Magnolia Public Schools provides a college preparatory educational program emphasizing science, technology, engineering, and math in a safe environment that cultivates respect for self and others.
Old Orangevale Elementary School
(Reuse as Pacific Technology Center)

Description: Construction Date: 1937
Total Square Feet of Floor Space: 27,277
Acres: 6.81

Address: 6550 Filbert Avenue Orangevale, CA 95662

Generated on: 7/11/13

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: - Orangevale (Physical Assessment Report)
- Orangevale Updated (Physical Assessment Report)
Floor Plan
A-SHELL

Observation #36
ROOF COVERINGS - Wood fascia deteriorating.
Recommend replacing wood fascia.

Observation #37
OPENINGS - Door paint is very faded. Stairway is not ADA compliant.
Recommend adding ADA compliant handrails (not an accessible exit).

Observation #39
OPENINGS - Door jambs damaged.
Recommend replacing door jambs.
Observation #40

OPENINGS - Door damaged.

Recommend replacing doors.

Observation #43

WALL FINISHES - Siding of relocatable restroom is different colors and recently repaired.

Recommend painting all exterior walls of building.

Observation #45

WALL FINISHES - Relocatable classroom building currently being painted.

Recommend no action.
**Observation #47**

ROOF COVERINGS - Paint on roof fascia is peeling.

Recommend no action; relocatable classroom building is being painted.

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**Observation #48**

WALL FINISHES – Walls have holes in them.

Recommend patching holes and painting exterior of building.

OPENINGS – Single pain windows.

Recommend replacement of windows with more energy efficient systems.

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**Observation #49**

OPENINGS - Door deteriorating.

Recommend replacing door.
Observation #50
OPENINGS - 2 sets of newer windows.
Recommend no action. If window systems campus wide get updated these as well should be updated.

Observation #51
OPENINGS - Window frames have paint peeling off.
Recommend paint stripping and repainting.
WALL FINISHES - Paint on wall deteriorating and peeling off.
Recommend paint stripping and repainting.

Observation #52
WALL FINISHES - Stucco finish is cracking.
Recommend crack repair and painting of all exterior walls.
Observation #53
OPENINGS - Wood window sill is deteriorating.
Recommend paint stripping and repainting.

Observation #54
WALL FINISHES - Multiple paint colors on exterior of building.
Recommend painting all exterior walls of the building.

Observation #60
OPENINGS - Metal security screen over window in door.
Recommend replacement of door without window.
Observation #63

STRUCTURE - Awning structural supports have paint deteriorating. Typical condition over entire school site.

Recommend paint stripping and repainting.

Observation #64

WALL FINISHES - Base of building wall damaged.

Recommend refinishing the base of the wall.

Observation #65

WALL FINISHES - Paint damaged along walls. Typical at all buildings on school site.

Recommend painting exterior building throughout the school site.
Observation #69

OPENINGS - Rubber door threshold.

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

Observation #70

OPENINGS - Rubber door threshold.

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

Observation #71

ROOF COVERINGS - Ceiling finish is cracked.

Recommend repairing cracks and painting.
Observation #73

OPENINGS - Door is damaged and deteriorating.

Recommend replacing door.

Observation #74

OPENINGS - Metal security screens over windows. Windows have both wood and aluminum sills.

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

Observation #76

OPENINGS - Translucent glazing at bottom panels of restroom windows.

Recommend replacement of windows with more energy efficient systems and redesign a more appropriate opening for restrooms.
Observation #81

OPENINGS - Door damaged with a dent.

Recommend replacement of door.

Observation #83

OPENINGS - Rubber door threshold all doors; K, 14, 15, & 16.

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

Observation #84

OPENINGS - Door jambs damaged at doors; K, 14, 15, & 16.

Recommend removal and installation of a new metal screen that matches other screens on school site. Keep it consistent.
Observation #86
OPENINGS - Single pane glazing throughout school site.
Recommend replacement of windows with more energy efficient systems.

Observation #87
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 #90
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 #92

ROOF COVERINGS - Wood fascia is deteriorating.

Recommend replacing deteriorating fascia.

Observation #93

WALL FINISHES - Stucco on corner is chipping off/deteriorating.

Recommend repairing stucco and adding wrap-around handrail to protect corner.

Observation #94

WALL FINISHES - Relocatable building walls are damaged.

Recommend replacing t-111 siding on portable where needed and painting.
Observation #95

OPENINGS - Door is very faded and needs paint.  
Recommend painting of the door along with the entire building.

Observation #99

OPENINGS - Window broken and covered with plywood.  
Recommend replacement of windows with more energy efficient systems.

Observation #104

WALL FINISHES - Stucco finish is cracked.  
Recommend repairing cracks and painting building.
**Observation #105**

OPENINGS - Door jamb and surround are damaged.

Recommend replacing door jamb, surround, and paint.

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**Observation #106**

WALL FINISHES - Wood on building shell is deteriorating.

Recommend replacing exterior wood casing.
B-INTERIORS

Observation #109

FLOOR FINISHES - Stained and damaged carpet and VCT tiles.
Recommend replacing both VCT and carpet flooring in-kind.

WALL FINISHES - Wall base missing. Walls damaged.
Recommend replacing wall base.
Recommend repairing walls and painting.

CEILING FINISHES - Strip molding missing.
Recommend replacing the molding.

OPENINGS - Single pane glazing. Window mounted air conditioning unit. Door jamb scratched.
Recommend replacement of windows with more energy efficient systems.
Recommend repairing and painting door jamb.
Recommend removal of window mounted HVAC unit and redesign HVAC system.

Observation #110

FLOOR FINISHES - Carpet is old and deteriorating.
Recommend replacing carpet in-kind.
Observation #112

FLOOR FINISHES - Sheet vinyl is stained.
Recommend replacing sheet vinyl in-kind.

WALL FINISHES - Paint on walls is damaged and there is exposed wiring coming out from the walls.
Recommend painting all interior walls.
Recommend relocating wiring to a more secure location.

CEILING FINISHES - Glued on acoustic ceiling tiles coming loose and strip molding is missing.
Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.

Observation #113

FLOOR FINISHES - VCT floor in bad condition and repaired with non-matching tiles.
Recommend replacing VCT flooring in-kind.

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

OPENINGS - Door jamb in bad condition.
Recommend repairing damaged door jambs.
**Observation #114**

FLOOR FINISHES - Terrazzo tile floor is stained.

Recommend replacing terrazzo flooring with a seamless flooring system only if stains are unable to be removed.

CEILING FINISHES - Glued on acoustic ceiling tiles are damaged.

Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.
**Observation #116**

FLOOR FINISHES - Carpet and VCT flooring is stained. Similar in room 6 & 7. Recommend replacing both VCT and carpet flooring in-kind.

WALL FINISHES - Walls damaged and wall base is missing. Similar in room 6 & 7. Recommend repairing and painting walls. Recommend replacing wall base.

CEILING FINISHES - Glued on acoustic ceiling tiles are coming loose and are stained. Similar in room 6 & 7. Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.

OPENINGS - Door jamb scratched and damaged. Door is also scratched. Similar in room 6 & 7. Recommend repairing or replacing damaged door jambs.
**Observation #118**

WALL FINISHES - Walls stained.
Recommend painting all interior walls.

CEILING FINISHES - Ceilings stained.
Recommend painting interior ceiling.

OPENINGS - Door jambs damaged and door scratched.
Recommend repairing or replacing damaged door jambs.

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**Observation #119**

FLOOR FINISHES - Terrazzo floor is stained.
Recommend replacing terrazzo flooring with a seamless flooring system only if stains are unable to be removed.

WALL FINISHES - Wall base deteriorating and walls has large holes in it from restroom fixture being removed.
Recommend repairing holes in wall and repairing finishes.

CEILING FINISHES - Ceiling damage from a change in light fixtures.
Recommend painting ceiling.

OPENINGS - Scratches on door jambs.
Recommend painting door jambs.
Observation #120

FLOOR FINISHES - Carpet is stained. No VCT in this room. Similar in room #9.

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

Observation #121

FLOOR FINISHES - New carpet being installed.

Recommend no action.

WALL FINISHES - Walls are pink. No wall base.

Recommend installation of wall base. (Might be installed with current project)

Recommend painting all interior walls (not pink).

Observation #122

FLOOR FINISHES - New carpet being installed.

Recommend no action.
**Observation #123**

FLOOR FINISHES - Carpet and VCT flooring stained and damaged. Similar in room #15.
Recommend replacing VCT and carpet flooring in-kind.

WALL FINISHES - Walls damaged from previously mounted items. Similar in room #15.
Recommend repair and painting of all interior walls.

CEILING FINISHES - Glued on acoustic ceiling tiles are coming loose. Similar in room #15.
Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.

**Observation #126**

OPENINGS - Door jamb scratched and damaged. Single pane glazing throughout. Similar in all rooms of entire school campus.
Recommend repairing and painting door jambs.

Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.
Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.
**Observation #127**

FLOOR FINISHES - Stained and damaged VCT and carpet flooring.

Recommend replacing carpet and VCT flooring in-kind.

WALL FINISHES - Walls damaged for previously mounted items.

Recommend repairing and painting walls.

CEILING FINISHES - Ceiling tiles damaged, coming loose, and the repaired loose tiles have been screwed in.

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

OPENINGS - Paint on door in bad condition.

Recommend painting of the door.

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**Observation #132**

FLOOR FINISHES - Carpet badly stained.

Recommend replacing carpet flooring in-kind.
Observation #135

FLOOR FINISHES - Sheet vinyl is stained.

Recommend replacing sheet vinyl in-kind only if stains are unable to be removed.

Observation #136

FLOOR FINISHES - Carpet is stained, worn, and deteriorating.

Recommend replacing carpet flooring in-kind.

WALL FINISHES - Walls are scuffed and scratched.

Recommend repairing and painting of all interior walls.
Observation #137

FLOOR FINISHES - Carpet is stained, deteriorating, and damaged.
Recommend replacing carpet flooring in-kind.

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

CEILING FINISHES - Ceilings damaged.
Recommend repairing ceilings.

OPENINGS - Wood door is not very sturdy.
Recommend replacing doors.

Observation #139

Room is padlocked.

Observation #140

FLOOR FINISHES - VCT flooring is stained.
Recommend replacing all VCT flooring.

Observation #141

Restroom gated and padlocked.
Observation #143

FLOOR FINISHES - Carpet is old and deteriorating.
Recommend replacing carpet in-kind.

WALL FINISHES - Walls are scratched, dented, and chipped.
Recommend changing wall finish from wood panel to painted gyp. walls.

Observation #144

FLOOR FINISHES - Carpet is old and deteriorating.
Recommend replacing carpet in-kind.

WALL FINISHES - Walls are scratched, dented, and chipped.
Recommend changing wall finish from wood panel to painted gyp. walls.

CEILING FINISHES - Ceiling tile is missing.
Recommend replacing ceiling tiles.

OPENINGS - Single pane glazing. Door and door jambs scratched and chipped paint.
Recommend replacing doors and jambs.
Observation #146

FLOOR FINISHES - Stained VCT.

Recommend replacing VCT flooring in-kind.

Observation #147

FLOOR FINISHES - Carpet is old and deteriorating.

Recommend replacing carpet in-kind.

WALL FINISHES - Walls are scratched, dented, and chipped.

Recommend changing wall finish from wood panel to painted gyp. walls.
**Observation #148**

FLOOR FINISHES - Carpet is old and deteriorating.

Recommend replacing carpet in-kind.

WALL FINISHES - Walls have holes in them as well as scratches and dents.

Recommend repairing walls and then painting all interior walls.

CEILING FINISHES - Molding missing at ceiling joint.

Recommend replacing the missing molding.

**Observation #150**

OPENINGS - Door and door jambs scratched and chipped paint.

Recommend painting door and door jambs.

**Observation #151**

OPENINGS - Single pane glazing. Typical throughout school site.

Recommend replacement of windows with more energy efficient systems.
Observation #152

FLOOR FINISHES - Carpet is old and deteriorating.  
Recommend replacing carpet in-kind.

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

OPENINGS - Door and door jambs scratched and chipped paint.  
Recommend painting door and door jambs.

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Observation #154

WALL FINISHES - Hole in wall covered with plywood. Damage from previously installed wall mounted fixture.  
Recommend repairing hole in wall with in-kind materials and paint.
**Observation #156**

FLOOR FINISHES - Ceramic floor tiles are stained. Similar in adjacent girl’s restroom. Recommend replacing ceramic tile flooring in-kind.

WALL FINISHES - Cracks in walls. Paint is also damaged on walls. Similar in adjacent girl’s restroom. Recommend repairing cracks in the walls and then painting all interior walls.

OPENINGS - Transition strip missing.

Recommend replacing transition strip.

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**Observation #158**

FLOOR FINISHES - Carpet is old and deteriorating.

Recommend replacing carpet in-kind.

WALL FINISHES - Painted walls are scratched, dented, and chipped.

Recommend repairing walls and then painting all interior walls.
Observation #159

FLOOR FINISHES - VCT and carpet flooring deteriorating.
Recommend replacing VCT and carpet flooring in-kind.

WALL FINISHES - Walls damaged. Molding is missing over connection joint.
Recommend replacing molding at connection joint, repairing damaged tackable wall surface, and rubber molding at base.

CEILING FINISHES - Stained ceiling tiles.
Recommend replacing stained 2x4 ceiling tiles in-kind.

Observation #160

FLOOR FINISHES - New carpet and sheet vinyl being installed.
Recommend no action.

WALL FINISHES - Glued on acoustic tile on wall is damaged.
Recommend replacing acoustical tiles with acoustical panels.

CEILING FINISHES - Glued on acoustic ceiling tiles are coming loose.
Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.
Observation #162

FLOOR FINISHES - Wood floor needs to be refinished.

Recommend refinishing wood floors.

Observation #163

FLOOR FINISHES - Wood on stage floor damaged. Under stage storage access doors are also damaged and deteriorating.

Recommend refinishing stage floor.

Recommend replacing under stage access doors only if unable to repair.

Observation #166

FLOOR FINISHES - Concrete stained with pad and carpet placed loosely over concrete.

Recommend removal of carpet and refinishing concrete.
**Observation #167**

FLOOR FINISHES - Stained sheet vinyl flooring.
Recommend replacing sheet vinyl in-kind only if unable to remove stains.

WALL FINISHES - Stained FRP.
Recommend replacing stained FRP in-kind only if stains are unable to be removed.

CEILING FINISHES - Rust on t-bar ceiling grid.
Recommend replacing t-bar grid.

OPENINGS - Paint on interior side of door severely deteriorating.
Recommend painting door.

**Observation #168**

FLOOR FINISHES - Stained and damaged sheet vinyl flooring. Repaired with VCT.
Recommend replacing sheet vinyl flooring in-kind.

WALL FINISHES - Stained FRP. CEILING
Recommend replacing stained FRP in-kind only if stains are unable to be removed.

FINISHES - Rust on t-bar ceiling grid.
Recommend replacing t-bar grid.

**Observation #172**

Could not get into kitchen.
C-SERVICES

Observation #75
SITE UTILITIES - Rainwater gutter empties onto site asphalt. No area drain. 5 of this condition along this wing.
Recommend installing area drains.

Observation #85
SITE UTILITIES - Rainwater gutter empties onto site asphalt. No area drain. 5 of this condition along this wing.
Recommend installing area drains.

Observation #130
DOMESTIC PLUMBING - Plumbing fixtures removed.
Recommend no action based on current room use.
D-EQUIPMENT AND FURNISHINGS

Observation #111

BUILT-IN CASEWORK - Casework is old and deteriorating.

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

Observation #115

BUILT-IN CASEWORK - Casework is old, deteriorating, and not accessible. Similar in rooms; 6-12.

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

Observation #117

BUILT-IN CASEWORK - Casework is old and deteriorating. Similar in rooms; 6-12.

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. Similar in room #15.

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

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**Observation #125**

BUILT-IN CASEWORK - Casework is old and deteriorating. Similar in room #15.

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

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**Observation #128**

BUILT-IN CASEWORK - Casework is old and deteriorating.

Recommend removal of existing casework for new, accessible, and more space efficient casework.
**Observation #129**

BUILT-IN CASEWORK - Casework is old and deteriorating.

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

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**Observation #131**

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

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

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**Observation #134**

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

Recommend removal of existing casework for new, accessible, and more space efficient casework.
**Observation #138**

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

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

**Observation #142**

BUILT-IN CASEWORK - Casework is old and deteriorating.

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

**Observation #145**

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

Recommend removal of existing casework for new, accessible, and more space efficient casework.
**Observation #149**

BUILT-IN CASEWORK - Casework is old and deteriorating.

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

![Image](image1.png)

**Observation #153**

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

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

![Image](image2.png)

**Observation #155**

BUILT-IN CASEWORK - Casework is old and deteriorating.

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

![Image](image3.png)
Observation #161

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

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

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Observation #170

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

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

Observation #38

ADA COMPLIANCE - Drinking fountain not compliant.

Recommend installation of compliant drinking fountains.

Observation #41

ADA COMPLIANCE - Restroom door signage missing on all 3 restroom doors.

Recommend replacing accessibility signs.

Observation #56

LIFE SAFETY - Handrails look to be non-compliant to code.

Recommend replacing with ADA compliant handrails.
**Observation #58**

LIFE SAFETY - Handrails look to be non-compliant to code.

Recommend replacing with ADA compliant handrails.

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**Observation #67**

ADA COMPLIANCE - Slope not ADA compliant. No railings.

Recommend placing ADA compliant handrails.

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**Observation #68**

ADA COMPLIANCE - Slopes not ADA compliant.

Recommend replacing concrete walk.
Observation #79

ADA COMPLIANCE - Drinking fountains not ADA compliant.
Recommend installation of compliant drinking fountains.

Observation #101

LIFE SAFETY - No handrails.
Recommend placing ADA compliant handrails.

Observation #108

ADA COMPLIANCE - Handrails not ADA compliant.
Observation #133

ADA COMPLIANCE - Drinking fountains not ADA compliant.

Recommend installation of compliant drinking fountains.

Observation #157

ADA COMPLIANCE - Non compliant entry.

Recommend removing "privacy wall" or redesigning entry.

Observation #164

ADA COMPLIANCE - Handrail not compliant.

Recommend replacing with ADA compliant handrails.
Observation #165
ADA COMPLIANCE - Drinking fountains not ADA compliant.
Recommend installation of compliant drinking fountains.

Observation #169
ADA COMPLIANCE - Restroom is not ADA compliant.
Recommend restroom redesign.

Observation #171
ADA COMPLIANCE - Check for compliance.
Recommend restroom redesign.
**Observation #173**

ADA COMPLIANCE - Non compliant slope without handrails.

Recommend adding compliant handrail.

![Image](image1.png)

**Observation #174**

ADA COMPLIANCE - Check compliance of slope with handrails.

Recommend adding compliant handrail.

![Image](image2.png)

**Observation #175**

ADA COMPLIANCE - Restroom fixtures and stall sizes are not ADA compliant.

Recommend restroom redesign.

![Image](image3.png)

**Observation #176**

ADA COMPLIANCE - Restroom fixtures and stall sizes are not ADA compliant.

(No photo – similar to observation #175)

Recommend restroom redesign.
F-BUILDING SITE WORK

Observation #13

HARDSCAPE - Asphalt parking/drop-off is deteriorating.

Recommend replacing asphalt paving on site in-kind.

Observation #14

HARDSCAPE - No sidewalk.

Recommend adding sidewalk.

Observation #15

HARDSCAPE - Site concrete deteriorating at staircase.

Recommend replacing concrete stairs.

SITE DEVELOPMENT - No handrails for stairs and ramp handrails are not ADA compliant.

Recommend replacing handrail at stairs and adding handrails at staircase.
Observation #16

SITE DEVELOPMENT - Staircase deteriorating and handrails don't meet code.

Recommend replacing both stairs and handrails in-kind.

Observation #30

HARDSCAPE - Concrete staircase nosing is chipped. Retaining wall vandalized and painted a color that does not match.

Recommend adding beveled metal nosing on staircase treads or replace in-kind.

Recommend painting retaining wall one consistent color.

SITE DEVELOPMENT - Handrails are not ADA compliant.

Recommend replacing handrails with ADA compliant handrails.

Observation #31

HARDSCAPE - Large deteriorating asphalt slope.

Recommend site redesign to eliminate slope.
**Observation #32**

Site Development - Wood stage at amphitheater is deteriorating.

Recommend replacing wood with concrete stage.

![Observation #32 Image]

**Observation #33**

SITE DEVELOPMENT - Amphitheater not used and in deteriorating condition.

Recommend redesigning amphitheater to meet ADA guidelines.

![Observation #33 Images]

**Observation #34**

HARDSCAPE - Concrete pads for circular benches.

Recommend removal of concrete pads or utilize them for circular benches.

![Observation #34 Image]
**Observation #35**

SITE DEVELOPMENT - Ramp handrails deteriorating and need paint.

Recommend replacing handrails with those that are compliant.

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**Observation #42**

SITE DEVELOPMENT - Relocatable ramp walkway is deteriorating.

Recommend adding non-slip surface to ramp. Current surface is deteriorating.

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**Observation #44**

SITE DEVELOPMENT - Asphalt paving mound 8" high.

Recommend no action until figuring out why.
Observation #46

SITE DEVELOPMENT - Handrails on relocatable building have been removed to that the building can be painted.

Recommend replacing existing handrails after painting is completed.

Observation #55

HARDSCAPE - Site concrete has patchwork repairs.

Recommend replacing site concrete in-kind throughout.

Observation #57

HARDSCAPE - Site concrete has patchwork repairs and is cracking.

Recommend replacing site concrete in-kind throughout.
**Observation #59**

HARDSCAPE - Site concrete has numerous cracks throughout.

Recommend replacing site concrete in-kind throughout.

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**Observation #61**

HARDSCAPE - Asphalt paving in this corridor is deteriorating badly as it is in other corridors.

Recommend replacing asphalt on site in-kind or with concrete.

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**Observation #62**

HARDSCAPE - Asphalt paving in this corridor is deteriorating badly as it is in other corridors.

Recommend replacing asphalt on site in-kind or with concrete.

SITE DEVELOPMENT - Wood planter boxes are not in good condition.

Recommend replacing wood with concrete planters.
**Observation #66**

SITE DEVELOPMENT - Concrete and wood wall has paint and wood deteriorating.

Recommend removal of wood from concrete wall and paint.

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**Observation #72**

SITE UTILITIES - Pipes protruding from the ground. Trip hazard.

Recommend moving to landscaped area.

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**Observation #77**

LANDSCAPE - Lawn is dead.

Recommend verification of sprinkler system coverage and adjust as required or installation of additional sprinkler heads.
Observation #78

LANDSCAPE - Lawn is dead.

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

Observation #80

HARDSCAPE - Site concrete has numerous cracks throughout.

Recommend replacing site concrete in-kind throughout.

Observation #82

HARDSCAPE - Asphalt paving in this corridor is deteriorating badly as it is in other corridors.

Recommend replacing asphalt on site in-kind or with concrete.
**Observation #88**

HARDSCAPE - Asphalt paving in this corridor is deteriorating badly as it is in other corridors.

Recommend replacing asphalt on site in-kind or with concrete.

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**Observation #89**

SITE DEVELOPMENT - Play equipment not suitable for kinders.

Recommend no action. Site is not utilizing school for use of this area.

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**Observation #91**

HARDSCAPE - Site concrete has numerous cracks and edge is chipped.

Recommend replacing site concrete in-kind throughout.
Observation #96

HARDSCAPE - Asphalt walkway is deteriorating badly.
Recommend replacing asphalt on site in-kind or with concrete.

Observation #97

SITE DEVELOPMENT - Wood benches throughout site are deteriorating.
Recommend replacing wood benches with a more durable product.

Observation #98

HARDSCAPE - Site concrete has been ground down to alleviate trip hazard from uplift.
Recommend replacing site concrete in-kind throughout.
Observation #100
HARDSCAPE - Concrete walkway is too narrow for path of travel.

Observation #102
LANDSCAPE - Lawn is dead.
Recommend verification of sprinkler system coverage and adjust as required or installation of additional sprinkler heads.

Observation #103
LANDSCAPE - Garden not being utilized.
Recommend removal if not be used.
**E-OTHER BUILDING CONSTRUCTION**

**Observation #9**

ADA COMPLIANCE - Stairway not ADA compliant.

Recommend replacing concrete staircase in-kind.

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**Observation #**

ADA COMPLIANCE - Ramp not ADA compliant.

Recommend site entry redesign or adding compliant handrail.
F-BUILDING SITE WORK

Observation #1

HARDSCAPE - There is no sidewalk.

Recommend adding a sidewalk for safety.

Observation #2

HARDSCAPE - Parking lot asphalt is cracking and deteriorating due to age and tree root growth.

Recommend tree root mitigation and replace asphalt parking lot in-kind.

Observation #3

HARDSCAPE - Asphalt parking lot has numerous cracks throughout and deteriorating.

Recommend replacing asphalt parking lot in-kind.
**Observation #4**

HARDSCAPE - Site concrete has numerous cracks throughout.

Recommend replacing site concrete in-kind.

![Concrete with cracks](image1.jpg)

**Observation #5**

SITE DEVELOPMENT - Large pedestal for a monument?

Recommend removal of pedestal.

![Monument pedestal](image2.jpg)

**Observation #6**

SITE DEVELOPMENT - Wood benches throughout site are deteriorating.

Recommend replacing wood benches on site with a product that is more durable.

![Deteriorating benches](image3.jpg)
**Observation #7**

LANDSCAPE - Lawn is patchy.

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

**Observation #8**

HARDSCAPE - Site concrete is cracked and there is a raised area in the center which is a trip hazard.

Recommend replacing site concrete in-kind.

**Observation #10**

HARDSCAPE - No sidewalk.

Recommend adding sidewalk for student safety.
Observation #11

SITE DEVELOPMENT - Ramp handrails need paint.

Recommend painting handrails.

Observation #12

HARDSCAPE - Asphalt surface is deteriorating.

Recommend replacing asphalt surface lot in-kind.

Observation #17

LANDSCAPE - Play fields are uneven and the condition of the grass varies greatly throughout the field.

Recommend verification of sprinkler system coverage and adjust as required or installation of additional sprinkler heads.
**Observation #18**

ATHLETIC STRUCTURES - Baseball/Softball backstop in bad, deteriorating condition.

Recommend replacing wood backstop in-kind are with a more durable material.

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**Observation #19**

LANDSCAPE - Play fields are uneven and the condition of the grass varies greatly throughout the field.

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

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**Observation #20**

LANDSCAPE - Infield of baseball/softball field has grass/weeds growing in it.

Recommend weed/grass abatement at infield.
Observation #21

ATHLETIC STRUCTURES - All 6 soccer goals have paint that is peeling.

Recommend painting of soccer goals if being used.

Observation #22

HARDSCAPE - Play surface at ball wall has cracks.

Recommend replacing concrete pad at ball wall with additional expansion joints.

Observation #23

ATHLETIC STRUCTURES - Ball wall is deteriorating.

Recommend replacing wood ball wall with a more durable material.
Observation #24

SITE DEVELOPMENT - Sand play surface should be switched out to wood chips like in adjacent play area. Weed control needed.

Recommend weed abatement and removal of sand in place for wood chips.

Observation #25

HARDSCAPE - Asphalt play surface has numerous cracks and is deteriorating.

Recommend replacing asphalt play surface in-kind throughout site.

Observation #26

ATHLETIC STRUCTURES - Basketball standards have safety paint that is peeling off.

Recommend replacing basketball standards.
Observation #27

SITE DEVELOPMENT - No secure trash enclosure.

Recommend construction of a secure trash enclosure.

Observation #28

HARDSCAPE - Asphalt play surface has numerous cracks, weeds are growing in those cracks, and is deteriorating.

Recommend replacing asphalt play surface in-kind throughout.

Observation #29

ATHLETIC STRUCTURES - Basketball standards not appropriate size.

Recommend replacing basketball standards.