Learning by doing, the mission of the ORANGEVALE OPEN K-8 COMMUNITY is to cultivate in all students the CURIOSITY that leads to CREATIVITY, LIFELONG LEARNING, and RESPONSIBLE citizenship by connecting MEANINGFUL experiences to individual passions and MOTIVATION in a trusting, collaborative environment.
Orangevale Open School

Description: Year Built: 1952
Total Square Feet of Floor Space: 31,526
Acres: 15.2

Address: 5630 Illinois Ave. Fair Oaks, CA 95628

Generated on: 6/27/13

Building stages: - Facilities Assessment Report

Building trades: - A-SHELL
- B-INTERIOR
- C-SERVICES
- D-EQUIPMENT AND FURNISHINGS
- E-OTHER BUILDING CONSTRUCTION
- F-BUILDING SITE WORK

Stakeholder:

Drawings: - Orangevale Open (Roberts) (Facilities Assessment Report)
- Orangevale Open (Roberts)_AERAS-INT (Facilities Assessment Report)
- Orangevale Open_2013 (Facilities Assessment Report)
Floor Plan
**A-SHELL**

**Observation #12**

WALL FINISH - Exterior of walk in freezer is broken wood slats for ventilation.

Recommend new wall with code compliant metal louvers for freezer ventilation.

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**Observation #23**

OPENINGS - Single Pane wood windows, typical throughout campus.

Recommend new double pane window system with operables throughout all buildings.

ROOF COVERINGS - Excessive abandoned conduit on building exterior.

Recommend removal of abandoned conduit and reroute of conduit to roof.
**Observation #6**

OPENINGS - Clerestory windows are behind drop ceiling. No natural light in media center.

Recommend removal of drop ceiling and restoration of clerestory windows.

**Observation #9**

FLOOR FINISH - Asbestos VCT flooring in kitchen is old and peeling.

Recommend replacement of kitchen flooring.

**Observation #14**

CEILING FINISH - Stained ceiling tiles from prior leak in roof.

Recommend replacement of ceiling tiles as needed.
C-SERVICES

Observation #15

DOMESTIC PLUMBING - Sink is old and noncompliant in art room.

Recommend to compliant art sink.

Observation #17

HVAC - Staff lounge has range without hood.

Recommend new hood for kitchenette.

Observation #21

LINE VOLTAGE - Electrical in admin is old and causes fuses to blow.

Recommend overhaul of admin building electrical.
D-EQUIPMENT AND FURNISHINGS

Observation #16
CASEWORK - Kitchenette is not to code and casework and countertops are old and damaged.
Recommend all new casework for staff lounge.

Observation #20
CASEWORK - Cracked and peeling laminate and damaged casework from 1950's typical of all classrooms.
Recommend new countertops and casework in all classrooms.
E-OTHER BUILDING CONSTRUCTION

Observation #7

LIFE SAFETY - No windows in offices.
Add windows or return to storage rooms.
ADA - No code compliant clearances in media center offices.
Recommend reconfiguration of office space.

Observation #8

ADA - Staff restrooms are too small and doors are too small for required clearances. Typical of all staff restrooms campus wide.
Recommend new staff restrooms campus wide.

Observation #10

ADA - Non accessible drinking fountains both interior and exterior. Typical campus wide. Approx. 10 units.
Recommend placement of all drinking fountains.
Observation #13

ADA - Noncompliant exit stairs at MP room.
Recommend replacement of stairs with code compliant stairs or ramp.

Observation #19

LIFE SAFETY - MP room is too small for middle school program and does not have accessible clearances for number of people who use it.
Recommend new MP building and music room to accommodate overload.

Observation #22

ADA - Student restrooms not to code. Restrooms to be redone under measure J, summer 2014.
**F-BUILDING SITE WORK**

**Observation #11**

SITE DEVELOPMENT - Trash enclosure has no gate and is directly in from of the drop off area.

Recommend relocation of trash enclosure.

**Observation #18**

LANDSCAPE - Irrigation in quad is not working well.

Grass needs to be reseeded.

HARDSCAPE - No student pathways across quads.

Recommend new concrete pathways in quad and new grass.
E-OTHER BUILDING CONSTRUCTION

Observation #2
ADA - No sidewalk at front of school creates unsafe accessible conditions.
Recommend new sidewalk at front of school.

Observation #4
ADA - Noncompliant ramp and guardrails from library.
Recommend new ramp.

Observation #5
ADA - No accessible path to nature grove.
Recommend pathway to connect to DG nature grove path.
F-BUILDING SITE WORK

Observation #1

SITE DEVELOPMENT - Site drain in corner of campus is blocked.

Recommend overhaul of site drainage system in this area.

Observation #3

SITE DEVELOPMENT - No front perimeter fencing at school.

Recommend new perimeter steel fencing and gates for parking and accessible gates for pedestrians.