At Oakview Community School, we believe that a quality education should empower children to become productive, self-motivated, and courteous members of a modern society. To reach this goal, staff, parents, and community work as partners to provide students with a broad-based and challenging academic curriculum varied with rich cultural activities and experiences designed to build social and interpersonal skills.
Oakview Community Elementary School

| Description: | Year Built: 1960  
|              | Total Square Feet of Floor Space: 36,071 SF  
|              | Acres: 10.37 |
| Address:     | 7229 Beech Avenue Orangevale, CA 95662 |
| Generated on:| 6/10/13 |
| Building stages: | - Physical Assessment Report |
| Building trades: | - A-SHELL  
|                 | - B-INTERIORS  
|                 | - C-SERVICES  
|                 | - E-OTHER BUILDING CONSTRUCTION  
|                 | - F-BUILDING SITE WORK |
| Stakeholder:  | |
| Drawings:     | - Oakview 2013 (Physical Assessment Report)  
|               | - Oakview AREAS-EXT (Physical Assessment Report) |
A-SHELL

Observation #7

ROOF COVERING - Roof sleepers supporting conduits above classrooms are decaying.

Recommend replacing all wood sleepers.

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Observation #11

WALL FINISHES - Facia paint peeling at about 40% of perimeter.

Recommend prep and paint throughout.
E-OTHER BUILDING CONSTRUCTION

Observation #3
ADA COMPLIANCE - Handrails not up to current code. Two ramps to be augmented with compliant handrails,

Observation #12
SUSTAINABILITY - Windows are wood framed with single pane glass throughout.
Recommend removing and replacing with low-e insulated glass window system.

Observation #15
ADA COMPLIANCE - Drinking fountain is not in compliance.
Install hi-low fixture with protective rails on each side.
F-BUILDING SITE WORK

Observation #1

ATHLETIC STRUCTURES - Sand at kindergarten area is promoting sand bees, and is used as a litter box by local cats.

Recommend removing and replacing with non-organic playground fill.

Observation #2

HARDSCAPE - Bike rake area asphalt cracked and uneven.

Recommend removing and replacing roughly a 40 x 60 area.
**Observation #4**

ATHLETIC STRUCTURES - Main backstop are rusting out. Chain-link fabric cover above backstops is also rusting.

Recommend removing and replacing entire backstop and fence in kind.

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**Observation #5**

SITE DEVELOPMENT - Perimeter fencing is not to standard height or to regulations for perimeter fencing.

Recommend adding 6 foot chain link fencing inboard of neighbor's fence along entire West property line.
**Observation #6**

SITE DEVELOPMENT - Basketball area asphalt has cracks and is in need of repair.
Recommend repairing cracks and re-sealing asphalt. Total of two courts.
Basketball hoops and backboards have significant rust.
Recommend removing and replacing in kind. Total of four hoops.

![Basketball court image]

**Observation #8**

ATHLETIC STRUCTURE - Baseball field is rutted and has holes.
Recommend adding 6" of top dressing with drain able topsoil / fines.

**Observation #9**

SITE DEVELOPMENT - Exterior site lighting is noted by staff as dim at main entry and parking area.
Recommend supplementing lighting by 50%.

**Observation #10**

SITE UTILITIES - Irrigation system is damaged and under manual control.
Recommend changing to electronic valves and central system. Conduct minor repairs.

**Observation #13**

HARDSCAPE - Parking lot is failing and has poor drainage. Asphalt seal coat doing little to extend life.
Recommend removing and replacing throughout and adding area drains.
Observation #14

HARDSCAPE - Deteriorating (holes) metal downspout extensions at walks (approximately 9 locations).

Recommend replacement of all with trough-type drainage grate system to adjacent landscaping.

Observation #16

SITE UTILITIES - Staff reports areas behind portables (HVAC equipment) and further west are hidden, dark, and vulnerable after hours.

Recommend pole mounted light fixture(s) be installed near southwest corner of Room 23.

Observation #17

SITE DEVELOPMENT - No fencing at main entry at front of school.

Recommend installing 7’ high wrought fencing and gates.
A-SHELL

Observation #4

STRUCTURE - No insulation in exterior walls. Typical throughout most building construction on campus.

No action is recommended as repair could be cost prohibitive.
**B-INTERIORS**

**Observation #3**

WALL / CEILING FINISHES - Surface mounted electrical conduits and gyp soffits from old system left as is.

No action is recommended as repair could be cost prohibitive.

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**Observation #5**

WALL FINISHES - Boy's restrooms have been recently updated. Looks to be in good condition.

No action is required.
**Observation #6**

FLOOR FINISHES - Multi-Purpose Room flooring to be replaced in the next 5-7 years. Random scuffs, wear on flooring, and some seam issues.

Recommend removing and replacing in kind.

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**Observation #7**

FLOOR FINISHES - Kitchen flooring has significant wear and tear. Flooring is also discoloring.

Recommend removing and replacing when MP room flooring is replaced.
**Observation #11**

CEILING FINISHES - Ceiling tiles are stained in both kindergarten rooms around openings. Leak appears to be resolved.

Recommend applying stain blocker and paint ceilings.

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**Observation #12**

OPENINGS - Staff notes deterioration of windows blinds throughout campus, and repairs made in-house as needed. Staff estimates 1 to 2 years maximum of additional use.
**C-SERVICES**

**Observation #1**

HVAC SYSTEMS - EMS network system needs updating; still on dial-up modem.

Remove and replace with updated system.

**Observation #2**

LINE VOLTAGE - Switchgear is original and outdated. Breakers are no longer available.

Recommend remove and replace with updated equipment.

**Observation #8**

HVAC SYSTEM - Missing ceiling fans in this room only (Room KB - Kindergarten B).

Recommend replacing fan for ventilation.

**Observation #10**

LINE VOLTAGE - Remove unused and abandoned 220 service in play area. Hazardous condition.
E-OTHER BUILDING CONSTRUCTION

Observation #9

ADA COMPLIANCE - Office storage area needs to be reconfigured to accommodate ADA staff restrooms and nurse rest room. Approx. 400 SF.
MEMORANDUM

TO: Jon Anderson
FROM: Tom Duval
DATE: January 23rd, 2014
PROJECT: Oakview Community Elementary School
SUBJECT: Master Plan Assessment Report
PROJECT NO.: 131020

Dear Jon,

On January 23rd, 2014 I performed an on-site assessment of the mechanical and plumbing systems at Oakview Community Elementary School with Tom Brennan and Mike Milo of SJUSD. Following are our observations:

1. EMS is an antiquated Johnson system for the whole campus. District wants to change it out to a new Johnson system. Can no longer get parts for this old Johnson system.

2. The Classroom buildings, Admin, and Multipurpose are served by 2000 Trane rooftop packaged gas/elec units. These units are 14 years old. Generally this equipment will last 15-18 years with good maintenance, so it is nearing the end of its life expectancy.

3. Several rooftop units appear to be too close to the edge of the roof, which is a Code and OSHA violation. Safety rails need to be installed.

4. There is a lot of rooftop ductwork at this campus, and there have been leaks over the years. They have been repaired, but continue to show up from time to time.

5. The Speech room is served by a small mini-split unit, appears in decent condition.

6. The Kitchen is served by a Reznor makeup air unit, appears to be 2000 and decent condition.

7. Portables 19, 20, 24, 25 are served by 2002 Bard heat pumps. These units appear in decent condition.

8. Portables 21, 22, 23 are served by 1998 Bard gas/elec units. At 16 years old these units are near the end of their expected life.

9. Most Bathroom plumbing fixtures are in good condition.
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.

**OAKVIEW COMMUNITY ELEMENTARY SCHOOL**

The main switchboard at Oakview is fairly new, and located in a fenced enclosure at the back corner of campus with the SMUD transformer. The gear is 120/208V, in good condition, and likely adequate for a campus of this size. The MSB services the original campus 600A switchboard in the boiler room which is past serviceable life. Other older panels were observed at the MP building stage, admin storage, and custodial room. Newer panels, less than 20 years old have been added in custodial room, staff room, and speech room. Typical classrooms had multi-channel surface raceway mounted on two walls – some wings with older style metal raceway, some with newer WM5500. Exposed conduit is routed to surface box devices in some classrooms.

There is no parking lot lighting on this campus. Building mounted lights are older canopy lights, CFL or HPS, in fair or worse condition. many are HID that have been retrofitted with spiral CFL lamps, which violates the UL listing of the fixture. Lighting in classrooms varies in each wing, surface mounted wraps, old style pendants, and recessed 2x4 troffers – all older, but retrofitted with T8 lamps. Some classrooms have ceiling fans. Newer recessed 1x4s observed in Admin wing. The MP room has surface mounted 2x4 with T8 lamps and wire cage, and a Wattstopper LCP with low voltage control switches. Typical classrooms include an Occupancy sensor and multi-level line voltage switches at the entry. Observed vandal resistant LED exit lights and emergency fixtures at the MP room.
# San Juan Unified School District
## Measure N Assessment
### Oakview Community Elementary School
### February 13, 2014

<table>
<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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<tbody>
<tr>
<td></td>
<td>Utility Service, Main Switchboard</td>
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<tr>
<td></td>
<td>Distribution Panels, Panels, Transformers</td>
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<td></td>
<td>Receptacles / Branch Circuiting</td>
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<tr>
<td>Weighted Average Score: Power Distribution System</td>
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<tr>
<td>Lighting &amp; Controls: Function and Condition</td>
<td>Site Lighting/Parking Lot</td>
<td>Building Exterior Lighting</td>
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<tr>
<td>Notes</td>
<td>Siemens MSB 120/208V &lt;20yrs adequate capacity in fenced enclosure back corner of campus with SMUD xfmr. 50+yrs 600A service in boiler room still active</td>
<td>Older panels 50+ yrs in admin storage, at stage, in custodial room. Newer panels &lt;20yrs in speech room, break room</td>
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