Embracing diversity and valuing excellence, Mira Loma High School’s mission is to inspire and educate each student toward academic achievement, critical thinking, intrinsic success and responsible contributions to a peaceful international society by providing innovative, rigorous, student-focused instruction through a rich tradition of high-quality programs and dynamic activities in a safe, compassionate, and collaborative learning community.
Mira Loma High School

Description: Year Built: 1960
Total Square Feet ofFloor Space: 149,665
Acres: 40.3

Address: 4000 Edison Avenue Sacramento, CA 95821

Generated on: 6/21/13

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: - Mira Loma_2013_A (Physical Assessment Report)
- Mira Loma_2013_B (Physical Assessment Report)
- Mira Loma_2013_Overall (Physical Assessment Report)
- MiraLoma_Overall (Physical Assessment Report)
- MiraLoma_Q1 (Physical Assessment Report)
- MiraLoma_Q2 (Physical Assessment Report)
- MiraLoma_Q3 (Physical Assessment Report)
- MiraLoma_Q4 (Physical Assessment Report)
Site Plan
D-EQUIPMENT AND FURNISHINGS

Observation #142

HARDSCAPE – Cracks in concrete dugout slab.
Recommend replacement of site concrete.

SITE DEVELOPMENT – Dugout benches and fencing in bad condition
Recommend replacing wood benches with more durable products.
Recommend replacing fences.
E-OTHER BUILDING CONSTRUCTION

Observation #147

ADA COMPLIANCE – Drinking fountain not ADA compliant.

Recommend removal and installation of an ADA compliant drinking fountain.
F-BUILDING SITE WORK

Observation #136

LANDSCAPE – Lawns are very patchy in greenness. Trees have been removed.

Recommend no action. This is included in summer Measure J project.

Observation #137

SITE DEVELOPMENT – Open fence allows anyone to enter campus.

 Recommend encloses with a gate.

Observation #138

HARDSCAPE – Cracks throughout asphalt playing surface.

Recommend replacement of asphalt paving throughout play surfaces.
**Observation #139**

LANDSCAPE – Fields are very patchy in greenness and have uneven surfaces.

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

**Observation #140**

HARDSCAPE – Cracks throughout asphalt playing surface.

Recommend replacement of asphalt paving throughout play surfaces.

**Observation #141**

HARDSCAPE – Cracks throughout asphalt playing surface.

Recommend replacement of asphalt paving throughout play surfaces.
Observation #143
ATHLETIC STRUCTURES – Wood bleachers are deteriorating and are not compliant.
Recommend replacing wood for aluminum bleachers that are also ADA compliant.

Observation #144
ATHLETIC STRUCTURES – Wood backstop deteriorating.
Recommend replacing wood in-kind or with another more durable product.

Observation #145
HARDSCAPE – Tennis court surface badly cracked.
Recommend replacing tennis court surfaces entirely.
Observation #146

SITE DEVELOPMENT – Fence is bent out of shape.

Recommend replacing fence with more supports to prevent bending.

Observation #148

LANDSCAPE – Street side landscaping dead.

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

Observation #149

SITE DEVELOPMENT – Traffic control gates bent.

Recommend replacing traffic control gates in-kind.
**Observation #150**

HARDSCAPE – Asphalt parking lot has cracks throughout.

Recommend filling in of cracks; sealing, and re-striping of parking lot.

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**Observation #151**

SITE DEVELOPMENT – Common fence line with neighbors.

Recommend installing chain link fence of CMU wall at property line.

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**Observation #152**

SITE DEVELOPMENT – No handrails.

Recommend handrails be installed as required.
Observation #153
SITE DEVELOPMENT – No accessible path of travel.
Recommend providing an accessible path of travel onto campus from this drop-off location.

Observation #154
HARDSCAPE – Cracks throughout asphalt playing surface.
Recommend replacement of asphalt paving throughout play surfaces.

Observation #155
ATHLETIC STRUCTURES – Basketball Standards in bad condition.
Recommend replacing all basketball standards. (14)
Observation #181

LANDSCAPE – Landscaping is non-existent at this location.

Recommend paving this area and adding street diagonal parking for use by others on weekends and sporting events.

Observation #182

LANDSCAPE – Landscaping is non-existent at this location.

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

Observation #183

LANDSCAPE – Lawn is dead at this location.

Recommend adding landscaping and verification of sprinkler system coverage and adjust as required or installation of additional sprinkler heads.
Observation #184

HARDSCAPE – Asphalt parking lot has cracks throughout.
Recommend filling in of cracks; sealing, and re-striping of parking lot.

Observation #185

HARDSCAPE – Site concrete has cracks throughout.
Recommend demo and construct new site concrete walkways.

LANDSCAPE – Lawn is patchy.
Recommend verification of sprinkler system coverage and adjust as required or installation of additional sprinkler heads.

Observation #186

LANDSCAPE – Lawn is patchy.
Recommend verification of sprinkler system coverage and adjust as required or installation of additional sprinkler heads.
**Observation #187**

LANDSCAPE – Lawn is patchy.

Recommend no action. This area being upgraded by Measure J funds.

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**Observation #188**

HARDSCAPE – Site concrete has cracks throughout.

Recommend demo and construct new site concrete walkways.

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**Observation #189**

SITE DEVELOPMENT – Trash enclosure not secure.

Recommend adding secure trash enclosure.
Observation #192

LANDSCAPE – Trees removed and never re-landscaped.

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

Observation #196

LANDSCAPE – Deteriorating lawn.

Recommend verification of sprinkler system coverage and adjust as required or installation of additional sprinkler heads and re-seeding for grass.

Observation #198

SITE DEVELOPMENT – Open entrance to campus creates a security concern.

Recommend gating this entrance.
Observation #199
SITE DEVELOPMENT – Fencing is damaged.
Recommend replacement of fence.

Observation #200
LANDSCAPE – Lawns are very patchy in greenness. Trees have been removed.
Recommend no action. This area included in summer Measure J project.

Observation #201
LANDSCAPE – Lawns are very patchy in greenness. Trees have been removed.
Recommend no action. This area included in summer Measure J project.
E-OTHER BUILDING CONSTRUCTION

Observation #158

ATHLETIC STORAGE – Temporary metal storage container which is not accessible.

Recommend replacing temporary storage container with new athletics storage/restroom/snack shack/ticket building.

Observation #159

ADA COMPLIANCE – Drinking fountain is not ADA compliant.

Recommend removal and installation of an ADA compliant drinking fountain with an accessible path of travel to the drinking fountain.

Observation #171

ADA COMPLIANCE – not only are wood bleacher deteriorating they are also non-compliant and without an accessible path of travel to them.

Recommend replacement of bleachers and provide an accessible path of travel to those bleachers.
Observation #176

ATHLETIC STORAGE – Metal storage building which is not accessible.

Recommend replacing temporary storage container with new athletics storage/restroom/snack shack/ticket building.

Observation #178

See Observation #170 (Building Site Work)

Observation #180

ADA COMPLIANCE – Wood bleachers are deteriorating and also non-compliant.

Recommend replacement of bleachers.
F-BUILDING SITE WORK

Observation #156
ATHLETIC STRUCTURES – Track in bad condition.
Recommend re-grading track and replacing decomposed granite surface.
Recommend replacing D.G. track for an all-weather track.

Observation #157
ATHLETIC STRUCTURES – Track curb broken.
Recommend replacing track concrete curb in-kind.

Observation #160
LANDSCAPE – Lawn is dead.
Recommend verification of sprinkler system coverage and adjust as required or installation of additional sprinkler heads.
Observation #161

LANDSCAPE – Lawn is dead.

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

SITE DEVELOPMENT – No accessible path of travel to bleachers.

Recommend providing an accessible path of travel to the bleachers.

Observation #162

LANDSCAPE – Lawn is dead.

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

SITE DEVELOPMENT – Appropriate handrails and guardrails are missing.

Recommend placing guardrails at from of concrete walkway.

Recommend guardrails and handrails for the bleachers or just replace with compliant bleachers.
Observation #163

LANDSCAPE – Lawn is dead.

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

Observation #164

LANDSCAPE – Very green garden. Community operated?

Recommend no action.

Observation #165

LANDSCAPE – Lawn is dead.

Recommend verification of sprinkler system coverage and adjust as required or installation of additional sprinkler heads.
Observation #166
SITE DEVELOPMENT – Fencing around discuss area deteriorating.
Recommend replacing fencing in-kind.

Observation #167
SITE DEVELOPMENT – Fence in bad condition.
Recommend replacing outfield fence.

Observation #168
LANDSCAPING – Field uneven.
Recommend re-grading fields and reseeding for grass.
Observation #169

ATHLETIC STRUCTURES – Baseball dugouts are deteriorating.

Recommend replacing with new dugouts.

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Observation #170

ATHLETIC STRUCTURES – Backstops are deteriorating.

Recommend replacing all wood backstops in-kind or with a more durable material.

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Observation #173

ATHLETIC STRUCTURES - Long jump track in bad condition.

Recommend replace in-kind.
Observation #174

LANDSCAPE – Football field uneven and grass is patchy.

Recommend re-grading fields and reseeding for grass.

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

*Recommend upgrade to synthetic turf field.

Observation #175

LANDSCAPE – Lawn is dead.

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

Observation #177

Recommend no action.
Observation #179

SITE DEVELOPMENT – Fencing bent out of shape badly.

Recommend replacement of the fencing but also raising the wood (or more durable product) siding to 2 or 3ft high.
F-BUILDING SITE WORK

Observation #128
SITE DEVELOPMENT – Fencing bent out of shape badly.
Recommend replacement of the fencing in-kind.

Observation #129
HARDSCAPE – Asphalt parking lot has cracks throughout.
Recommend filling in of cracks; sealing, and re-striping of parking lot.

Observation #130
SITE DEVELOPMENT – Common fence line with neighbors.
Recommend installing chain link fence of CMU wall at property line.
Observation #131

SITE DEVELOPMENT – Traffic control gates bent.

Recommend replacing traffic control gates in-kind.
**B-INTERIORS**

**Observation #203**

FLOOR FINISHES - Worn and stained sheet vinyl.
Recommend replace in-kind.

WALL FINISHES - Acoustic panels on walls.
Recommend replace in-kind.

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**Observation #208**

FLOOR FINISHES - Sheet vinyl worn out.
Recommend replace in-kind or with a seamless flooring system.

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**Observation #210**

FLOOR FINISHES - Sheet vinyl damage and damaged at transition from sheet vinyl to ceramic tile.
Recommend replacing sheet vinyl in-kind and also replacing ceramic tiles with sheet vinyl.
**Observation #213**

FLOOR FINISHES - Sheet vinyl has been replaced in this high traffic area.

Recommend no action.

**Observation #214**

FLOOR FINISHES - Worn and stained sheet vinyl.

Recommend replacing sheet vinyl in-kind.

WALL FINISHES - Walls need paint.

Recommend replacing all interior walls.

CEILING FINISHES - Loose acoustic ceiling tile at ceiling and soffit.

Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.
**Observation #216**

FLOOR FINISHES - Staircase needs to be refinished at both cafeteria entries.

Recommend refishing staircase to “stage”.

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**Observation #217**

FLOOR FINISHES - Stage floor damaged... Needs to be painted. Room has been enclosed.

Recommend painting stage floor.
D-EQUIPMENT AND FURNISHINGS

Observation #215

BUILT-IN CASEWORK - Casework deteriorating.

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

Observation #105
ADA COMPLIANCE – Rubber door threshold ramp.

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

Observation #204
ADA COMPLIANCE - Drinking fountain not compliant.

Recommend removal and installation of an ADA compliant drinking fountain.

Observation #205
ADA COMPLIANCE - Drinking fountain not compliant.

Recommend removal and installation of an ADA compliant drinking fountain.
Observation #206
ADA COMPLIANCE - Rubber door threshold ramp.
Recommend removal and installation of an ADA compliant drinking fountain.

Observation #207
ADA COMPLIANCE - Restroom not ADA compliant.
Recommend restroom redesign.

Observation #209
ADA COMPLIANCE - Restroom not ADA compliant.
Recommend restroom redesign.
**Observation #211**
ADA COMPLIANCE - Restroom not ADA compliant.
Recommend restroom redesign.

**Observation #212**
ADA COMPLIANCE - Restroom not ADA compliant.
Recommend restroom redesign.

**Observation #218**
Storage Building - DSA#
Recommend removal on non-approved building on site.
Observation #219
Storage Building - DSA#

Recommend removal on non-approved building on site.
F-BUILDING SITE WORK

Observation #220

LANDSCAPE - Nature area overgrown and not being taken care of.

Recommend re-evaluate use of this area.

Observation #259

SITE DEVELOPMENT - Trash enclosure needed.

Recommend building a secure trash enclosure.
Floor Plan
A-SHELL

Observation #75

STRUCTURE - Deteriorating masonry surrounding steel beam. There are holes in the masonry at drinking fountains.

Recommend repairing masonry wall to match existing as best as possible. Correction of problem nearly impossible to match existing finish.

Observation #78

WALL FINISHES - Paint on beam is pealing.

Recommend removal of paint on steel structure and then repaint.

OPENINGS - Poorly patched openings.

Recommend patching holes to match existing as best as possible. Correction of problem nearly impossible to match existing finish.

Observation #80

OPENINGS - Metal screen over windows.

Recommend removal and installation of a new metal screen that matches other screens on school site. Keep it consistent.
Observation #81

OPENINGS - 3 garage doors.... Only showing 1 garage door on the drawing.
Recommend no action

Observation #93

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

Observation #191

WALL FINISHES/STRUCTURE - Masonry damage at corner of building.
Recommend no action. Correction of the problem is nearly impossible to match existing finish.
**B-INTERIORS**

**Observation #70**

Recommend no action.

**Observation #71**

FLOOR FINISHES - Sheet vinyl showing wear and tear at varying levels throughout Building D.

Recommend replacement of all sheet vinyl in-kind throughout Building D.

WALL FINISHES - Walls scuffed, dirty, and damaged. Typical throughout Building D.

Recommend patch and paint of all interior walls throughout Building D.
**Observation #72**

FLOOR FINISHES - Utilities running through flooring.

Recommend no action unless there is a total redesign of the building and utilities can be re-routed.

**Observation #73**

FLOOR FINISHES - 2x2 carpet tiles.

Recommend replacing carpet tiles with sheet vinyl to match the other classrooms.

**Observation #74**

FLOOR FINISHES - Utilities running through flooring but covered with sheet vinyl.

Recommend no action unless there is a total redesign of the building and utilities can be re-routed.

Recommend replacing sheet vinyl in-kind.
Observation #82
FLOOR FINISHES - Utilities running through flooring but covered with sheet vinyl. Sheet vinyl deteriorating.
Recommend no action unless there is a total redesign of the building and utilities can be re-routed.
Recommend replacing sheet vinyl in-kind.

Observation #83
Same as E5
SEE OBSERVATION #82

Observation #84
FLOOR FINISHES - Mix of 9x9 and 12x12 floor tiles.
Recommend replacement of flooring with 12x12 VCT.
**Observation #85**

FLOOR FINISHES - Concrete stained. Possibly acceptable for the use of the room.

Recommend refinish and sealing concrete floor.

**Observation #87**

FLOOR FINISHES - 9x9 floor tiles deteriorating.

Recommend removal of floor tiles down to concrete; refinish and sealing concrete floor.

OPENINGS - Windows covered and door blocked.

Recommend removing windows at back office wall by building a wall.
Observation #88

FLOOR FINISHES - Damaged concrete floors.

Recommend refinish and sealing concrete floor.

Observation #89

FLOOR FINISHES - Damaged concrete floors.

Recommend refinish and sealing concrete floor.

Observation #91

FLOOR FINISHES - Deteriorating carpet throughout. E12, E13, and smaller offices.

Recommend replacing all carpet through offices.
**Observation #92**

OPENINGS - Hole in metal deck for vent.

Recommend repairing hole in metal deck.

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**Observation #94**

FLOOR FINISHES - Damaged 12x12 floor tiles

Recommend replacing 12x12 sheet vinyl in kind.

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**Observation #95**

FLOOR FINISHES - Damaged 12x12 floor tiles.

Recommend replacing 12x12 sheet vinyl in kind.
Observation #97

FLOOR FINISHES - Stained carpet.
Recommend replacing carpet if stains are unable to be removed.

Observation #98

FLOOR FINISHES - Deteriorating floor tiles. Typical in all offices in F3.
Recommend replacing all floor tiles with 12” sq. VCT flooring.
CEILING FINISHES - Deteriorating glued on ceiling tiles. Typical in all offices in F3.
Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.

Observation #99

FLOOR FINISHES - Concrete floor stained.
Recommend refinishing concrete floor and resealing.
Observation #101

FLOOR FINISHES - Carpeting in decent condition.

Recommend no action.

Observation #102

FLOOR FINISHES - Concrete floor stained.

Recommend refinishing concrete floor and resealing.

Observation #103

Same conditions as F3

SEE OBSERVATION #97
Observation #261

DOMESTIC PLUMBING - No floor drain at shower. This also occurs @ D3. Recommend installing floor drains.

Observation #267

HVAC SYSTEM - Is ventilation adequate for kiln operation.
D-EQUIPMENT AND FURNISHINGS

Observation #86

BUILT-IN CASEWORK - Casework is deteriorating.

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

Observation #260

BUILT-IN CASEWORK - Casework is deteriorating. No accessible lab station or sink. Typical throughout Building D.

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

Observation #263

SERVICES - Wiring and infrastructure is a mess.

Recommend re-wiring infrastructure.
Observation #265

BUILT-IN CASEWORK - Casework is deteriorating.

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

Observation #269

LOCKERS - Deteriorating lockers

Recommend replacement of all lockers.

Observation #271

BUILT-IN CASEWORK - Casework is deteriorating.

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

Observation #66

ADA COMPLIANCE - Drinking fountain not compliant.

Recommend removal and installation of an ADA compliant drinking fountain.

Observation #67

ADA COMPLIANCE - Rubber thresholds at doors; D1, D2, D3, D4, D5, D7, D8.

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

Observation #68

ADA COMPLIANCE - Drinking fountain not compliant.

Recommend removal and installation of an ADA compliant drinking fountain.
**Observation #69**

ADA COMPLIANCE - Attempt at compliant entry. Concrete is no deteriorating.

Recommend replacement concrete walk.

**Observation #76**

ADA COMPLIANCE - Rubber thresholds at doors; E5, E4, E3, E2, E7, E8, E9, E10, E14, E15.

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

**Observation #77**

ADA COMPLIANCE - Drinking fountain not compliant.

Recommend removal and installation of an ADA compliant drinking fountain.
Observation #79

ADA COMPLIANCE - DSA#?

Recommend removal of building if not approved to be on school site.

Observation #90

ADA COMPLIANCE - Rubber door threshold.

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

Observation #100

ADA COMPLIANCE - Rubber threshold at door F3C.

Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.
Observation #104
ADA COMPLIANCE - Both restrooms in F2/F3 are not accessible.
Recommend restroom redesign.

Observation #106
ADA COMPLIANCE - Attempt at compliant entry. Concrete is no deteriorating.
Recommend replacement concrete walk.

Observation #262
ADA COMPLIANCE - Drinking fountains at complaints heights? Paint guard rails.
Recommend verify for compliant heights. If compliant; paint guard rails.
If not compliant; Recommend removal and installation of an ADA compliant drinking fountain.
Observation #264

ADA COMPLIANCE - Sink not accessible.

Recommend removal and installation of an ADA compliant sink.

Observation #266

ADA COMPLIANCE - Sink not accessible.

Recommend removal and installation of an ADA compliant sink.

Observation #268

ADA COMPLIANCE - Sink not accessible.

Recommend removal and installation of an ADA compliant sink.

Observation #270

ADA COMPLIANCE - Rubber door threshold.

Recommend replacement of rubber threshold ramp by replacing concrete walk.
Rubber threshold ramp is no longer accepted by DSA.
F-BUILDING SITE WORK

Observation #96
SITE UTILITIES - Downspout damaged.
Recommend replacement of downspout with heavier metal gauge material.

Observation #190
HARDSCAPE - Cracks in concrete and concrete poorly patched.
Recommend complete replacement of concrete walks.

Observation #193
HARDSCAPE - Cracks in concrete throughout.
Recommend complete replacement of concrete walks.
Observation #194
HARDSCAPE - Cracks and chips in concrete.
Recommend complete replacement of concrete walks.

Observation #202
HARDSCAPE - Major slope. Mans of egress? Path of Travel? If yes to either.... Not accessible.
Recommend site redesign with retaining wall, ramp, and stairs.
Floor Plan
A-SHELL

Observation #225

OPENINGS - Window above door broken. Doors are actually recessed further back than drawing shows.

Recommend replacement of window. If this is a consistent issue; recommend installation of a new metal security screens that match other screens on school site.

Observation #226

OPENINGS - Snack bar window not accessible.

Recommend snack bar redesign with an accessible service counter.

Observation #238

OPENINGS - Opening into boy’s locker room is only 2'6" wide.

Recommend redesign of locker room entry to meet code and ADA.
Observation #243

WALL FINISHES - Paint is peeling.

Recommend paint removal and then painting of all exterior walls.
**B-INTERIORS**

**Observation #224**

FLOOR FINISHES – Gym (small gym) flooring needs to be replaced. Patchwork fixes.

Recommend replacing gym (small gym) flooring.

WALL FINISHES - Walls are scuffed and damaged.

Recommend patch and painting of all interior walls.

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**Observation #229**

FLOOR COVERINGS - 12x12 floor tiles stained and damaged.

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

OPENINGS - Door jambs needs paint.

Recommend painting of door jambs.
**Observation #231**

FLOOR FINISHES - Flooring is stained.

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

**Observation #232**

FLOOR FINISHES - Floor is very slippery. Has been refinished numerous times and finish now just flakes off.

Recommend refinishing wood floor by removing all finishes, resealing, and striping the gym flooring.

WALL FINISHES - Walls damaged and paint peeling or being peeled off.

Recommend patch and painting of all interior walls.

CEILING FINISHES - Acoustic tiles peeling and/or sagging.

Recommend replacing acoustical tiles in-kind.

OPENINGS - Door frames damaged and need paint.

Recommend repairs and paint to all door frames and doors.
**Observation #236**

FLOOR FINISHES - Concrete and 1/2" ceramic tiles. Both are stained and damaged.  
Recommend refinishing and resealing concrete floors.  
Recommend replacing ceramic tiles in-kind.  
WALL FINISHES - Ceramic tile and plywood pin-up space. Both are stained and damaged.  
Recommend replacing plywood boards.

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**Observation #246**

WALL FINISHES – Walls damaged.  
Recommend wall repairs (sanding) and painting.

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**Observation #248**

FLOOR FINISHES - Dance floor looks old and may have to be replaced.  
Recommend replacing wood dance floor.  
WALL FINISHES - Walls scuffed and damaged.  
Recommend repairs and painting of all interior walls & doors.
C-SERVICES

Observation #241

DOMESTIC PLUMBING - Old pool equipment.

Recommend upgrading pool equipment to more energy efficient models.
D-EQUIPMENT AND FURNISHINGS

Observation #233

ATHLETIC - Backboards marked up.

Recommend painting of side-court basketball backboards or replacement.

Observation #257

ATHLETIC - Backboards old and not matching.

Recommend replacing with new matching basketball standards.

Observation #258

LOCKERS - Damaged lockers need replacement.

Recommend replacing all lockers in Boy’s & Girl’s locker rooms.
E-OTHER BUILDING CONSTRUCTION

Observation #223

ADA COMPLIANCE - Handrails not compliant.

Recommend removal of non-compliant handrails and install new ADA compliant handrails.

Observation #227

ADA COMPLIANCE - Drinking fountain not compliant.

Recommend removal and installation of an ADA compliant drinking fountain.

Observation #228

ADA COMPLIANCE - Drinking fountain not compliant.

Recommend removal and installation of an ADA compliant drinking fountain.
Observation #234
ADA COMPLIANCE – Compliant?
Recommend verification of ADA compliance. If not; add necessary equipment to comply or replace bleachers entirely.

Observation #237
ADA COMPLIANCE – Restroom area not compliant.
Recommend restroom redesign.

Observation #239
ADA COMPLIANCE - Drinking fountain is not compliant.
Recommend removal and installation of an ADA compliant drinking fountain.

Observation #240
ADA COMPLIANCE - Door thresholds at both exterior entrances into weight room.
Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.
**Observation #245**

ADA COMPLIANCE - Drinking fountain not compliant.

Recommend removal and installation of an ADA compliant drinking fountain.

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**Observation #247**

ADA COMPLIANCE - Gated entry & threshold.

Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.
F-BUILDING SITE WORK

Observation #221
Mira Loma Courtyard.
Recommend no action. Currently receiving Measure J funded upgrades.

Observation #230
LANDSCAPE - No landscape at courtyard.
Recommend landscaping in the area designed for plantings and at the Principal request; enclose this space or weather proof it as much as possible.

Observation #235
SITE DEVELOPMENT - Ramp railing different in type and in color at boys and girls locker room ramps.
Recommend removal of handrails and install matching handrails.
Observation #242

HARDSCAPE - Pool deck stained and cracking. Not a competition level pool.

Recommend filing on of cracks on pool deck. If a competition level pool is required on site; then demo of existing and construction of new will be required.

Observation #244

ATHLETIC STRUCTURES - Pool Storage. DSA#?

Recommend removal of non-approved building.
A-SHELL

Observation #31

OPENINGS - Tinted single glazed windows.
Recommend replacement of windows with more energy efficient systems.

ROOF COVERINGS - Fascia needs paint.
Recommend painting fascia.

Observation #32

WALL FINISHES - Brick wall is dis-colored.
Recommend, if possible, match existing wall color (sandblast?).

Observation #33

OPENINGS - Window screens are insubstantial.
Recommend removal of window screens.
Recommend replacement of windows with more energy efficient systems.
**Observation #34**

STRUCTURE – Masonry cut through to make repairs.

Recommend no action.

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**Observation #42**

WALL FINISHES - Ceramic wall tile refinished.

Recommend no action.

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**Observation #43**

OPENINGS - Window wall with operable window. Single pane.

Recommend replacement of windows with more energy efficient systems.
**Observation #54**

OPENINGS - Sliding glass door. Painted.

Recommend replacement of sliding glass door with energy efficient window system.

![Image of a sliding glass door.]

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**Observation #57**

ROOF COVERINGS - Hole in metal deck.

Recommend repairs to metal deck.

![Image of a metal deck with a hole.]  

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**Observation #59**

OPENINGS - Poorly patched openings.

Recommend patching holes to match existing as best as possible. Correction of problem nearly impossible to match existing finish.

![Image of poorly patched openings.]
B-INTERIORS

Observation #1

FLOOR FINISH - Damaged 9x9 tile.
Recommend replacing with non-asbestos tile.

WALL FINISH - Brick wall is marked up and vandalized.
Recommend repairs to wall to remove graffiti.

Observation #2

FLOOR FINISH - 9x9 tile throughout hallway is damaged, worn, and stained.
Recommend replacing with non-asbestos tile.

WALL FINISH - Wood veneer wainscot with glued on acoustic tile above in decent condition.
**Observation #3**

**FLOOR FINISHES** - 9x9 asbestos tile. Stained, worn and damaged. Some tiles replaced with 12x12 tiles. Typical of Building A unless noted otherwise.

Recommend replacing with non-asbestos tile.

**CEILING FINISHES** - Glued on Acoustic ceiling tiles at locations near window wall and corridor wall...Various tiles coming lose. Typical of Building A unless noted otherwise.

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 #4**

**FLOOR FINISHES** – Mixed 9x9 and 12x12 floor tiles.

Recommend removal and installation of all new 12x12 VCT flooring.

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**Observation #6**

**CEILING FINISHES** - Stained hard lid ceiling.

Recommend painting of ceiling.
Observation #7
OPENINGS - Door jambs damaged and need to be painted. Typical of Building A unless noted otherwise.
Recommend painting of all door jambs.

Observation #8
FLOOR FINISHES - Carpet is worn and stained.
Recommend replacement of carpet.

Observation #10
FLOOR FINISHES - Carpet is worn and stained.
Recommend replacement of carpet.
**Observation #12**

OPENINGS - Windows are all tinted single pane. Typical throughout building A.

Recommend replacement of windows with more energy efficient systems.

**Observation #13**

FLOOR FINISHES - Flooring Changes from 9x9 to 12x12 at seismic joint. 12x12 floor tile in hallway is worn and showing signs of deterioration.

Recommend replacing all tile flooring in classroom building hallway.

**Observation #15**

WALL FINISHES - Walls are damaged from chair backs. Need chair rail.

Recommend repairing and painting of all walls.

Recommend installation of chair rails in all classrooms.
Observation #16
FLOOR FINISHES - 9x9 mix with 12x12 floor tiles.
Recommend replacing flooring in classroom.

Observation #17
Restroom recently upgraded.
Recommend no action.

Observation #18
FLOORING - Staircase nosing chipped. Handrail needs paint.
Recommend painting of handrail.
Recommend adding beveled metal nosing on staircase.
Observation #19

FLOOR FINISHES - Terrazzo tile cracked.

Recommend replacing terrazzo tile floors to match classroom building flooring. Or, replace with tile floors (slate?).

Observation #20

FLOOR FINISHES - Rubber base deteriorating. Terrazzo tile stained.

Recommend replacing terrazzo tile if unable to remove stains.

Recommend replacing base.

WALL FINISHES - Tile wall has been painted over.

Recommend no action.

Observation #21

FLOOR FINISHES - Terrazzo tile transition to 9x9. Rubber base missing.

Recommend replacing rubber base and transition piece.
Observation #22

FLOOR FINISHES - Mix of flooring tiles.  
Recommend replacing all tile flooring in classroom building hallway.

Observation #23

FLOOR FINISHES - Mix of flooring tiles. Typical of all classrooms this wing of Bldg. A  
Recommend replacing flooring in classroom.

Observation #24

FLOOR FINISHES - Mix of flooring tiles.  
Recommend replacing flooring in classrooms.  
CEILING FINISHES - Glued on acoustic ceiling tile edging is missing.  
Recommend replacing ceiling tile edging.
Observation #25
FLOOR FINISHES - 9x9 asbestos tile and rubber base missing.
Recommend replacing flooring and rubber base in classroom.
CEILING FINISHES - Glued on acoustic ceiling tile damaged.
Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.

Observation #26
CEILING FINISHES - Stained hard lid ceiling and glued on acoustic ceiling tiles missing.
Recommend painting ceiling and replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.

Observation #27
FLOOR FINISHES – Floor tiles are not matching.
Recommend replacing flooring in classrooms.
Observation #29

Restroom recently upgraded.
Recommend no action.

Observation #45

OPENINGS - Windows loose.... Rattle when door closes.
Recommend repairing loose window. Perhaps when, and if, new energy efficient window systems are installed this problem will go away.

Observation #46

FLOOR FINISHES - Mix of 9x9 and 12x12 floor tiles. Typical throughout B bldg.
Recommend replacing flooring in classrooms.
Observation #48

CEILING FINISHES - Glued on acoustic tile soffit. Tiles coming loose in various locations throughout B bldg.

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

Observation #52

FLOOR FINISHES - 9x9 floor tiles.

Recommend replacing flooring in classrooms with 12x12 VCT.

WALL FINISHES - Acoustical wall board above 7'6" (peg board)

Recommend removal of peg board.
**Observation #53**

FLOOR FINISHES - Mix of 9x9 and 12x12 floor tiles. Typical throughout C bldg.

Recommend replacing flooring in classrooms with 12x12 VCT.

**Observation #58**

OPENINGS - Sliding glass door.

Recommend replacement of sliding glass door with energy efficient window system and doorway.

**Observation #62**

FLOOR FINISHES - Mix of 9x9 and 12x12 floor tiles. Typical throughout C bldg.

Recommend replacing flooring in classrooms with 12x12 VCT.
Observation #63
FLOOR FINISHES - Concrete floors cracked and stained.
Recommend filling in of cracks in concrete, refinish, and reseal.

Observation #64
FLOOR FINISHES - Concrete floor covered in various colors of paint. Art room.
Recommend refinishing and resealing of concrete floors.
Observation #107

FLOOR FINISHES - Carpet is relatively new but already showing wear.

Recommend replacement of carpeted flooring.

CEILING FINISHES - Hard lid, glued on, and peg board soffit.

Recommend removal of various ceiling coverings and install one consistent ceiling type; hard lid or glued on ceiling tiles.

Observation #109

FLOOR FINISHES - 9x9 floor tiles covered with carpet. Carpet is not district installed and will not clean.

Recommend removal of carpet and vinyl flooring to install carpet.

CEILING FINISHES - Glued on acoustic ceiling tile. One coming loose.

Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.
Observation #110

FLOOR FINISHES - 9x9 floor tiles. Typical all rooms.
Recommend replacing with 12x12 VCT flooring.

CEILING FINISHES - Glued on acoustic ceiling tiles. Typical all rooms.
Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.

WALL FINISHES - Partition walls that are not sound proof! Typical all rooms.
Recommend rebuilding walls that provide better sound insulation.
Staff would like a larger space with larger counseling rooms (offices).

Observation #111

FLOOR FINISHES - Very old carpet needs replacing. (Room-A16)
Recommend replacing carpet in-kind.

WALL FINISHES - 3 finishes; Brick, glued on acoustic tile, and peg board (acoustical?).
Recommend replacing peg board wall with acoustical panels.
**Observation #112**

FLOOR FINISHES - Very old carpet needs replacing. (Room-A14)

Recommend replacing carpet in-kind.

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**Observation #113**

FLOOR FINISHES - Mixed floor finishes, seamless and VCT, all stained.

Recommend replacing VCT flooring.

Recommend replacing seamless flooring only if stains are unable to be removed.

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**Observation #114**

OPENINGS - Single pane tinted glazing.

Recommend replacement of windows with more energy efficient systems.
**Observation #116**

FLOOR FINISHES - Terrazzo tile badly stained.

Recommend replacement of terrazzo tile if unable to remove stains. Replace with seamless flooring system.

WALL FINISHES - Ceramic wall tile badly stained.

Recommend replacement of ceramic tiles in-kind if unable to remove stains.

**Observation #117**

FLOOR FINISHES - 9x9 tiles.

Recommend replacing 9x9 tiles with 12x12 VCT flooring.

**Observation #118**

OPENINGS - Door not shown on plans. Service window is not accessible.

Recommend providing accessible service window.
Observation #120

FLOOR FINISHES - Terrazzo tile stained.

Recommend replacing terrazzo tile floors to match classroom building flooring. Or; replace with tile floors (slate?).

WALL FINISHES - Wood paneling.

Recommend removal of wood paneling and paint drywall.

CEILING FINISHES - Glued on acoustic tile. Risk for coming loose.

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

Observation #121

FLOOR FINISHES - Carpet aging with 9x9 tile at safe entry.

Recommend replacing carpet and tile flooring with new carpet.
Observation #122

FLOOR FINISHES - Carpet stained.
Recommend replacing carpet in-kind.

WALL FINISHES - Wood panel.
Recommend removal of wood paneling and paint drywall.

CEILING FINISHES - Acoustic ceiling tiles coming loose.
Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.

Observation #123

WALL FINISHES - tackable wall surface wainscot with glued on acoustic tile above.
Recommend replacing tackable wall surfaces in-kind

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

Observation #124

BUILT-IN CASEWORK - Casework old and sink is not accessible.
Recommend removal of existing casework for new, accessible, and more space efficient casework.
**Observation #125**

FLOOR FINISHES - See Library A114. Observation #119.

CEILINGS FINISHES - See Library A114. Observation #119.

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**Observation #222**

FLOOR FINISHES - Terrazzo tile cracking at door threshold.

Recommend replacing terrazzo tile floors to match classroom building flooring. Or; replace with tile floors (slate?).

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**Observation #251**

OPENINGS - Sliding glass door.

Recommend replacement of sliding glass door with energy efficient window system and doorway.

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**Observation #252**

OPENINGS - Sliding glass door.

Recommend replacement of sliding glass door with energy efficient window system and doorway.
**C-SERVICES**

**Observation #5**

HVAC SYSTEM - HVAC takes up a lot of room.

Recommend HVAC system redesign.

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**Observation #126**


Recommend HVAC system redesign.

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**Observation #132**

TECHNOLOGY - Pipes are a grab hazard, i.e., students jumping up and grabbing.

Recommend placing conduits in a more conspicuous location.
Observation #255

HVAC SYSTEM - Window wall mounted A/C unit in numerous rooms along this side of corridor which from Edison Avenue

Recommend HVAC system redesign.
D-EQUIPMENT AND FURNISHINGS

Observation #11

BUILT-IN CASEWORK - Casework is old, deteriorating and sink is not accessible.

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

Observation #60

BUILT-IN CASEWORK - Existing casework deteriorating and sink is not accessible. Typical Bldg. C

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

Observation #61

BUILT-IN CASEWORK - Existing casework deteriorating and sink is not accessible.

Recommend removal of existing casework for new, accessible, and more space efficient casework.
Observation #108

BUILT-IN CASEWORK - Circulation desk not accessible and aging.

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

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Observation #119

Paint on railings deteriorating.

Recommend painting of railings.

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Observation #133

BUILT-IN CASEWORK - Casework is old, deteriorating and sink is not accessible.

Recommend removal of existing casework for new, accessible, and more space efficient casework.
**Observation #134**

BUILT-IN CASEWORK - Casework is old, deteriorating and sink is not accessible.

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

![Observation #134 Image](image1.png)

**Observation #249**

BUILT-IN CASEWORK - Existing casework deteriorating and sink is not accessible.

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

![Observation #249 Image](image2.png)

**Observation #250**

BUILT-IN CASEWORK - Existing casework deteriorating and sink is not accessible.

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

![Observation #250 Image](image3.png)

**Observation #253**

BUILT-IN CASEWORK - Deteriorating casework.

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

![Observation #253 Image](image4.png)
Observation #254

BUILT-IN CASEWORK - Deteriorating casework.

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

Observation #256

BUILT-IN CASEWORK - Casework is old and sink is not accessible.

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

Observation #9

ADA COMPLIANCE - Drinking fountain is not compliant.

Recommend removal and installation of an ADA compliant drinking fountain.

Observation #14

ADA COMPLIANCE - Drinking fountain is not compliant.

Recommend removal and installation of an ADA compliant drinking fountain.

Observation #44

ADA COMPLIANCE - Door thresholds B1 thru B10.

Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.
**Observation #47**

ADA COMPLIANCE - Door opens into sink clear space.

Recommend verification of ADA compliance. If not; redesign.

**Observation #50**

ADA COMPLIANCE - Drinking fountain not ADA compliant.

Recommend removal and installation of an ADA compliant drinking fountain.

**Observation #51**


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

ADA COMPLIANCE - Drinking fountain not compliant.

Recommend removal and installation of an ADA compliant drinking fountain.

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**Observation #115**

ADA COMPLIANCE - Drinking fountains not compliant without the barrier bars. Barrier bars and drinking fountains protrude into hallway.

Recommend removal and installation of an ADA compliant drinking fountain.

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**Observation #135**

ADA COMPLIANCE - Drinking fountain not compliant. Guard rails.

Recommend removal and installation of an ADA compliant drinking fountain.
Observation #197

Recommend replacement of bench with a more durable product.
F-BUILDING SITE WORK

Observation #28

HARDSCAPE - Paving is cracked.

Recommend filling in of cracks or complete demo and replacement of concrete walkways.

Observation #30

HARDSCAPE - Concrete on stairs is cracking. Paint on handrails.

Recommend painting handrails.
Recommend filling in of crack on staircase.

Observation #35

HARDSCAPE - Asphalt paving in very poor condition.

Recommend removal of asphalt and replacing with concrete.
**Observation #36**

SITE DEVELOPMENT - Inadequate fencing surrounding equipment.

Recommend removal and replacement of fencing. Staff would like to enlarge counseling offices into this location and move HVAC equipment.

**Observation #37**

HARDSCAPE - Exposed aggregate.

Recommend removal of aggregate and replace with concrete.

**Observation #38**

HARDSCAPE - Not accessible.

Recommend removal of brick pavers and replace with concrete.
Observation #39

HARDSCAPE - Paving is cracked in numerous locations.
Recommend demo and replacement of site concrete.

Observation #40

LANDSCAPE - No landscape. Area not irrigated.
Recommend landscaping this area.
Recommend verification of sprinkler system coverage and adjust as required or installation of additional sprinkler heads.

Observation #41

SITE DEVELOPMENT - Concrete block seat wall is missing cap.
Recommend removal of block wall and replace in-kind or with concrete.
Observation #49
HARDSCAPE - Concrete walkway cracked, chipped, and poorly repaired.
Recommend demo and replacement of site concrete.

Observation #56
SITE UTILITIES - Ponding of water.
Recommend installation of rain runoff system that works and every area drain connection to local storm water drainage system.

Observation #65
LANDSCAPE – No landscaping in area provided for it.
Recommend landscaping this area.
Recommend verification of sprinkler system coverage and adjust as required or installation of additional sprinkler heads.
SITE DEVELOPMENT – Wood benches are deteriorating.
Recommend replacement of wood benches with a more durable product.
Observation #127

LANDSCAPE – Lawns are very patchy in growth and greenness.

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

Observation #195

SITE DEVELOPMENT – Deterioration of site pavers in sitting area.

Recommend replacement of site pavers with site concrete.
MEMORANDUM

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

Dear Jon,

On December 17th, 2013 I performed an on-site assessment of the mechanical and plumbing systems at Mira Loma High 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. One 1996 Peerless boiler serves the Large Gym heating system, the slab radiant heat in both Locker Rooms, and the pool heat. This boiler needs a new burner.
3. Large Gym is heated by 4 very old original overhead suspended hot water air handlers. These need replacing badly. There is no cooling at the Gym.
4. Small Gym has been taken off the boiler system and is now heated by gas-fired rooftop units, 1997, adequate condition.
5. Locker Room radiant slab heat systems have no control due to leaking zone hot water valves/controls. The District has shut them and abandoned them so the Lockers get no heat now. This needs to be corrected.
6. District would like to replace the Large Gym old air handlers with gas-fired rooftop units as was done at the Small Gym, and same for the locker rooms, so that the boiler will then only serve the pool and they can be done with the hot water heating system for the Gyms and Lockers.
7. Library air handler is a super tight fit in a closet, and gets hot water from an old pool boiler located on a nearby canopy roof. This whole system needs to be replaced.
8. Besides the Gyms, most of the other buildings on campus are served by a mix of packaged rooftop gas/elec units, packaged rooftop heat pump units, and some split system heat pumps (at the first floor of two story buildings). Most of this equipment is around 1997, about 16 years old. Generally this equipment lasts 15-18 years with good maintenance, so it is near the end of its 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.
9. Several cases of two classrooms being served by a single rooftop unit. This should be corrected.
10. Cafeteria and round Music building are served by rooftop units with some rooftop ductwork which leaks. This ductwork needs to be replaced.
11. Bathroom plumbing fixtures are in good condition, renovated 2 years ago.
MEMORANDUM

TO: JON ANDERSON
FROM: DANNY MCKEVITT
DATE: DECEMBER 20, 2013
PROJECT: SJUSD SITE ASSESSMENTS
SUBJECT: ASSESSMENT REPORT
PROJECT NO.: 14-008

MIRA LOMA HIGH SCHOOL

The electrical service and switchgear at Mira Loma High School is located in an outdoor yard and is in good condition, and appears to have been installed within the past 15 years. The gear is 277/480V, and serviced in the enclosure by two SMUD transformers, indicating the gear is sized over 2000A. This main switchboard is likely adequate for a high school campus of this size and can likely support renovation, modernizations, and possibly expansion. Exposed conduits service ‘new’ switchgear around the campus via exposed conduits; however, original panels and transformers also remain on the campus, and at over 50 years old this gear is at the end of it’s serviceable life. While most of the older gear observed is in fair condition, it is likely not serviceable due to lack of availability for parts. Panels were observed in hallways and in classrooms, locked but in locations accessible to students. Surge protective devices were observed at newer panels, but long ‘leads’ likely means that these are not providing protection. Exposed conduit and surface raceway observed throughout the campus. The campus librarian reports issues with breakers tripping when computer carts are plugged in.

Parking lot lighting in separate faculty and student lots consists of SMUD HID pole lights; the owner pays directly to the utility for use of these lights. The new student quad is lit with new cut-off pedestrian scale pole lights, however several old building mounted flood lights still illuminated the quad were not removed as part of this project, and the area is likely over lit. 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 lighting varied in condition from good to poor; these older fixtures have been retrofitted with electronic ballasts and T8 lamps somewhat recently. Some T12s were observed in old industrial fixtures in the E wing, older incandescent downlights (admin lobby, music) and pendant lights have been retrofitted with spiral CFLs and LED lamps. Relatively new fixtures with T5HO lamps and integral occupancy sensors have been installed the gyms and cafeteria (small gym did not have sensors). Occupancy sensors observed in some classrooms (approx. 50%), but often in locations that do not provide adequate coverage. No occupancy sensors observed in admin or library. Exit lights are in decent condition throughout the campus, many EM lights are fairly old but functional.
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<thead>
<tr>
<th>Scope</th>
<th>Power &amp; Distribution: Function and Condition</th>
<th>Lighting &amp; Controls: Function and Condition</th>
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<tr>
<td></td>
<td>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.</td>
<td>Efficiency: 4 - Very efficient, no upgrade, 3 - Efficient, limited upgrade, 2 - Somewhat efficient, upgrade, 1 - Very inefficient, upgrade and/or replacement, 0 - Inefficient, replace.</td>
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<td>Urgency: 3-Critical, 2-Urgent, not critical, 1-Moderate, recommended, 0-Not necessary</td>
<td>Notes</td>
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<td>Utility Service, Main Switchboard</td>
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<td>Distribution Panels, Panels, Transformers</td>
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<td>Receptacles / Branch Circuiting</td>
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