The mission of Mesa Verde High School, a college/career-bound culture with an emphasis on Business and Arts, is to ensure each student acquires a challenging and innovative education that supports individuality and student-focused instruction, in a caring and safe learning environment through the combined efforts of students, staff, parents, and community.
Mesa Verde High School

Description: Year Built: 1974
Total Square Feet of Floor Space: 142,678
Acres: 38.34

Address: 7501 Carriage Drive Citrus Heights, CA 95621

Generated on: 6/7/13

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: - Mesa Verde_2013_A (Physical Assessment Report)
- Mesa Verde_2013_B (Physical Assessment Report)
- Mesa Verde_2013_Overall (Physical Assessment Report)
- MesaVerde_Overall (Physical Assessment Report)
- MesaVerde_Q1 (Physical Assessment Report)
- MesaVerde_Q2 (Physical Assessment Report)
- MesaVerde_Q3 (Physical Assessment Report)
- MesaVerde_Q4 (Physical Assessment Report)
E-OTHER BUILDING CONSTRUCTION

Observation #11

ADA COMPLIANCE - Not an accessible drinking fountain.

Recommend replacing with an accessible drinking fountain.
F-BUILDING SITE WORK

Observation #1

LANDSCAPE - Fields have patches of yellow and green.
Recommend inspection of irrigation system for water coverage. Assess and adjust.

Observation #2

ATHLETIC STRUCTURES - Backstop wood deteriorating.
Recommend replacing wood backstop in-kind.

Observation #3

HARDSCAPE - Unfinished parking lot.
Recommend paving with asphalt.
**Observation #4**

ATHLETIC STRUCTURES - Low clearance at dugout fencing (est. 5'10")

Recommend removal of fencing and install new fencing at an appropriate height, approximately 8'0" or higher.

![Athletic Structures and Dugout Fencing](image)

**Observation #5**

SITE DEVELOPMENT - D.G. Track in poor condition; ruts, ponding water, and weeds growing in track surface area.

HARDSCAPE - concrete curb surrounding track is cracked and deteriorating.

Recommend replacement of track and curb.

![Site Development and Track](image)

**Observation #6**

LANDSCAPE - Lawn dead.

Recommend inspection of irrigation system for water coverage. Assess and adjust.

![Landscape](image)
**Observation #7**

LANDSCAPE - field seems to be more weeds than grass.

Recommend weed abatement.

**Observation #8**

ATHLETIC STRUCTURES - Discuss throwing area with a tree directly in competition area.

Recommend removal or relocation of tree.

**Observation #9**

ATHLETIC STRUCTURES - Long jump track and landing pit in disrepair.

Recommend replacement of long ump track and pit.
Observation #10

ATHLETIC STRUCTURES - Bleachers are not ADA compliant, nor is there an accessible route to the bleachers.

Recommend removal and installation of accessible route and accessible bleachers.

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Observation #12

ATHLETIC STRUCTURES - Temporary storage buildings.

Recommend relocating storage facilities to one specific area and/or replacing with one larger storage building.

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Observation #13

LANDSCAPE - Fields are uneven and patchy (green and yellow).

Recommend regarding field and inspect irrigation system for water coverage. Assess and adjust.
**Observation #14**

SITE DEVELOPMENT - Track extends far beyond what it needs to be. Weeds have taken over this area.

Recommend adjust size of track as appropriate and inspect irrigation system for water coverage. Assess and adjust.

**Observation #15**

SITE DEVELOPMENT - Fencing open to community. Security.

Recommend placement of security camera near entrance.

LANDSCAPE - Lawn is dead. More dirt than lawn.

Recommend inspection of irrigation system for water coverage. Assess and adjust.

**Observation #16**

SITE DEVELOPMENT - Fencing open to community. Security.

Recommend placement of security camera near entrance.
Observation #17

SITE DEVELOPMENT - Weeds growing in infield dirt.

Recommend weed abatement and replace infield in-kind.
E-OTHER BUILDING CONSTRUCTION

Observation #24

ADA COMPLIANCE - Drinking fountain is not ADA compliant.

Recommend removal and install accessible drinking fountain.
F-BUILDING SITE WORK

Observation #18
SITE DEVELOPMENT - Asphalt walking surface in disrepair.
Recommend remove if no longer used or replace in-kind if used.

Observation #19
HARDCAPSE - Tennis court play surface cracks throughout.
Recommend replacement of tennis court surface.

Observation #20
ATHLETIC STRUCTURES - Utility pole in play area of ball wall.
Recommend removal of ball wall if not being used.
Observation #21

HARDCAPSE - Asphalt play surface deteriorating badly and weeds are growing from the cracks.

Recommend replacement of asphalt playing surface.

Observation #22

ATHLETIC STRUCTURES - Bleachers in disrepair. No ADA seats or access. Dugout has patchwork painting.

Recommend replacement of bleachers with ADA compliant bleachers.

Observation #25

ATHLETIC STRUCTURES - Wood backstop is deteriorating.

Recommend replacement of wood backstop in-kind.
Observation #26
SITE DEVELOPMENT - Fence is in really bad condition and needs to be replaced.
Recommend replacement of fence in-kind.

Observation #27
HARDSCAPE - Asphalt paving in parking lot has cracks throughout and is deteriorating.
Recommend repaving parking lot.

Observation #28
SITE DEVELOPMENT – Plastic skate bumpers are broken.
Recommend installation of metal skateboarding deterrents on concrete benches throughout campus.
Observation #29

HARDSCAPE - Concrete patchwork deteriorating.

Recommend replacement of concrete.

Observation #30

HARDSCAPE - Asphalt patchwork in fire lane.

Recommend replacement of asphalt paving.
**A-SHELL**

**Observation #37**

ROOF COVERINGS - paint peeling.

Recommend removal of existing paint and then re-paint.

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**Observation #41**

OPENINGS - Tinted-Tempered windows looks to have been scratched then rubbed with sand paper. Not typical. Most windows look decent.

Recommend replacement of damaged windows.

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**Observation #43**

WALL FINISH - Paint has been damaged to possibly signage.

Recommend repainting wall.
Observation #46

ROOF COVERINGS - Gutters have dents in them.
Recommend replacement of gutters in-kind.

[Image of a building]
Observation #82
WALL FINISHES – Damaged paint throughout.
Recommend re-painting interior of building in its entirety.

Observation #83
WALL FINISHES – Walls damaged
Recommend patch and paint.

Observation #84
FLOOR FINISHES - Stains on tile. Wear and tear tile and base. 2 colors of base in hallways (black & green)
Recommend replacing floor tile and base in-kind with one color scheme.
**Observation #85**

OPENINGS - "Mini-Mall" does not have an accessible counter.

Recommend installation of new accessible service counter if necessary.

![Image of Mini-Mall]

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**Observation #87**

CEILING FINISHES - Ceiling tile stained from water leak. Ceiling tile damaged.

Recommend replacement of ceiling tiles with new at all occurrences.

![Image of stained ceiling tiles]

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**Observation #89**

WALL COVERINGS - Tackable wall surface needs replacement. Typical D-wing.

Recommend replacement of all tackable wall surfaces throughout.

![Image of tackable wall]

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Observation #91

FLOOR COVERINGS - Restroom floor badly stained.

Recommend replace in-kind in absolutely unable to get clean.

Observation #92

CEILING FINISHES - Water stained ceiling tiles. Possible A/C leak. Occurs in various classrooms throughout D-wing.

Recommend replacement of ceiling tiles with new at all occurrences. Verify leak problem has been resolved.

Observation #95

FLOOR FINISHES - Stained carpet. Not typical throughout D-wing.

Recommend replacing carpet where staining occurs.
**Observation #96**

OPENINGS - Door threshold needs paint. Not typical throughout D-wing.

Recommend painting of all door thresholds in building.

**Observation #97**

OPENINGS - Constant leak issues at all windows. Re-seal with silicon every winter but still manage to have leaks. Major facilities issue.

Recommend having window manufacturer come out to school site to inspect window and provide solution.

**Observation #98**

FLOOR FINISHES - Concrete floor needs fresh coat of paint. D3, D2, & D1 are similar.

Recommend new painted floor finish.
**Observation #100**

Basement

Recommend leave as-is.

**Observation #101**

FLOOR FINISHES - Patchwork carpeting.

Recommend replacement of carpeting.

WALL FINISHES - Wood paneling should be removed.

Recommend removal of wood paneling and replace with sheetrock and painted finish.

CEILING FINISHES - Glued on acoustical tile water stained.

Recommend replace in-kind.

OPENINGS - Windows all around; security issue.

Recommend installation of security screens that match security screens throughout school site.
Observation #102

FLOOR FINISHES - Carpet 15-20 years old and should be replaced. Typical for F-wing.
Recommend replacement of carpet.

WALL FINISHES - Tackable wall surface damaged/deteriorating on all 4 walls. Typical for F-wing.
Recommend replacing tackable surface in-kind.

OPENINGS - Bottom windows not secure. Typical for F-wing.
Recommend installation of security screens that match security screens throughout school site.

Observation #103

CEILING FINISHES - Custom 2x4 ceiling tiles.
Recommend replacement of ceiling tiles in-kind.
D-EQUIPMENT AND FURNISHINGS

Observation #86
BUILT-IN CASEWORK - Could something permanent be built to replace temporary solution?
Recommend building permanent casework.

Observation #90
BUILT-IN CASEWORK - No accessible drinking fountain in staff lounge.
Recommend replacement with accessible casework.

Observation #99
VOCATIONAL/LAB - Fume hoods are no longer used.
Recommend leaving 1 fume hood per science lab.
Observation #145
BUILT-IN CASEWORK - Low table top lab stations. Est. 26". D3 is Sim.
Recommend replacing casework throughout science labs.

Observation #146
BUILT-IN CASEWORK - Low table top lab stations. Est. 42" D1 is similar.
Recommend replacing casework throughout science labs.
E-OTHER BUILDING CONSTRUCTION

Observation #81
LIFE SAFETY - Missing fire extinguisher.
Recommend installation of fire extinguisher.

Observation #93
ADA COMPLIANCE - Restroom does not comply with ADA. Janitor would like wash basins to be removed for regular sinks.
Recommend replacement of entire restroom fixtures and finishes.

Observation #94
SIMILAR TO BOYS RESTROOM.
Recommend replacement of entire restroom fixtures and finishes.
F-BUILDING SITE WORK

Observation #35

HARDSCAPE - Staircase has chips on the nose of the treads.

Recommend installing beveled metal stair tread nosing.

Observation #36

LANDSCAPE - Lawn on berm has died perhaps due to student traffic.

Recommend inspection of irrigation system for water coverage. Assess and adjust.

Observation #38

HARDSCAPE - Staircase has chips on the nose of the treads.

Recommend installing beveled metal stair tread nosing.
Observation #39

HARDSCAPE - Staircase has chips on the nose of the treads.

Recommend installing beveled metal stair tread nosing.

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Observation #40

HARDSCAPE - Staircase has chips on the nose of the treads.

Recommend installing beveled metal stair tread nosing.

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Observation #42

HARDSCAPE - Paved walkway has cracks throughout.

Recommend replacing in-kind.
**Observation #44**

BUILDING SITE WORK - Railroad ties as stairs.

Recommend replacing with concrete staircase.

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**Observation #45**

SITE DEVELOPMENT - Rain gutter drains onto walkway.

Recommend installation of area drain.

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**Observation #47**

HARDSCAPE - Staircase has chips on the nose of the treads.

Recommend installing beveled metal stair tread nosing.
Observation #48

HARDSCAPE - At some locations paving has either sunk or lifted to create tripping hazards. Recommend tree root mitigation and replacement of concrete walkway in-kind.

SITE UTILITIES - Irrigation causing debris to settle in walkway. Recommend inspection of irrigation system for water coverage. Assess and adjust.
A-SHELL

Observation #33

New Building.

Observation #34

ROOF COVERINGS - No area drains at downspout locations. Downspouts located at every right side column for entire walkway.

Recommend installation of area drains.
Observation #112

FLOOR COVERINGS - Sheet vinyl shows some minor wear and tear.

Recommend replacement of sheet vinyl.

Observation #114

FLOOR FINISHES - Stage could use a fresh coat of paint. Stairs need new rubber treads.

Recommend painting stage and replacing rubber treads on stairs.

Observation #115

FLOOR COVERINGS - VCT needs to be replaced. Aged and stained.

Recommend replacement of VCT.
Observation #116

BASEMENT WALL COVERINGS - Baseboard deteriorating and missing.

Recommend installation of rubber wall base to protect wall.

Observation #119

WALL COVERINGS - Wall paper wainscot with wood chair rail.

Recommend removal of wall paper. Paint once wall paper has been removed.

Observation #120

FLOOR COVERINGS - Brick pavers in kitchen. Cleaning issues.

Recommend replacement of brick flooring with seamless floor.
Observation #122

FLOOR FINISHES - Backstage has raw concrete flooring.

Recommend sealing or painting concrete.

Observation #123

FLOOR FINISHES – VCT flooring is damaged and stained.

Recommend replacement of VCT flooring.
D-EQUIPMENT AND FURNISHINGS

Observation #121

FOOD SERVICE - Small serving line.

Recommend leaving in its current condition. Serving line cannot be made larger.
**E-OTHER BUILDING CONSTRUCTION**

**Observation #113**

ADA COMPLIANCE - Drinking fountains not ADA compliant.

Recommend replacing with accessible drinking fountains.

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**Observation #117**

ADA COMPLIANCE - Performing Art Center bleachers are not ADA compliant.

Recommend modification or replacement of bleachers.

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**Observation #118**

ADA COMPLIANCE - Accessible wash sink needed.

Recommend replacement of sinks and counters to meet ADA requirements.
**Observation #124**

ADA COMPLIANCE - Sink not ADA compliant.

Recommend replacement of sinks and counters to meet ADA requirements.

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**Observation #147**

ADA COMPLIANCE - Accessible paths of travel are exterior of the building.

See observation #148 and recommendation.

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**Observation #148**

ADA COMPLIANCE - No interior ADA access to stage.

Recommend installation of wheelchair lift.

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**Observation #149**

ADA COMPLIANCE - Check if.... Drinking fountain not ADA compliant.

Recommend installation of ADA compliant drinking fountain if existing is not accessible.
**F-BUILDING SITE WORK**

**Observation #31**

HARDSCAPE - Staircase has chips on the nose of the treads. Paint of safety stair nosing faded.

Recommend installing beveled metal stair tread nosing.

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**Observation #32**

HARDSCAPE/LANDSCAPE - Deterioration of site adjacent to and under walkway.

Recommend bringing in new topsoil.

Recommend inspection of irrigation system. Assess and adjust.
Floor Plan
A-SHELL

**Observation #60**

OPENINGS – Service window not accessible

Recommend replacing with accessible service window if being used.

**Observation #63**

OPENINGS – Flashing over door bent and dented.

Recommend replacement of flashing with stronger material.

**Observation #64**

OPENINGS – Vent louvers are bent.

Recommend replacement of louver with stronger material.
Observation #65

OPENINGS – Flashing over door bent and dented.
Recommend replacement of flashing with stronger material.

Observation #66

OPENINGS – Flashing over door bent and dented.
Recommend replacement of flashing with stronger material.

Observation #69

OPENINGS – Flashing over door bent and dented.
Recommend replacement of flashing with stronger material.
Observation #70

OPENINGS – Security screens over windows.
Recommend installation of new uniform security screens that are similar throughout the school site.

Observation #71

OPENINGS – Doors damaged and screens over door windows.
Recommend repainting doors and installation of new uniform security screens that are similar throughout the school site.

Observation #72

OPENINGS – Security screens over windows.
Recommend installation of new uniform security screens that are similar throughout the school site.
Observation #77
WALL FINISHES – Building wall corner damaged and paint peeling off of drain pipe.
Recommend patch stucco corner of building and repainting building corner and downspout.

Observation #78
STRUCTURE – Cracks on west side of building.
Recommend addressing cracks and repainting with an elastomeric paint.

Observation #128
STRUCTURE- Crack on interior wall.
Recommend addressing cracks and repainting with an elastomeric paint.


**B-INTERIORS**

**Observation #104**

FLOOR FINISHES - Wood flooring in gym has locations where bubbling is occurring.

Recommend replacement of word flooring.

WALL FINISHES - 4’x8’ plywood panels on two walls. Concrete with glued on acoustical tiles on the other two.... Acoustical tiles missing and coming loose. Other location where walls are damaged from possible water leak.

Recommend address water leak issue and then replace materials in-kind.

CEILING FINISHES - Glued on acoustic tiles. Some tiles are missing or coming loose.

Recommend replace in-kind.

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**Observation #105**

FLOOR FINISHES - Damaged and cracking concrete flooring.

Recommend filling in of cracks and resealing concrete floor.

WALL FINISHES - Walls damaged.

Recommend patch and paint of walls.
**Observation #106**

ATHLETIC - Mirrors are missing. They don't replace since they get broken so quickly.

Recommend removal of wall pop outs for mirrors and refinish walls.

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**Observation #107**

FLOOR FINISHES - Floors heavily stained.

Recommend replace flooring in-kind in a dark color.

WALL FINISHES - Walls heavily stained. 2 walls with FRP.

Recommend painting walls and replacing FRP in-kind.

CEILING FINISHES - Hard lid ceiling. Large crack in ceiling that appears every single time after patch and paint.

Recommend assess problem behind the ceiling crack continuously getting worse. Patch and paint ceiling after solution to cracking.

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**Observation #109**

NOT ACCESSIBLE

Recommend installation of wheel chair lift or sloping risers in “music” room.
Observation #110
FLOOR FINISHES - Cracks in flooring.
Recommend fill cracks and refinish floor in-kind.

Observation #111
FLOORING - Concrete flooring cracked.
Recommend fill cracks and refinish floor in-kind.

Observation #126
FLOOR COVERINGS - VCT pulled up and deteriorating.
Recommend replacing VCT in-kind.
Observation #127

FLOOR FINISHES - Carpet very old and deteriorating. Similar in C3.
Recommend replacing carpet in-kind.

WALL FINISHES - Walls are stained and damaged. Similar in C3.
Recommend patching and painting wall.

CEILING FINISHES - 2x4 ceiling tiles damaged. Similar in C3.
Recommend replacing 2x4 ceiling tiles in-kind.

OPENINGS - Door thresholds badly damaged and in need of paint. Similar in C3 but not as bad as C2.
Recommend replacement or simply repainting door jamb.

Observation #129

FLOOR FINISHES - Floor finish worn.
Recommend replace restroom flooring in-kind.
**Observation #130**

FLOOR FINISHES - VCT flooring shows wear and tear of use.

Recommend replace VCT flooring in-kind.

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**Observation #132**

FLOOR COVERINGS - Floor is badly stained.

Recommend replace restroom flooring in-kind.

WALL COVERINGS - FRP used on some walls but not all.

Recommend replace FRP in-kind and install where otherwise needed.

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**Observation #133**

FLOORING FINISHES - VCT flooring damaged and deteriorating.

Recommend replacing VCT flooring in-kind.
C-SERVICES

Observation #61
DOMESTIC PLUMBING – Pipe damaged and bowing out.
Recommend installing new pipe and securing it to the building in at least one additional location.

Observation #74
DOMESTIC PLUMBING – Pipe damaged.
Recommend assessing pipe for damage and further protect pipe and concrete curb.
D-EQUIPMENT AND FURNISHINGS

Observation #108
VARSITY LOCKERS ATHLETIC - Benches old and wearing.
Recommend replacing benches with a more durable product.

Observation #150
BUILT-IN CASEWORK - Casework deteriorating due to wear and tear.
Recommend replacing casework in-kind.

Observation #152
ATHLETIC - Bleachers are not ADA compliant.
Recommend replacing with ADA compliant bleachers.
Observation #153

ATHLETIC - Benches worn

Recommend replacing benches with a more durable product.
E-OTHER BUILDING CONSTRUCTION

Observation #151

ADA COMPLIANCE - Snack bar counter does not have an accessible space.

Recommend adding accessible service counter.

Observation #154

ADA COMPLIANCE – Coaches shower stall is not ADA compliant.

Recommend demo and construction of new restroom/shower facility.
**F-BUILDING SITE WORK**

**Observation #59**

SITE DEVELOPMENT – Concrete bench deteriorating.

Recommend reconstruction concrete bench and installing metal skate bumpers.

**Observation #62**

HARDSCAPE – Site concrete is cracked.

Recommend removal of concrete and pour new concrete walkway.

**Observation #67**

SITE DEVELOPMENT – Site wall and drinking fountain not shown on plan.

Recommend nothing at this time.
Observation #68
SITE DEVELOPMENT – Site wall and drinking fountain not shown on plan.
Recommend nothing at this time.

Observation #73
SITE DEVELOPMENT – Staircase at rear of building is deteriorating.
Recommend replacement of staircase.

Observation #75
SITE DEVELOPMENT – Handrail paint is deteriorating.
Recommend paint handrail.
Observation #76

SITE DEVELOPMENT – No skateboard bumpers.

Recommend install metal skateboard bumpers.
A-SHELL

Observation #49

OPENINGS - Flashing over door bent and dented.

Recommend removal of flashing.

Observation #50

WALL FINISHES - Paint is peeling.

Recommend painting of building exterior.

Observation #51

OPENINGS - Flashing over door bent and dented. Rubber door threshold.

Recommend removal of flashing as it helps very little and install door awning as required.

Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.
**Observation #52**

OPENINGS - Flashing over door bent and dented.

Recommend removal of flashing as it helps very little and install door awning as required.

**Observation #53**

OPENINGS - Flashing over door bent and dented.

Recommend removal of flashing as it helps very little and install door awning as required.

**Observation #54**

OPENINGS - Rubber door threshold.

Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.
Observation #55

OPENINGS - Rubber door threshold.

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

Observation #56

OPENINGS - Rubber door threshold.

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

Observation #57

OPENINGS - Service window not ADA compliant.

Recommend – Installation of ADA compliant service window if used.
**Observation #79**

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 #88**

OPENINGS - Rubber door threshold.

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

Observation #80

FLOOR FINISHES - 12"x12" VCT. Carpet at building entry/exit points. Wearing on all floor surfaces. Recommend replacing all floor finishes in-kind to match ceramic wall tiles.

WALL FINISHES - Est. 5'6" wainscot, orange color scheme, ceramic wall tile. Recommend leaving as-is. OR remove and replace in-kind with new color scheme.

CEILING FINISHES - 2'x4' ceiling tiles in good condition. Recommend nothing at this time.

Observation #125

CEILING FINISHES - Ceiling tiles stained. Recommend replacement of ceiling tiles in-kind.

Observation #136

FLOOR FINISHES - Restroom floors badly stained. Recommend replacement of flooring in-kind.
**Observation #137**

FLOOR COVERINGS - Restroom floor badly stained.

Recommend replacement of flooring in-kind.

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**Observation #138**

FLOOR COVERINGS - Storage room floor needs paint.

Recommend repainting storage room floor.

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**Observation #139**

CEILING FINISHES - Water stained ceiling tile. Janitor has plans to replace all broken and stained ceiling tiles this summer.

Recommend replacing stained ceiling tiles as needed.
**Observation #140**

FLOOR FINISHES – Carpet deteriorating.
Recommend remove carpet, leave existing concrete, and install rubber gym flooring.

WALL FINISHES - Walls damaged from room use.
Recommend install durable material as wainscot.

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**Observation #142**

FLOOR FINISHES – Concrete floors cracked and stained.
Recommend fill crack in concrete and refinish concrete floors.

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**Observation #143**

FLOOR FINISHES – Concrete floors have been repaired.
Recommend refinish concrete floors.

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**Observation #156**

FLOOR COVERINGS – Concrete floors need to be refinished.
Recommend refinish concrete floors.
Observation #157

FLOOR COVERINGS - Concrete floors need to be refinished.

Recommend refinish concrete floors.
D-EQUIPMENT AND FURNISHINGS

Observation #134

BUILT-IN CASEWORK - Casework not sufficient for instrument storage.

Recommend adding additional casework.
E-OTHER BUILDING CONSTRUCTION

Observation #58

ADA COMPLIANCE - Drinking fountain not ADA compliant.

Recommend installing an accessible drinking fountain.

Observation #135

ADA COMPLIANCE – Risers accessible.

Recommend removing and installing new systems of risers with ramp, if necessary.

Observation #141

PRESCHOOL CLASSROOM BUILT-IN CASEWORK - Casework not accessible to preschoolers.

Recommend removal of casework and installation of a more room appropriate storage system.
Observation #155

ADA COMPLIANCE - Restroom fixtures are not ADA compliant.

Recommend removal and installation of accessible restroom fixtures.
MEMORANDUM

TO: Jon Anderson  
FROM: Tom Duval  
DATE: December 23, 2013  
PROJECT: Mesa Verde High School  
SUBJECT: Master Plan Assessment Report  
PROJECT NO.: 131020

Dear Jon,

On November 15th, 2013 I performed an on-site assessment of the mechanical and plumbing systems at Mesa Verde High School with Tom Brennan and Mike Milo of SJUSD. Following are our observations:

1. EMS on this campus is a mix of antiquated Alerton IBEX and Johnson systems for which the District can no longer get parts. District would like to change these systems out to Alerton BacTalk and/or the latest Johnson system. The new Small Gym and Building K are on Alerton BacTalk.
2. Building K is only 2 years old so is fine.
3. Small Gym is only 3-4 years old so is fine.
4. Building D has (2) 1991 rooftop air-cooled chillers which serve rooftop Seasons 4 MZ air handlers. These air handlers are gas-fired heat and chilled water cooling. The air handlers are 2001-2003, so 10-12 years old, and in pretty good condition. Generally these air handlers will last 15-18 years with good maintenance. The chillers are scheduled for replacement in Spring of 2014.
5. Performing Arts Building H is served by fairly old HVAC equipment, split system heat pumps and Reznor DX cooling / gas heating equipment. This equipment is running decently but is nearing the end of it’s expected life and ready for replacement. New equipment would be much more energy efficient also, and this should be factored into the District’s equipment replacement decisions.
6. Building F is served by split system furnaces. The indoor furnaces are mid-1980’s and the outdoor condensing units are newer. System runs decently.
7. Building A is served by a 160 ton air-cooled chiller and a hot water boiler, both 1996 and in good condition. This plant is a 2-pipe changeover system and provides hot and chilled
water to 2001-2003 rooftop Seasons 4 MZ air handlers. These air handlers are 10-12 years old, and generally will last 15-20 years with good maintenance. This system runs well.

8. The main Gym building has a boiler which provides hot water to the Locker Room heating system. The Gym itself is served by (2) rooftop Reznor air handlers with gas-heat and DX cooling, connected to (2) Trane rooftop condensing units. This equipment is 2003, so about 10 years old. With good maintenance it would be expected to last 15-20 years.

9. With the exception of Building K and the Small Gym, most of the bathroom plumbing fixtures are original from 1974, so this campus is in need of a plumbing modernization.
MEMORANDUM

TO:  JON ANDERSON
FROM: DANNY MCKEVITT
DATE: NOVEMBER 15, 2013
PROJECT: SJUSD SITE ASSESSMENTS
SUBJECT: ASSESSMENT REPORT
PROJECT NO.: 14-008

MESA VERDE HIGH SCHOOL

Mesa Verde HS is serviced by several utility services, including the main campus service, service for portables, and another for the new gym. The main electrical service is GE Spectra 4000A, 277/480V and in like new condition, updated within the past few years, and should be sufficient for future expansion or renovation. New switchgear was added at the older wings at the same time as the main service, and back-feeds older gear in these buildings which may be nearing the end of its serviceable life. Typical classrooms appear to have adequate branch circuit distribution. Non-GFCI receptacles were observed at sink counters in several locations.

Parking lot lighting consists of many SMUD HID pole lights; the owner pays directly to the utility for use of these lights. Building mounted lights are either HID or CFL, many with “yellowed” lenses which effects light output and durability of the lens; these lights are not cut-off. The owner reports that night-time illumination of the campus is insufficient. Most interior lighting is in fair condition, fixtures have been retrofitted with electronic ballasts and T8 lamps. An excessive quantity of light fixtures was observed in the Administration building. Public spaces appear to be controlled by low voltage lighting control panel (PCI) but do not include occupancy sensors. At least some of the classrooms in older wings have occupancy sensors, a/b switching. EM fixtures are older an appear to require service, LED exit lights were observed in the Administration building. Exit lights in the MP building are inefficient, some have burned out.

Electrical systems in the ‘small gym’ and Library are in new condition.
<table>
<thead>
<tr>
<th>Scope</th>
<th>Utility Service, Main Switchboard</th>
<th>Distribution Panels, Panels, Transformers</th>
<th>Receptacles / Branch Circuiting</th>
<th>Notes</th>
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<tbody>
<tr>
<td>Power &amp; Distribution: Function and Condition</td>
<td>3.3 N/A 0.0</td>
<td>2.7 N/A 0.7</td>
<td>3.0 N/A 1.0</td>
<td>Several utility (SMUD) services on campus Primary main service 277/480V, 4000A in outdoor fenced enclosure, like new condition. Observed gear in new condition, and older gear in working condition, but nearing end of servicable life. Observed electrical room with insufficient working clearance. Observed non-GFCI receptacles near sink. Observed surface raceway in good condition.</td>
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**Weighted Average Score:**

| Power Distribution System | 3.0 N/A 0.5 |

**Lighting & Controls: Function and Condition**

| Site Lighting/Parking Lot | 2.0 1.3 1.7 | Owner reports insufficient night time light levels. SMUD 'cobra' heads. |
| Building Exterior Lighting | 2.0 1.0 1.3 | Owner reports insufficient night time light levels. Typical wallpacks with CFL or HID lamp source, yellowing lens, not full cut-off. |
| Interior Light Fixtures | 2.3 2.3 1.0 | Gym - retrofit with T5HO in decent condition Admin - T8 retrofit, overlit in some areas Observed some incandescent fixtures in PA |
| Lighting Controls | 2.0 1.3 1.3 | LCP by PCI No occ. sensors in Admin, corridors Occupance sensors in classrooms |
| Emergency Egress | 2.0 2.66 1.3 | Observed some LED exit signs Observed EM fixtures requiring service Observed incand. exit lights. |

**Weighted Average Score:**

| Lighting & Controls | 2.1 1.7 1.3 |