroom, and reconfigure restrooms. Install accessible plumbing fixtures in all.

Observation #5

ADA COMPLIANCE - Sink in breakroom is not compliant.

Provide lower countertop and install accessible plumbing fixture.

ADA COMPLIANCE - Step up to raised restroom areas. Restroom configuration is not compliant.

Modify access, reconfigure and install accessible plumbing fixtures and accessories.
Observation #6
ADA COMPLIANCE - Sink access is not compliant.
Provide lower countertop section, and install accessible plumbing fixture.

Observation #7
LIFE SAFETY - Rails at 2nd floor office sliding glass door (with no landing) are easily removable.
Securely fasten or weld rails in place.
ADA COMPLIANCE - 2nd floor office break area sink and restrooms are not compliant. Exterior doors, landings, and stair railings are not compliant.
Reverse swing of out-swinging exterior door, and modify landing and railings (minimum).

Observation #9
ADA COMPLIANCE - Drinking fountain and restroom are not compliant.
Reconfigure and install accessible plumbing fixtures and accessories.
**Observation #12**

ADA COMPLIANCE - Vertical drop-off at exterior door thresholds is not compliant (typical throughout).

Modify exterior walks to provide flush transitions.

ADA COMPLIANCE - Sinks and countertops are not compliant (typical throughout). Note these are shop areas.

Provide lower countertop section and install accessible plumbing fixture.

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**Observation #21**

ADA COMPLIANCE - Raised curb and step down to finished floor from parking area.

Modify to provide a flush transition.
Site Plan
E-OTHER BUILDING CONSTRUCTION

Observation #1

ADA COMPLIANCE - Access to most buildings on this site is generally not compliant and severely limited in many locations. Supervisory offices with associated staff are typically located on the 2nd floor, accessible by a series of exterior stairs only. Modifications to provide full accessibility, including elevators and/or lifts, appear unlikely.
F-BUILDING SITE WORK

Observation #2

HARDSCAPE - Asphalt paving is heavily cracked (estimate 50%).
Replace.

Observation #3

HARDSCAPE - Broken concrete curb / retaining wall.
Replace.

Observation #4

SITE UTILITIES - Area drain is full of water.
Evaluate and clean system as needed.
**Observation #5**

HARDSCAPE - No protection barrier between buildings and trucks.

Install wheelstops.

**Observation #6**

HARDSCAPE - Dirt parking area along northeast property line.

Install asphalt paving.

**Observation #7**

SITE UTILITIES - No noticeable site drainage for equipment washdown area.

Install additional site drainage inlets.