Our mission is to graduate **CONFIDENT, SELF-DIRECTED STUDENTS** who are contributors to their community. This is accomplished through a **PARTNERSHIP** in a **POSITIVE** and safe environment where student learning is **INDIVIDUALIZED AND RELEVANT** to student goals and future plans.
Billy Mitchell Elementary School (Reuse as: 'San Juan Choices')

Description:  
Construction Date: 1960  
Total Square Feet of Floor Space: 34,452  
Acres: 10.7

Address:  
4425 Laurelwood Way Sacramento, CA 95864

Generated on:  
7/10/13

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:  
- Billy Mitchell 11-96 (Physical Assessment Report)  
- Billy Mitchell (Physical Assessment Report)
F-BUILDING SITE WORK

Observation #35
HARDSCAPE - Site concrete cracked and deteriorating. Typical throughout school site.
Recommend replacing site concrete in-kind.

Observation #36
HARDSCAPE - Asphalt paving cracking and deteriorating. Typical throughout school site.
Recommend replacing asphalt paving in-kind throughout site.

Observation #37
LANDSCAPE - Only weeds growing.
Recommend verification of sprinkler system coverage and adjust as required or installation of additional sprinkler heads.
Observation #38
SITE DEVELOPMENT - Shared fence with neighbors.
Recommend adding a more secure fence at the school property line.

Observation #39
SITE DEVELOPMENT - No secure trash enclosure.
Recommend building a secure trash enclosure.

Observation #40
SITE DEVELOPMENT - Site is not secure. Community use of school site.
Recommend no action or adding security cameras.
Observation #41
SITE DEVELOPMENT - Very little control over access.
Recommend no action or adding security cameras.

Observation #42
LANDSCAPE - Weeds/Grass has grown over asphalt paving paths and play surfaces.
Recommend regarding and redesign of this section of exterior play space.

Observation #43
SITE DEVELOPMENT - Community entrance.
Recommend no action or adding security cameras.
Observation #44

HARDSCAPE - Asphalt surface is deteriorating. Typical throughout play area walking paths.

Recommend removal of asphalt paved walkway.

Observation #45

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 #46

LANDSCAPE - Play fields are very patchy in growth and greenness.

Recommend verification of sprinkler system coverage and adjust as required or installation of additional sprinkler heads.
Observation #47
SITE DEVELOPMENT - Community entrance.
Recommend no action or adding security cameras.

Observation #48
SITE DEVELOPMENT - Tree roots deteriorating asphalt paving.
Recommend removal of asphalt paved walkway.

Observation #49
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 #50

HARDSCAPE - Dugout concrete deteriorating with weeds growing through the cracks.
Recommend replacing concrete pad.

ATHLETIC STRUCTURES - No bench.
Recommend adding dugout bench.

Observation #51

LANDSCAPE - Softball/Baseball infield consists of dead weeds.
Recommend re-constructing infield.

Observation #52

ATHLETIC STRUCTURES - Fencing and wood backstop deteriorating.
Recommend replacing fencing and replacing wood backstop in-kind or with a more durable material.
**Observation #53**

LANDSCAPE - Softball/Baseball infield consists of weeds; living and dead. Typical of 2.

Recommend re-constructing infield.

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**Observation #54**

ATHLETIC STRUCTURES - Dugout benches deteriorating. Typical of 4.

Recommend replacing dugout benches with a more durable material.

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**Observation #55**

ATHLETIC STRUCTURES - Wood backstops in disrepair and deteriorating. Typical of 2.

Recommend replacing wood backstops in-kind or with a more durable product.
Observation #56
HARDSCAPE - Asphalt play surface has cracks and weeds growing through those cracks.
Recommend replacing asphalt paving in-kind throughout the play surfaces.

Observation #57
ATHLETIC STRUCTURES - Basketball standards rusting and deteriorating.
Recommend replacing basketball standards in-kind.

Observation #58
SITE DEVELOPMENT - Large slope at playground.
Recommend no action or site redesign to accommodate, retaining walls, stairs, and ramps.
Observation #119

HARDSCAPE - Crack in retaining wall.

Recommend repairing crack in retaining wall.
A-SHELL

Observation #3
OPENINGS - Typical curtain wall window system throughout campus. Single pane glazing.
Recommend replacement of windows with more energy efficient systems.

Observation #5
WALL FINISHES - Ceramic tile chipped and broken. Different paint colors on wall.
Recommend removal of ceramic tiles and refinish building with stucco.

Observation #6
WALL FINISHES - Stucco finish is cracking.
Recommend repairing cracks in stucco and painting.
Observation #13
WALL FINISHES - Paint is peeling and deteriorating badly.
Recommend painting all exterior walls.

Observation #15
WALL FINISHES - Walls damaged from graffiti.
Recommend painting all exterior walls.

Observation #24
ROOF COVERINGS - Trim coming off or missing from roof overhang.
Recommend repairing and/or replacing trim.
**Observation #25**

ROOF COVERINGS - Stucco soffit is cracking.
Recommend repairing cracks in stucco and painting.

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**Observation #27**

WALL FINISHES - Paint is peeling and deteriorating badly.
Recommend paint removal and repainting.

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**Observation #28**

WALL FINISHES - Wall damaged.
Recommend wall repairs and painting.
**Observation #29**

WALL FINISHES - Stucco finish is cracking.

Recommend repairing cracks in stucco and painting.

**Observation #30**

OPENINGS - Metal security screen in place of window.

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

**Observation #84**

WALL FINISHES - Wall damaged and stucco is cracking.

Recommend repairing walls and painting.
Observation #85

WALL FINISHES - Ceramic tile walls are damaged.
Recommend removal of ceramic tiles and refinish building with stucco.

Observation #86

WALL FINISHES - Wall finishes is not in good condition. Typical of all 4 sides of building.
Recommend replacing wood siding in-kind (T-111) and painting.
ROOF COVERINGS - Metal fascia finish is not in good condition.
Recommend painting fascia.

Observation #87

OPENINGS - Rubber door threshold.
Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.
Observation #88

WALL FINISHES - Wall damaged from graffiti.

Recommend painting all exterior walls.

Observation #90

WALL FINISHES - Relocatable paint is stained and patchwork repaired.

Recommend painting all exterior walls.

OPENINGS - Metal security screens over windows.

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

Observation #91

WALL FINISHES - Stucco finish is cracking.

Recommend fixing cracks in stucco and painting.
Observation #92
OPENINGS - Single pane curtain wall.
Recommend replacement of windows with more energy efficient systems.

Observation #93
WALL FINISHES - Patchwork painting over graffiti.
Recommend painting all exterior walls.

Observation #94
WALL FINISHES - Ceramic tile walls damaged. Repaired with different color tiles and grout.
Recommend removal of ceramic tiles and refinish building with stucco.
Observation #95
WALL FINISHES - Ceramic tile walls damaged. Repaired with different color tiles and grout.
Recommend removal of ceramic tiles and refinish building with stucco.

Observation #96
WALL FINISHES - Ceramic tile walls damaged. Repaired with different color tiles and grout.
Recommend removal of ceramic tiles and refinish building with stucco.

Observation #97
WALL FINISHES - Ceramic tile walls damaged. Repaired with different color tiles and grout.
Recommend removal of ceramic tiles and refinish building with stucco.
Observation #98

OPENINGS - Rubber door threshold.

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

Observation #99

WALL FINISHES - Paint at base of wall has deteriorated.

Recommend painting.

Observation #100

OPENINGS - Pellet hole in window.

Recommend replacement of windows with more energy efficient systems.
Observation #101

OPENINGS - Wood panel at transom window is deteriorating. Louvers, adjacent to window, have paint deteriorating. Typical at all exterior doors.

Recommend painting door and louvers.
Recommend replacing wood panel at transom in-kind or with a more durable material.

Observation #102

OPENINGS - Window frame damaged.

Recommend replacement of windows with more energy efficient systems.

Observation #103

WALL FINISHES - Wall damaged from graffiti.

Recommend painting all exterior walls.
Observation #104

OPENINGS - Rubber door threshold.

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

Observation #105

WALL FINISHES - Ceramic tile walls are damaged.

Recommend removal of ceramic tiles and refinish building with stucco.

Observation #106

WALL FINISHES - Wall damaged from graffiti.

Recommend painting of all exterior walls.
Observation #108

WALL FINISHES - Ceramic tile walls are damaged.

Recommend removal of ceramic tiles and refinish building with stucco.

Observation #109

WALL FINISHES - Wall and paint are damaged.

Recommend painting all exterior walls.

Observation #111

ROOF COVERINGS - Trim coming off or missing from covered walk.

Recommend repair and/or replacement of trim.
**Observation #112**

OPENINGS - Rubber door threshold.

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

**Observation #120**

OPENINGS - Rubber door threshold.

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

**Observation #163**

WALL FINISHES - Ceramic tiles damaged.

Recommend removal of ceramic tiles and refinish building with stucco.
B-INTERIORS

**Observation #113**

FLOOR FINISHES - Gaps between VCT tiles are large. Typical in corridors.
Recommend replacing VCT in-kind throughout.

WALL FINISHES - Walls are scuffed. Typical in corridors.
Recommend painting all interior halls.

CEILING FINISHES - Glued on acoustic ceiling tiles are damaged as well as coming loose. Typical in corridors.
Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.

OPENINGS - Fire rated fire glass in hallways. Typical in corridors.
Recommend no action.

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**Observation #115**

FLOOR FINISH - Dimpling and cracking on VCT floor tiles. 3-5 instances.
Recommend replacing VCT in-kind throughout.
**Observation #116**

FLOOR FINISHES - Cracking on VCT around domestic plumbing access.

Recommend replacing VCT in-kind throughout.

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**Observation #117**

CEILING FINISHES - Glued on acoustic ceiling tile is stained.

Recommend replacing stained ceiling tiles in-kind.

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**Observation #121**

FLOOR FINISHES - Carpet is stained.

Recommend replacing carpet in-kind only if unable to remove stains.

WALL FINISHES - Walls have minor damage.

Recommend repair and painting of all walls.

CEILING FINISHES - 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 #122

WALL FINISHES - Walls damaged.
Recommend repairing and painting all interior walls.

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

OPENINGS - Door jambs damaged.
Recommend repair or replacement of door jambs.

Observation #125

FLOOR FINISHES - VCT flooring is stained.
Recommend replacing VCT flooring in-kind throughout only if stains are unable to be removed.

OPENINGS - Door is missing hardware and has holes from a previously mounted item.
Recommend replacing door.
**Observation #126**

WALL FINISHES - Wall damaged.

Recommend repairing and painting all interior walls.

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**Observation #128**

FLOOR FINISHES - Carpet stained. Typical.

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

WALL FINISHES - Painted repairs do not match. Typical.

Recommend painting all interior walls.

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**Observation #129**

WALL FINISHES - Painted repairs do not match old paint. Damages to other walls.

Recommend repairing damages to walls and painting all interior walls.

CEILING FINISHES - Ceiling tiles damaged.

Recommend replacing damaged 2x4 ceiling tiles in-kind.
Observation #131
WALL FINISHES - Walls damaged from previously mounted items.
Recommend repairing damages to walls and painting all interior walls.

Observation #133
WALL FINISHES - Wall damaged from previously wall mounted item.
Recommend repairing damages to walls and painting all interior walls.

Observation #135
WALL FINISHES - Walls stained with minor damages.
Recommend repairing damages to walls and painting all interior walls.
CEILING FINISHES - Water stained ceiling tile.
Recommend replacing 2x4 ceiling tiles that are water stained in-kind.
**Observation #136**

OPENINGS - Doors scratched. Typical at most doors.

Recommend painting doors.

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**Observation #139**

FLOOR FINISHES - Ceramic tile floors and grout are stained. Similar in boy’s restroom.

Recommend grout cleaning or recommend replacing tile flooring with a seamless flooring system.

WALL FINISHES - Ceramic tile wainscot and grout are stained. Similar in boy’s restroom.

Recommend cleaning grout and stains or replacing tile wainscot in-kind.
Observation #140

FLOOR FINISHES - Ceramic tile floors and grout are stained. Typical at all gang restrooms. Recommend grout cleaning or recommend replacing tile flooring with a seamless flooring system.

WALL FINISHES - Ceramic tile wainscot and grout are stained. Typical at all gang restrooms. Recommend cleaning grout and stains or replacing tile wainscot in-kind.


Observation #141

FLOOR FINISHES - Ceramic tile was basin stained. Recommend replacing tile basin in-kind or with stainless steel.

WALL FINISHES - Ceramic tile walls around was basin are stained. Recommend replacing ceramic tile walls in-kind or with stainless steel.
**Observation #143**

FLOOR FINISHES - Ceramic tile floors, base, and grout are stained.

Recommend replacing ceramic tile floor and base in-kind only if stains are unable to be removed.

**Observation #144**

FLOOR FINISHES - VCT flooring damaged.

Recommend replacing VCT flooring in-kind.

CEILING FINISHES - Glued on acoustic ceiling tiles coming loose, damaged, and stained.

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

**Observation #145**

FLOOR FINISHES - VCT flooring has scuffs throughout surface.

Recommend replacing VCT flooring in-kind only if scuffs are unable to be removed.

CEILING FINISHES - Glued on acoustic ceiling tiles are damaged or coming lose.

Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.
**Observation #147**

WALL FINISHES - Walls are badly deteriorating.

Recommend repairing and painting all interior walls.

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**Observation #148**

WALL FINISHES - Walls are badly deteriorating.

Recommend repairing and painting all interior walls.

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**Observation #149**

OPENINGS - Door mullion is dented and scratched.

Recommend replacing door mullion in-kind.
Observation #150

WALL FINISHES - Paint on walls is peeling off.
Recommend repainting all interior walls only after existing paint has been removed.

Observation #151

FLOOR FINISHES - Carpet is stained.
Recommend replacing carpet in-kind only if stains are unable to be removed.
WALL FINISHES - Walls damaged from previously mounted items.
Recommend repairing and painting all interior walls.
CEILING FINISHES - Ceiling is stained and ceiling tile damaged.
Recommend replacing stained 2x4 ceiling tiles in-kind.

Observation #152

OPENINGS - Door jamb is scratched/damaged.
Recommend repairing and painting door jamb. Recommend replacement of door jamb if needed.
Observation #153
WALL FINISHES - Walls damaged from previously mounted items.
Recommend repairing and painting all interior walls.

Observation #154
FLOOR FINISHES - Old deteriorating carpet.
Recommend replacing carpet in-kind.

Observation #155
WALL FINISHES - Walls damaged from previously mounted items.
Recommend repairing and painting all interior walls.
Observation #156
OPENINGS - Base of door damaged.
Recommend replacing door in-kind.

Observation #157
WALL FINISHES - Scratches on walls.
Recommend repairing and painting all interior walls.

Observation #159
OPENINGS - Door jambs are scratched. 19 & 20.
Recommend repairing and painting all door jambs.
WALL FINISHES - Walls damaged from previously mounted items. 19 & 20.
Recommend repairing and painting all interior walls.
Observation #4
DOMESTIC PLUMBING - Rain water downspout drain onto landscape. Typical of 3 along this building wing.
Recommend adding area drains.

Observation #12
DOMESTIC PLUMBING - Rain water downspout drain onto landscape. Typical of 2 along this building wing.
Recommend adding area drains.

Observation #16
DOMESTIC PLUMBING - Rain gutter is rusted.
Recommend replacing downspout and adding area drain.
Observation #23

DOMESTIC PLUMBING - Rain water downspout drain onto landscape. Typical of 4 along this building wing.

Recommend adding area drains.

Observation #26

TECHNOLOGY - Loose wiring.

Recommend relocating wiring to a more secure location.
D-EQUIPMENT AND FURNISHINGS

Observation #123

BUILT-IN CASEWORK - Casework is old.

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

Observation #124

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

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

Observation #127

BUILT-IN CASEWORK - Casework is old. Typical in all classrooms 1-18.

Recommend removal of existing casework for new, accessible, and more space efficient casework.
Observation #130
BUILT-IN CASEWORK - Casework is deteriorating and not accessible.
Recommend removal of existing casework for new, accessible, and more space efficient casework.

Observation #132
BUILT-IN CASEWORK - Casework has been removed. Typical at classrooms; 1-3 & 7-10.
(no photo)
Recommend removal of existing casework for new, accessible, and more space efficient casework.

Observation #134
BUILT-IN CASEWORK - Casework has been removed.
(no photo)
Recommend replacing with new and accessible casework.

Observation #137
BUILT-IN CASEWORK - Casework is old, deteriorating, and not accessible. Typical at classrooms; 4-6 & 11-18.
Recommend removal of existing casework for new, accessible, and more space efficient casework.
Observation #138

BUILT-IN CASEWORK - Casework (bookcase) removed from classrooms; 1-18.
(no photo)

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

Observation #146

BUILT-IN CASEWORK - Pull out riser and stage are not in good condition.

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

Observation #160

BUILT-IN CASEWORK - Casework is old, deteriorating, and not accessible. 19 & 20.

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

Observation #83

ADA COMPLIANCE - Verify compliance with current code.

Recommend; Since drinking fountain is in the path of travel it needs bollards adjacent to it or truncated domes at the base of the drinking fountain.

Observation #110

ADA COMPLIANCE – Secondary exit out of classroom is not accessible.

Recommend adding a site concrete pathway at the top of the grade, at the building elevation.

Observation #114

ADA COMPLIANCE - Verify compliance with current code.

Recommend; Since drinking fountain is in the path of travel it needs bollards adjacent to it or truncated domes at the base of the drinking fountain.
**Observation #142**

ADA COMPLIANCE - Room not compliant.

Recommend room redesign.

**Observation #158**

ADA COMPLIANCE - Restroom not ADA compliant.

Recommend restroom redesign.

**Observation #161**

ADA COMPLIANCE - Verify compliance of restrooms. 19 & 20.

**Observation #164**

LIFE SAFETY - Not an accessible exit route.

Recommend adding a concrete walkway (accessible path of travel) from doorway to sidewalk.
Observation #165

ADA COMPLIANCE - Restrooms not compliant.
**F-BUILDING SITE WORK**

**Observation #1**

HARDSCAPE - Site concrete cracked. Typical throughout school.

Recommend replacing site concrete in-kind with additional expansion joints.

![Concrete Crack Image]

**Observation #2**

SITE DEVELOPMENT - Stepping stones(pavers) used as a path of travel.

Recommend removal of stepping stones. Access to classroom is on the opposite side of the classroom wing.

![Stepping Stones Image]

**Observation #7**

LANDSCAPE - Lawn is dead and patchy at best.

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

![Lawn Image]
Observation #8
HARDSCAPE - Site concrete cracked. Typical throughout school.
Recommend replacing site concrete in-kind with additional expansion joints.

Observation #9
LANDSCAPE - Lawn is very patchy in growth and greenness.
Recommend verification of sprinkler system coverage and adjust as required or installation of additional sprinkler heads.

Observation #10
SITE DEVELOPMENT - Chain like fence and bollard in disrepair.
Recommend replacing fence and bollard with wrought-iron fencing & gate.
Observation #11

SITE DEVELOPMENT - Stepping stones(pavers) used as a path of travel.

Recommend removal of stepping stones. Access to classroom is on the opposite side of the classroom wing.

Observation #14

LANDSCAPE - Lawn is very patchy in growth and greenness.

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

Observation #17

HARDSCAPE - Sidewalk has cracks throughout the front of the school.

Recommend replacement of concrete sidewalk.
**Observation #18**

SITE DEVELOPMENT - Site planter made from CMU blocks is falling apart.

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**Observation #19**

HARDSCAPE - Sidewalk has cracks throughout the front of the school.

Recommend replacement of concrete sidewalk.

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**Observation #20**

SITE DEVELOPMENT - Flag pole is rusting.

 Recommend replacing flap pole.
Observation #21

LANDSCAPE - Lawn is very patchy in growth and greenness.

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

Observation #22

SITE DEVELOPMENT - Stepping stones(pavers) used as a path of travel.

Recommend removal of stepping stones. Access to classroom is on the opposite side of the classroom wing.

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

Observation #31

HARDSCAPE - Site concrete cracked. Typical throughout school.

Recommend replacing site concrete in-kind with additional expansion joints.
**Observation #32**

HARDSCAPE - Concrete and Asphalt paving deteriorating.

Recommend replacing site concrete and asphalt in-kind.

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**Observation #33**

LANDSCAPE - Lawn is very patchy in growth and greenness.

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

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**Observation #34**

HARDSCAPE - Sidewalk has cracks throughout the front of the school and curb is deteriorating at drop-off.

Recommend replacement of concrete sidewalk.
Observation #59

SITE DEVELOPMENT - DSA #? Typical of all "metal storage container" on school site.
(no photo)

Recommend replacing metal storage containers with a built, DSA approved, structure.

Observation #60

HARDSCAPE - Asphalt paving deteriorating at edge and settling near relocatable.

Recommend replacing site asphalt in-kind.

Observation #61

SITE DEVELOPMENT - Site walls made from CMU blocks is falling apart.

Recommend construction of a more permanent retaining wall.

Observation #62

HARDSCAPE - Asphalt paving deteriorating.

Recommend replace asphalt paving on site.
Observation #63

HARDSCAPE - Asphalt surface has cracks throughout.
Recommend replace asphalt paving on site.

Observation #64

LANDSCAPE - Lawn dead.
Recommend verification of sprinkler system coverage and adjust as required or installation of additional sprinkler heads.

Observation #65

SITE DEVELOPMENT - Tetherball poles finish is deteriorating. Typical of only 2 (3 Shown)
Recommend painting tetherball poles.
Observation #66
HARDSCAPE - Asphalt play surface has cracks throughout the surface.
Recommend replacing asphalt play surfaces in-kind.

Observation #67
SITE DEVELOPMENT - Large slope.
Recommend no action or site redesign to accommodate, retaining walls, stairs, and ramps.

Observation #68
SITE DEVELOPMENT - Metal storage container.
Recommend replacing metal storage container with a built, DSA approved, storage building.
Observation #69
SITE DEVELOPMENT - No play apparatus in this area.
Recommend installing a new play apparatus or leave as is; no action required.

Observation #70
HARDSCAPE - Asphalt play surface has cracks and weeds growing through those cracks.
Recommend replacing asphalt ply surface in-kind.

Observation #71
ATHLETIC STRUCTURES - Basketball standards paint is deteriorating. Typical of 2 at 6'6" high.
Recommend replacing basketball standards in-kind.
**Observation #72**

ATHLETIC STRUCTURES - Paint on ball wall is deteriorating.

Recommend painting ball wall.

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**Observation #73**

LANDSCAPE - Lawn is very patchy in growth and greenness.

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

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**Observation #74**

SITE DEVELOPMENT - Site benches bent. Typical of 2 in this location.

Recommend replacing site benches with a more durable material.
**Observation #75**

SITE DEVELOPMENT - Concrete bench deteriorating. Typical of 5 benches.

Recommend installation of more durable benches.

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**Observation #76**

LANDSCAPE - Lawn is very patchy in growth and greenness.

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

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**Observation #77**

HARDSCAPE - Site concrete cracked. Typical throughout school.

Recommend replacing site concrete in-kind with additional expansion joints.
Observation #78

HARDSCAPE - Site concrete cracked. Typical throughout school.

Recommend replacing site concrete in-kind with additional expansion joints.

Observation #79

LANDSCAPE - Lawn is very patchy in growth and greenness.

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

Observation #80

HARDSCAPE - Asphalt paving within bike storage is deteriorating and weeds growing though the asphalt.

Recommend replacing asphalt paving in-kind.
Observation #81

HARDSCAPE - Site concrete cracked. Typical throughout school.
Recommend replacing site concrete in-kind with additional expansion joints.

Observation #82

HARDSCAPE - Asphalt paving surround bike storage is deteriorating.
Recommend replacing asphalt paving in-kind.

Observation #89

HARDSCAPE - Site concrete is cracked and slope from door is not ADA compliant.
Recommend replacing site concrete in-kind with additional expansion joints and at ADA compliant slopes.
Observation #107

HARDSCAPE - Site concrete cracked. Typical throughout school.

Recommend replacing site concrete in-kind with additional expansion joints.

Observation #118

SITE DEVELOPMENT - DSA #? Typical of all "storage sheds" on school site.

Recommend removal and adding one larger, DSA Approved, storage building.

Observation #162

SITE DEVELOPMENT - Site wall damaged on all sides. Typical in 2 locations.

Recommend repairing wall damage.