Valuing individuality and excellence, the mission of Northridge Elementary School, is to ensure that each student becomes a Caring, Creative, Confident, critical thinker through Balanced, rigorous, student centered Instruction with the support of a dedicated community.
Northridge Elementary School

Description: Year Built: 1959
Total Square Feet of Floor Space: 36,372
Acres: 9.97

Address: 5150 Cocoa Palm Way, Fair Oaks, CA 95628

Generated on: 6/11/13

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

Observation #1

OPENINGS - Windows at all classrooms are single pane. Various panels have been infilled with plywood. Typical at all hexagonal shapes classrooms. (350 sf. per classroom = 5,250 sf total)

Observation #9

Observation #13

OPENINGS - Bees were getting in through a hole at the ceiling. Covered hole with duct tape.
**Observation #19**

STRUCTURE - This building smells and is 20+ years old. Wall finishes are deteriorating. There is not a sink in this space which is needed in all classrooms.

Would recommend removing this relocatable and replacing with new permanent building. This would be a good location to move the computer lab to, and use the existing computer lab as another classroom.

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**Observation #20**

ROOF COVERINGS - There are no downspouts at the point of the roof overhang at all locations around the perimeter of the hexagonal shaped buildings. Water spills out from gutters at this point, floods sidewalk, and caused decomposed granite to run out from the planter areas onto walks. Typical at all hexagonal shaped buildings.

Recommend adding downspouts at these locations to tie into underground system, or direct into planters. Approximately 30 locations.
**B-INTERIORS**

**Observation #3**

FLOOR FINISHES - VCT flooring is old and has been patched. Recommend replacement. (Approximately 30sf) Carpet has stains but is in good shape.

**Observation #4**

OPENINGS - There is a track but no curtains at the windows. When original curtains wore out, they were removed but never replaced. Typical at all hexagonal shaped classrooms. (80 lf. per classroom x 15 classrooms = 1,200 lf. or 5,250 sf.)

**Observation #12**

TECHNOLOGY - Power outlets up hi at various locations and not accessible. Typical at various classrooms.

**Observation #16**


Observation #18

OPENINGS - Library is the size of a single classroom and is packed full.

Need a larger space.

Observation #23

CEILING FINISHES - Teacher has indicated that there is a roof leak in this space at the center grid. They circled the location for reference.

Observation #24

WALL FINISHES - This space has been subdivided into a 12x40 space used as a Restraint room, and (2) 12x20 office spaces. Wall finish of restraint room has been torn off the walls.
Observation #25

CEILING FINISHES - This space is used as Bridges after school office. Appears to be water damage at ceiling tiles. Possible roof leaks.

Observation #26

OPENINGS - Window doesn't work.

Observation #27

FLOOR FINISHES - There are bubbles all over the existing VCT flooring. (Approximately 4,000 sf.) Recommend removing and replacing.

Observation #44

FLOOR FINISHES - Cove base is coming away from wall.
Observation #47

FLOOR FINISHES - Flooring is in very bad condition. (Approximately 200 sf.)

Recommend replacing.
C-SERVICES

Observation #21

DOMESTIC PLUMBING - There is not a sink in this space.

A sink is needed.

Observation #22

HVAC SYSTEM - There are problems with cooling in this space.
D-EQUIPMENT AND FURNISHINGS

Observation #2

BUILT-IN CASEWORK - Casework is original. Doesn't stay closed at some locations. Construction is wood with laminate top. Shelves have been replaced at various locations. Low ceiling 6'-8" to 7' at alcove area with kindergarten height counters and sink, 12' in length. Full height cabinets are approximately 18 ft. long x 7' hi.

Observation #10

BUILT-IN CASEWORK - Teachers mailboxes deteriorating and should be replaced. (Approximately 10 lf. x 7' hi.)

Observation #14

BUILT-IN CASEWORK - Casework is original from 1960's. Deteriorating and should be replaced. Typical at all hexagonal shaped classrooms. Approximately 30 lf full height cabinets and open shelving. 10 lf base cabinets with sink. (Approximately 450 lf. total)

Observation #17

BUILT-IN CASEWORK - Casework is deteriorating and should be replaced. Approx. 6 lf full height.
Observation #45

BUILT-IN CASEWORK - Casework is original. Doesn't stay closed at some locations. Construction is wood with laminate top. Shelves have been replaced at various locations. Low ceiling 6'-8” to 7’ at alcove area with kindergarten height counters and sink, 12' in length. Full height cabinets are approximately 18 ft. long x 7’ hi.
E-OTHER BUILDING CONSTRUCTION

Observation #5

ADA COMPLIANCE - Not ADA compliant.

Observation #6

ADA COMPLIANCE - Not ADA compliant.

Observation #7

LIFE SAFETY - No proper exit sign.

Observation #11

ADA COMPLIANCE - Staff restroom is drastically undersized and not ADA compliant.
Observation #41

ADA COMPLIANCE - Restrooms are original from 1960's. Not ADA compliant and very run down.

Building should be torn down and replaced.

Observation #42

ADA COMPLIANCE - Restrooms are original from 1960's and are run down and not ADA compliant.

Should be torn down and replaced.

Observation #43

ADA COMPLIANCE - Drinking fountain is not ADA compliant.
Observation #46

LIFE SAFETY - There is not enough storage space for this stage to properly function.

Observation #48

LIFE SAFETY - Room is undersized to be used as office and dry storage.
F-BUILDING SITE WORK

Observation #15

HARDSCAPE - This exit is used by students but is not accessible.

There is a second exit into the center courtyard that is accessible.
F-BUILDING SITE WORK

Observation #8

SITE DEVELOPMENT - Kindergarten playground. Fence at perimeter is only about 30" tall, and has gates that are free swinging without a lock. Fence is metal frame with plywood panels and is deteriorating. Pavement in this area is uneven. No grass or irrigation. Area is too small and is therefore only used for morning recess. (Area is approximately 2,000 sf.)

Needs to be expanded and revitalized.
Observation #28

LANDSCAPE - Fields are very uneven and should be regraded in their entirety. (Field area takes up approximately ½ of the site, or around 5 acres)

Observation #29

ATHLETIC STRUCTURES - Backstop and bleachers/benches are not used and are in very bad condition.

Should be removed and replaced.
Observation #30
ATHLETIC STRUCTURES - Backstop and bleachers in bad shape and not used.
Should be removed and replaced.

Observation #31
ATHLETIC STRUCTURES - Backstop should be removed and replaced.

Observation #32
HARDSCAPE - Does not appear to be ADA compliant.

Observation #33
HARDSCAPE - Uneven surface and not ADA compliant
Observation #34

HARDSCAPE - AC paving is uneven, cracked, and has weeds growing through. (Total area of AC paving is approximately 40,000 sf. for observation 34 and 35 combined)

Should be re-paved.

Observation #35

HARDSCAPE - Uneven pavement, cracks, and weeds growing.

Should be re-paved.
Observation #36
SITE DEVELOPMENT - No fencing at this area. Security issue.
Need approximately 50 lf of fencing with a gate at this location.

Observation #37
SITE DEVELOPMENT - Existing perimeter fencing is only 4’ tall. People hop this fence all the time.
Need to replace fencing with taller fencing and redo gates.

Observation #38
SITE DEVELOPMENT - Many trees in fence line at back fence against neighbors properties.
Observation #39

SITE DEVELOPMENT - There is no fencing at this area. Needed for security.

Need approximately 100 lf with main gate near office.

Observation #40

SITE DEVELOPMENT - Need a shade structure outside Multi-purpose building for additional outdoor covered eating areas.
MEMORANDUM

TO: Jon Anderson  
FROM: Tom Duval  
DATE: February 5, 2014  
PROJECT: Northridge Elementary School  
SUBJECT: Master Plan Assessment Report  
PROJECT NO.: 131020

Dear Jon,

On February 5, 2014 I performed an on-site assessment of the mechanical and plumbing systems at Northridge Elementary School with Mike Milo of SJUSD. Following are our observations:

1. The Admin, Multipurpose, and Classroom buildings (Classrooms 13 through 20) are served by 2003 Trane rooftop packaged gas/electric units. These units are 10 years old and in pretty good condition. With good maintenance they should last 15-18 years, so they have another 5-8 years of life expectancy.

2. The Pod Classroom buildings are served by 2007 Bard gas/electric units mounted on pads on grade. There have been some issues with high gas pressure to these units, but the District thinks they have the issues corrected. The units run fine now and are in good condition at only 7 years old. They should have another 10 years or more of life expectancy with good maintenance.

3. Each Pod Classroom building also has one or two ductless split system heat pumps serving their small auxiliary rooms. These units appear to be in decent operating condition.

4. Portables 21 through 26 are served by Bard units. These Bard units appear to be 1998, so approximately 16 years old. They are in decent condition but are nearing the end of their life expectancy and will need replacement in the next few years. These portables are not on the campus EMS and the District wants them to be on it.

5. The Kitchen hood is a newer model and in good condition.

6. EMS is an antiquated Johnson system for the whole campus for which parts are no longer available. District would like to replace this system with a new Johnson system.

7. The Bathroom plumbing fixtures are in good condition.
MEMORANDUM

TO: JON ANDERSON
FROM: DANNY MCKEVITT
DATE: FEBRUARY 21, 2014
PROJECT: SJUSD SITE ASSESSMENTS
SUBJECT: NORTHRIDGE ELEMENTARY ASSESSMENT REPORT
PROJECT NO.: 14-008

Dear Jon,

On February 10th, I visited the following campus for the purpose of reviewing the condition of electrical systems on each campus. I walked the site with Gary Stemweddel, SJUSD’s Lead Electrician, who was able to show some of the troubled areas and assist with our evaluation. The following is a general assessment of our findings.

NORTHRIDGE ELEMENTARY SCHOOL

The main switchboard at Northridge is located in front of campus, not in enclosure. It is 277/480V, fairly new (~20 yrs) and in good condition, and serves the original campus gear in the boiler room (120/208V via a step down transformer), which is still active but beyond serviceable life. Panels observed were roughly the same age and condition as the MSB, typically located in a custodial space in each ‘pod’; panels for HVAC equipment are located on building exteriors. An exterior transformer and distribution board serves the portables. Exposed conduit and surface raceway observed throughout the campus, under canopies and in classrooms. Typical classrooms had older steel multi-channel surface raceway mounted on two walls, fed by exposed conduit and with very few additional receptacles in the rooms. The newer MP building has sufficient power.

Parking lot lighting in the main lot consists of fairly new, full cut-off metal halide shoebox area lights. Building mounted lights are older HID fixtures that have been retrofitted with spiral CFL lamps, which voids the UL listing. Exterior lighting is controlled by time clock. Lighting in classrooms consists of T8 fluorescent pendant lights, many with lenses that are damaged or do not secure well to the fixture. Some classrooms have 2x4 recessed troffers with T8 lamps. MP room lighting is high-bay domes with CFL lamps, which tend to require frequent lamp changes. Typical classrooms include occupancy sensors, which do not appear to provide adequate coverage in some areas, and line voltage switches (some dual level, some single level) at the entry. Exit lights and emergency fixtures at the MP room are in fairly new condition.
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<th>Scope</th>
<th>Power &amp; Distribution: Function and Condition</th>
<th>Lighting &amp; Controls: Function and Condition</th>
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<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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