As a collaborative community committed to 

**EXCELLENCE**, 

we at Mariemont Elementary School 

educate and inspire each student 

to become 

**SELF-RELIANT, **

**WELL-ROUNDED,**

critical thinkers and life-long learners, 

who positively contribute to society, 

by providing all students with 

**CHALLENGING,**

personalized instruction 

that integrates current technology 

**AND ENCOURAGES INNOVATION**

and creativity, in a diverse, 

inclusive and dynamic learning environment.
Mariemont Elementary School

Description: Year Built: 1953
Total Square Feet of Floor Space: 34,999
Acres: 9.8

Address: 1401 Corta Way Sacramento, CA 95864

Generated on: 7/17/13

Building stages: - Physical Assessment Report

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

Stakeholder:

Drawings: - Mariemont (Physical Assessment Report)
- Mariemont 2013 (Physical Assessment Report)
**A-SHELL**

**Observation #1**

ROOFING COVERINGS - Roof leaks in G-wing portables.

Recommend replacing the roofing on this wing if this building is planning to remain.

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**Observation #16**

WALL FINISHES - Wood apron around ramp is damaged from dry rot as well as siding.

Recommend replacing wood aprons and some areas of siding on the building.

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**Observation #22**

WALL FINISHES - Exterior ramp is missing apron skirt.

Recommend adding wood apron around the ramp.
Observation #26

OPENINGS - Missing or damaged blinds and curtains in the Kitchen and parts of F wing special needs classroom.

Recommend installing window treatments in 20% of the school.

Observation #27

OPENINGS - Windows are single pane windows throughout. 33% of windows are actually Plexiglas to repair damaged single pane.

Recommend replacing all windows to dual pane.
Observation #36

OPENINGS - Windows in special needs classrooms need to be replaced with tempered glazing. One student now has a lawsuit for breaking window and then getting cut badly.

Recommend replacing ALL windows in special needs classrooms with temper dual pane preferably.
B-INTERIORS

Observation #6
FLOOR FINISHES - Existing flooring in staff room is asbestos 9"x9" tiles.
Recommend abating or encapsulating flooring in this area. Abatement will be necessary if reconfiguring the restroom to be ADA compliant.

Observation #7
CEILINGS FINISHES - Traces of water leaks in kitchen ceiling.
Recommend patching roof if not already completed or addressing any ongoing HVAC leaks.

Observation #8
FLOOR FINISHES - Existing Stage floor is showing age and has large gaps in some areas. Faculty believed the wood is too thin to refinish again.
Recommend replacing wood with new Hard Wood floor for stage.
**Observation #11**

OPENINGS - Existing library windows do not have blinds or drapes.

Recommend installing flame resistant drapes or blinds.

**Observation #17**

FLOOR FINISHES - Restroom flooring is stained and difficult to keep clean.

Recommend replacing flooring with cleanable resilient flooring.

**Observation #31**

WALL FINISHES - MP room needing interior paint throughout.

Recommend painting interior walls.
Observation #32

WALL FINISHES - Classroom interior walls need to be painted.

Recommend repainting interior walls.
C-SERVICES

Observation #3
DOMESTIC PLUMBING - Sink fixtures throughout are most likely original and difficult to keep clean.

Recommend replacing sinks with stainless steel type.

Observation #13
DOMESTIC PLUMBING - 75% of existing Classroom sinks are original and difficult to keep clean.

Recommend replacing with stainless steel sinks.

Observation #28
HVAC - No air conditioning in the kitchen. Gets extremely hot during preparation of food.

Recommend adding 2 window AC units to cool down the kitchen.
Observation #29

TECHNOLOGY - The need for additional higher resolution cameras on the back side of F-wing is needed. Off hours becomes a hangout for neighborhood children.

Recommend adding 4-7 additional higher resolution cameras.
Observation #5
ADA COMPLIANCE - Staff restrooms in Kitchen are not ADA compliant. Need more space and reconfiguration.

Recommend removing shared wall and reconfiguring restroom to ADA compliance. Replacing fixtures are also required. Exposed 9x9 asbestos tiles will also need to be addresses either by abatement or encapsulating.

Observation #9
ADA COMPLIANCE - Existing drinking fountain is not compliant.

Recommend updating fountain fixture to abide to current ADA codes.
**Observation #10**

ADA COMPLIANCE - Existing restrooms are not ADA compliant. Both fixtures and configuration do not comply.

Recommend upgrading restrooms (2) with more room and new compliant fixtures.

![Image of restrooms](image1.png)

**Observation #12**

BUILT-IN CASEWORK - Existing Circulation counter although new is not ADA compliant. Need low counter with clear knee space both sides.

Recommend adding a counter that is opening in the middle at 30" aff and min 30" wide.

![Image of circulation counter](image2.png)
F-BUILDING SITE WORK

Observation #33

HARDSCAPE - Limited outdoor seating for eating.

Staff recommends adding 48" x 100" concrete strip just outside the MP room with covered canopy.
Observation #14

ROOF COVERINGS - Large gaps occur in the canopies along the classroom overhangs when HVAC ducts were cut in. These gaps allow large amounts of rain to circulate into canopy overhangs and create slippery wet conditions along major walkways.

Recommend installing additional roofing or flashing to minimize these open gaps over the canopies.

Observation #15

WALL FINISHES - Exterior portable walls need to infill gaps beneath siding apron to keep critters from getting under structure.

Recommend adding wire mesh to keep animals out.
E-OTHER BUILDING CONSTRUCTION

Observation #20

ADA COMPLIANCE - Existing Drinking Fountains are outdated and non-compliant.

Recommend replacing all non-compliant drinking fountains. 6-8 total.

Observation #35

ADA COMPLIANCE - Existing portable ramps are showing age and some do not have skirts around the base.

Recommend replacing 3 portable ramps.
F-BUILDING SITE WORK

Observation #2

HARDSCAPE - Ramp leading into playground is a trip hazard and over limits allowed by code.

Recommend replacing ramp with proper slopes and materials.

Observation #4

LANDSCAPE - Existing Mulberry trees have posed dangers to students since they have not been properly maintained according to faculty.

Recommend proper maintenance or removing mulberry trees from kindergarten area.

Observation #18

HARDSCAPE - Current curb does not allow for vehicular traffic to access the school yard without driving over curb. Double gates allow for cars, but not curb.

Recommend modifying the curb to a driveway to accommodate driving through as designed.
**Observation #19**

HARDSCAPE - Trip hazards on blacktop throughout school in 3-5 different areas.

Recommend removing and re-pouring blacktop in these locations.

**Observation #21**

SITE DEVELOPMENT - Low fences in some areas of perimeter fence.

Recommend adding 6’ fence in areas that are low.

**Observation #23**

SITE DEVELOPMENT - Neighborhood Access points do not have a lockable gate in the event a lockdown needs to be held.

Recommend adding lockable gate in 5 areas.
**Observation #24**

SITE DEVELOPMENT - Need for additional storage for books and equipment.

Recommend adding a storage container near field.

![Image of field and storage container]

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**Observation #25**

SITE DEVELOPMENT - Fencing around fire riser equipment is damaged and needs to be repaired.

Recommend replacing fencing housing roughly 100 SF.

![Image of damaged fencing]

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**Observation #30**

SITE DEVELOPMENT - Fields have become a dog park where dog owners are not cleaning up after their pets.

Recommend adding bag holders and posting signage to pick up after the pets.

![Image of dog park and fields]
Observation #34

HARDSCAPE - Cracking and uneven black top.

Recommend replacing 3500 SF of blacktop.