Mission School is guided by a unified philosophy that provides a high quality, standards-based, and comprehensive elementary school education. Our concern is for the whole child. We strive to communicate the sense of wonder inherent in learning new things. Using experiential learning, constructivism, and student-centered collaborative classrooms for student empowerment.
Mission Avenue Open School

Description:  Year Built: 1954  
Total Square Feet of Floor Space: 27,414 SF  
Acres: 8.65

Address:  2925 Mission Avenue Carmichael, CA 95608

Generated on:  6/8/13

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:  - Mission (Physical Assessment Report)  
- Mission 2013 (Physical Assessment Report)
A-SHELL

Observation #23

STRUCTURE - Staff suggests storage room is inadequate for the amount of equipment required for day-to-day operations.

Observation #24

STRUCTURE - Underfloor access for rodents at perimeter skirting of 2 portables.

Install asphalt barrier and additional ventilation screening.
B-INTERIORS

Observation #1

FLOOR FINISHES - Staff restroom floor finishes are in poor condition (2 rooms).

Replace.

Observation #6

WALL FINISHES - Metal partition with 2 slab embedded posts.

Staff would prefer this partition be removed. Note: staff reports carpet throughout campus installed directly over asbestos-containing vinyl floor tiles.

Observation #8

OPENINGS - Security screen on door lite to room housing main hub and other computer equipment, but no screening at high windows.

Add security screens at windows.
**Observation #10**

FLOOR FINISHES - Multi-Purpose finish floor (VAT) has been heavily patched and is in poor condition.
Replace.

FLOOR FINISHES - Staff reports stage was built by parents.
Verify code compliance. Suggest upgrading finishes at front of stage.

OPENINGS - Minor damage to adjustable louvers on high windows (approximately 10%).
Repair.

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**Observation #11**

FLOOR FINISHES - Kitchen floors are heavily stained.
Replace.
**Observation #12**

FLOOR FINISHES - Heavily stained carpets in newer portables (2 total).
Replace all carpet.

WALL FINISHES - Marred wall panels (less than 4 panels).
Replace damaged panels.

CEILING FINISHES - Loose and/or damaged ceiling tiles (less than 10 per room).
Reinstall loose tiles, and replace damaged ones.

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**Observation #13**

BUILT-IN CASEWORK - Additional painted casework between Rooms E1 and E2 is outdated.
Recommend reconfiguring and replacing.
**Observation #14**

FLOOR FINISHES - Restroom floor finish is in poor condition.

Replace.

WALL FINISHES - Exposed piping on wall and damage at door frame.

Repair as needed. Prep and paint.

CEILING FINISHES - Ceiling tiles in Administration wing are loose or not uniformly screwed in place when repaired.

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**Observation #20**

CEILING FINISHES - Loose ceiling tiles (less than 5 per room).

Reinstall. Note ceiling tiles (approximately 10% throughout campus) have previously been reinstalled with screws.
C-SERVICES

Observation #16
TECHNOLOGY - Staff is uncertain exposed equipment mounted in nurse's room is still active after new upgrades and expansion elsewhere.

Evaluate and enclose in more secure environment if still active.

Observation #18
HVAC SYSTEM - Staff notes wall mounted units are not effective in kitchen.

Replace.

Observation #21
HVAC SYSTEM - Old boiler room houses campus MDF / IT equipment, and is conditioned only by a screened louver vent in the exterior wall.

Suggest stand-alone HVAC unit.
Observation #22

HVAC SYSTEM - Abandoned wall mounted heater on north wall.

Remove and patch finishes.
D-EQUIPMENT AND FURNISHINGS

**Observation #2**

BUILT-IN CASEWORK - Original counters and casework are outdated and are not fully compliant.

Install accessible counters, plumbing fixtures and accessories.

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**Observation #4**

BUILT-IN CASEWORK - Casework in older portables (2 total) is outdated and not in compliance.

Install accessible counters, plumbing fixtures and accessories.

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**Observation #5**

BUILT-IN CASEWORK - Original counters and casework are outdated and are not fully compliant (typical at all classrooms).

Install accessible counters, plumbing fixtures and accessories.
**Observation #7**

BUILT-IN CASEWORK - Unfinished edges at computer counters in Room D5 due to Smartboard installation.

Repair and/or replace.

BUILT-IN CASEWORK - Unsecured and unstable computer tables in Room D4 are not in compliance.

Replace.

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**Observation #15**

BUILT-IN CASEWORK - Reception counter is currently not accessible.

Staff notes room reconfiguration and new accessible furnishings installation is scheduled for later this month.

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**Observation #17**

BUILT-IN CASEWORK - Original casework is outdated and not fully compliant.

Install accessible counters, plumbing fixtures and accessories.
E-OTHER BUILDING CONSTRUCTION

Observation #3

ADA COMPLIANCE - Loft with ladder is not compliant (6 classrooms).
Recommend removal.

ADA COMPLIANCE - Drop off at door thresholds is not compliant (approximately 12 locations).
Replace exterior concrete walk sections to provide flush transitions at doors.

Observation #9

ADA COMPLIANCE - Modified ramp door threshold at old boiler room is not compliant, and is subject of recent complaints.
Replace exterior concrete walk outside door to provide a flush floor transition.

Observation #19

ADA COMPLIANCE - Student restroom is not compliant.
Verify toilet is accessible and install grab bars.
Site Plan
**D-EQUIPMENT AND FURNISHINGS**

**Observation #8**

ATHLETIC - Rusty metal on baseball backstops (3 total).

Clean and repair, or replace.

ATHLETIC - Weathered finish on soccer goals (2 total), and wood bleachers (2 total).

Prep and paint.

**Observation #9**

ATHLETIC - Basketball backstops are in poor condition.

Replace 1 wood backstop. Prep and paint all others (metal), including back sides.

ATHLETIC - Damage to ball walls (2 total).

Repair, prep and paint.
**E-OTHER BUILDING CONSTRUCTION**

**Observation #5**

ADA COMPLIANCE - Drinking fountain is not totally compliant.

Replace with hi-low fixture.

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**Observation #7**

ADA COMPLIANCE - Access to play structure area and bleachers is via landscaping.

Install accessible asphalt path.

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**Observation #11**

ADA COMPLIANCE - Drinking fountain is not compliant.

Replace with hi-low fixture.
Observation #12

ADA COMPLIANCE - Drinking fountain is not compliant.

Replace with hi-low fixture.

ADA COMPLIANCE - Back pack hangers are attached to ramp railings at 2 portables (screw attached at 1 portable) and are not compliant.

Remove hangers. Prep and paint railings.
**F-BUILDING SITE WORK**

**Observation #1**

SITE DEVELOPMENT - Staff notes hidden corridor accessed at night through unsecured front entry. Syringes and other paraphernalia have reportedly been found before school.

Install 7' high wrought fence and gates at main entry.

**Observation #2**

HARDSCAPE - Staff notes lack of outdoor learning spaces.

Install additional accessible seating areas similar to existing.

**Observation #3**

LANDSCAPE - Staff notes adjacent apartments have been the source of inappropriate behavior.

Suggest infilling perimeter with additional evergreen trees and installing a 6’ high secondary chain-link fence to create a buffer zone.
Observation #4
LANDSCAPE - Staff notes hand watering of grass is required in this area (west end of landscape area between D and E wings).
Repair irrigation system and seed.

Observation #6
HARDSCAPE - Access to back pack storage at E wing is via landscaping (dirt), which turns to mud in winter. Limited accessible outdoor seating.
Extend paved area near doors for storage rack access and seating. Reconfigure storage. Note: staff requests retaining as much landscaping as possible.
SITE DEVELOPMENT - Poor finish on outdoor tables and benches (approximately 12 total).
Prep and paint.

Observation #10
ADA COMPLIANCE - No entryway for wheelchairs at play structure area.
Remove section of concrete curb adjacent to asphalt paved playground.
Observation #13

HARDSCAPE - Cracking asphalt at student playground (approximately 500 LF).

Infill and seal.