The mission of Mariposa Avenue Elementary School, a community of leaders, is to inspire and equip all students to be global thinkers, advocates for their success, and people of integrity through comprehensive innovative instruction, positive development of character, and partnerships with families and our community.
Mariposa Avenue Elementary School

**Description:**
Year Built 1950  
Total Square Feet of Floor Space: 38,130  
Acres: 10.57

**Address:**
7940 Mariposa Ave. Citrus Heights, CA 95610

**Generated on:**
6/13/13

**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:**
- Mariposa (Physical Assessment Report)  
- Mariposa 2013 (Physical Assessment Report)
**Observation #4**

OPENINGS - Single pane windows in 90% of the school. Inefficient and showing their age.

Recommend replacing with dual pane.

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**Observation #22**

WALL FINISHES - Exterior wall is showing signs of dry rot and age.

Recommend repairing area of damage.
Observation #23

OPENINGS - Sun louvers at clerestory windows are bent and dented.

Recommend repairing louvers or removing and replacing if function is still desired.
B-INTERIORS

Observation #3

OPENINGS - Blinds or drapes missing in 4-5 classrooms.

Recommend installing blinds in 5 classrooms.
Observation #8

OPENINGS - Multipurpose room requires new curtains. Existing curtains are not functional, missing in places and showing their age.

Recommend replacing with new curtains.

Observation #9

FLOOR FINISHES - Kitchen flooring not performing. Warping tiles and showing their age.

Recommend replacing with quarry tile.
**Observation #10**

WALL FINISHES - MP room interior paint needs a new coat.

Recommend painting interior of MP room.

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**Observation #16**

CEILING FINISHES - Multiple ceiling tiles in portables show age, chipped and warping.

Recommend replacing ceiling tiles.
**Observation #21**

FLOOR FINISHES - Flooring in MP room needs to be repaired in certain areas.

Recommend reinstalling the heat welding at seams.
C-SERVICES

Observation #11

DOMESTIC PLUMBING - Kindergarten does not have any outside drinking fountains.

Recommend installing 1 ADA compliant drinking fountain on the exterior of the building.
D-EQUIPMENT AND FURNISHINGS

Observation #20

BUILT-IN CASEWORK - Majority of original classroom sinks and counters show their age.

Recommend replacing 10-12 sinks and cabinetry.
Observation #2

ADA COMPLIANCE - Drinking fountains do not comply with current ADA requirements.

Recommend upgrading all noncompliant fountains. Approximately 6-8.

Observation #12

ADA COMPLIANCE - Kindergarten bathrooms are not ADA compliant.

Recommend installing compliant toilets and sinks.
Observation #13

ADA COMPLIANCE - Library circulation desk does not have a compliant low work surface for the children side.

Recommend installing lower work surface somewhere along the counter.

Observation #15

LIFE SAFETY - Multiple hand railings throughout the campus are not compliant to current codes.

Recommend upgrading as required. 5-6 railings total.
**F-BUILDING SITE WORK**

**Observation #5**

LANDSCAPE - Undeveloped area in front of library.

Faculty recommends developing a grassy area with concrete pads for more outdoor eating.

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**Observation #6**

LANDSCAPING - Kindergarten area has no grass area for children. Currently have only playground and blacktop.

Recommend with strong faculty preference adding grass to the contained kindergarten area.
Observation #14

ATHLETIC STRUCTURES - Back steps and landing on library showing signs of age. Made of wood, beginning to warp and flex upon use. Railing is not ADA complaint either.

Recommend replacing with ADA ramp including proper railing.

Observation #17

ATHLETIC STRUCTURES - Basketball hoops and backboard are very old and are well used.

Recommend replacing 8-10 basketball hoops and backboards.

Observation #18

ATHLETIC STRUCTURES - Equipment shed siding showing signs of age.

Recommend replacing siding on 2 sides.
**D-EQUIPMENT AND FURNISHINGS**

**Observation #7**

TECHNOLOGY - More cameras needed per faculty. Several break-ins and vandalism recently.

Recommend adding 5-7 additional cameras in strategic areas throughout the campus.
F-BUILDING SITE WORK

Observation #1

ATHLETIC STRUCTURES - Need for more storage for equipment.
Preferred to have one more container housed here.

Observation #19

SITE UTILITIES - Irrigation system on Southwest and Southeast sides of property do not work.
Recommend repairing/replacing irrigation at these locations.
MEMORANDUM

TO: Jon Anderson
FROM: Tom Duval
DATE: January 10, 2014
PROJECT: Mariposa Avenue Elementary School
SUBJECT: Master Plan Assessment Report
PROJECT NO.: 131020

Dear Jon,

On January 10th, 2014 I performed an on-site assessment of the mechanical and plumbing systems at Mariposa Avenue Elementary School with Tom Brennan of SJUSD. Following are our observations:

1. EMS is an antiquated Alerton IBEX system for the whole campus. District wants to change it out to Alerton BacTalk. Can no longer get parts for this old IBEX system.
2. The Multipurpose, Kitchen, and Administration are served by Trane packaged rooftop gas/elec units. Portables 19, 20, 21, 22, 25 and 26 are served by Carrier packaged rooftop gas/elec units. Most of this equipment is around 1997, about 17 years old. Generally this equipment lasts 15-18 years with good maintenance, so it is near the end of it’s useful life. Also, new packaged equipment is much more energy efficient than this 1997 equipment so this should be factored into the District’s equipment replacement decisions.
3. Most of the classrooms are served by grade-mounted Bard units with gas heat. These units are 1997, about 17 years old, so nearing the end of their useful life.
4. Portables 23, 24, 27, 28 and 29 are served by wall hung Bard heat pumps. These units are 1997, about 17 years old, so nearing the end of their useful life.
5. Bathroom plumbing fixtures are in decent condition.
MEMORANDUM

TO: JON ANDERSON
FROM: DANNY MCKEVITT
DATE: JANUARY 24, 2014
PROJECT: SJUSD SITE ASSESSMENTS
SUBJECT: ASSESSMENT REPORT
PROJECT NO.: 14-008

MARIPOSA ELEMENTARY SCHOOL

The electrical service and switchgear at Mariposa Elementary is located in a fenced enclosure towards the back of the campus. SMUD service is routed overhead to a pole in the enclosure, undergrounds to a SMUD transformer which feeds a 120/208V Main Switchboard, fairly new and in good condition, approx. 15+ years old. This main switchboard is likely adequate for a campus of this size. Older switchboards, possibly previous campus service, are fed by the MSB. Most gear observed is newer, likely same age as MSB, added in classrooms and in MP lobby. Some older gear nearing end of serviceable life also observed. There are no dedicated electrical rooms. 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 primarily of MH ‘shoebox’ area lights in good condition, but one SMUD HID pole lights remains in middle of lot. Some newer cut off wallpacks in good condition added at MP building, remainder of building mounted lights are either HID or CFL, many with damaged and "yellowed" lenses; these lights are not cut-off. 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. Observed occupancy sensors in some spaces; including some classrooms, corridors. Exit lights are in decent condition in the MP room, EM lights are fairly old but functional.
San Juan Unified School District  
Measure N Assessment  
Mariposa Avenue Elementary School  
January 17, 2014  

<table>
<thead>
<tr>
<th>Scope</th>
<th>Power &amp; Distribution: Function and Condition</th>
<th>Lighting &amp; Controls: Function and Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Utility Service, Main Switchboard</td>
<td>SMUD xfmr and MSB in fenced enclosure in middle of enclosure, MSB 200A, 120/208V 15-20 years old, good condition. Size could support renovation or expansion.</td>
<td>Architectural LED area lights in brand new condition. 1 SMUD cobra head in middle of campus should be removed.</td>
</tr>
<tr>
<td>Distribution Panels, Panels, Transformers</td>
<td>Newer panels 15-20 years added at outside of building wings, older panels 50+ years beyond servicable life observed throughout.</td>
<td>Most building exterior lighting inexpensive LED canopy lights, some installed on side of building are severe glare issue. Old HPS wallpacks on portables</td>
</tr>
<tr>
<td>Receptacles / Branch Circuiting</td>
<td>Wiremold 5500 routed on two walls of typical classroom. Limited receptacles in classrooms otherwise. Exposed conduits</td>
<td>Older surface wraps, classrooms with too many 2x4 surface, all retrofit with T8. MP room older 2x2 with biax, no lenses are a glare issue. Incandescent lights over stage.</td>
</tr>
</tbody>
</table>

**Weighted Average Score:**  
**Power & Distribution System:** 2.7  
**Lighting & Controls:** 2.2  

| Condition | 4 - New condition. 3 - Good condition, minor maintenance or service. 2 - Fair condition, service and minor repairs. 1 - Poor condition, major repairs. 0 - Not serviceable, replace. | Efficiency | 4 - Very efficient, no upgrade. 3 - Efficient, limited upgrade. 2 - Somewhat efficient, upgrade and/or replacement. 1 - Very inefficient, upgrade and/or replacement. 0 - Inefficient, replace. | Urgency | 3 - Critical, 2 - Urgent, not critical, 1 - Moderate, recommended, 0 - Not necessary |
|----------|--------------------------------------------------------------------------------|---------------|----------------|----------------|
| Notes | | | | |

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**Condition:** 4 - New condition. 3 - Good condition, minor maintenance or service. 2 - Fair condition, service and minor repairs. 1 - Poor condition, major repairs. 0 - Not serviceable, replace.  
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**Urgency:** 3 - Critical, 2 - Urgent, not critical, 1 - Moderate, recommended, 0 - Not necessary.