Louis Pasteur Fundamental Middle School, dedicated to promoting exceptional character, challenges and empowers our students to think critically and become confident leaders through committed partnerships and diverse instructional strategies in an inclusive and safe community.
Pasteur Middle School

Description: Year Built: 1964
               Total Square Feet of Floor Space: 67,298
               Acres: 23.63

Address: 8935 Elm Ave Orangevale, CA 95662

Generated on: 6/21/13

Building stages: - Physical Assessment Report

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

Stakeholder:

Drawings: - Pasteur (Physical Assessment Report)
          - Pasteur_2013 (Physical Assessment Report)
          - Pasteur_AREAS-INT (Physical Assessment Report)
**A-SHELL**

**Observation #9**

OPENINGS - Single pane aluminum window system without operables. Typical of all classrooms.

Recommend new double pane window system with operable windows in all classroom wings.

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**Observation #15**

WALL FINISHES - Excessive abandoned conduit on walls and underside of canopy.

Recommend removal of abandoned conduit.
B-INTERIOR

Observation #1

FLOOR FINISHES - Cracked and worn VCT.

Recommend replace flooring.

Observation #7

FLOOR FINISHES - Center of MP room floor is cracked and VCT is buckled.

Recommend repairing underlying concrete slab prior to replacement of VCT.

Observation #8

FLOOR FINISH - Cracked and worn flooring.

Recommend replacement of flooring.

Observation #19

FLOOR FINISH - Cracked VCT in classroom. Typical of 50% of classrooms on campus.

Recommend new floor finish in these rooms with excessive shifting of VCT tiles.
D-EQUIPMENT AND FURNISHINGS

Observation #3

CASEWORK - Some casework is old and slightly damaged.

Recommend replacement as needed. Approx. 20%.

Observation #16

KITCHEN TABLES - Worn wood food prep tables.

Recommend replacement with stainless steel prep tables for better sanitation.

Observation #18

CASEWORK - Old laminate countertops are worn. Worn finish and hardware on cabinets.

Recommend refurbishment of wooded casework and new countertops. Typical of all classrooms on campus.
E-OTHER BUILDING CONSTRUCTION

**Observation #2**

ADA - Staff restrooms are too small to meet ADA.

Recommend new larger restrooms.

**Observation #4**

LIFE SAFETY - Wood is blocking required exits. Need proper storage for wood shop.

Recommend new wood storage area outside of shop class.

**Observation #5**

ADA - Old communal sink does not meet current code.

Recommend replacement of sink.

**Observation #6**

ADA - Non-compliant drinking fountains, typical of campus. Approx. 10 units.

Recommend replacement of all drinking fountains to meet code.
Observation #12

ADA - Non compliant ramps and stairs leading to office. Under construction as part of measure J.

Observation #13

ADA - Non compliant ramp and walkway nears quad. All new amphitheater and ramps under construction as part of measure J.

Observation #17

ADA - Typical rubber door threshold does not meet current ADA standards.

Recommend new concrete at doors throughout campus.
F-BUILDING SITE WORK

Observation #14

SITE DEVELOPMENT - Old chain link fence at bike racks.

Recommend new steel secure bike storage areas.
Site Plan
E-OTHER BUILDING CONSTRUCTION

Observation #11

ADA – Non-compliant accessible parking spaces and non-compliant path of travel from parking and public right of way. Under construction as part of measure J.
F-BUILDING SITE WORK

Observation #10

SITE DEVELOPMENT - No perimeter fencing, access gates or parking gates. Under construction as part of measure J upgrades.
MEMORANDUM

TO: Jon Anderson
FROM: Tom Duval
DATE: January 23rd, 2014
PROJECT: Pasteur Middle 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 Pasteur Middle School with Tom Brennan and Mike Milo of SJUSD. Following are our observations:

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

2. Classroom buildings 200, 300, 400, 500, 600, 700 are served by 2001 McQuay unit ventilators located high on the classroom walls. These units are hot water heating and chilled water cooling from the 2 pipe system. They are in decent condition at 13 years old.

3. A 2001 McQuay water cooled chiller, 2001 Evapco cooling tower, and two 2001 Cleaver Brooks boilers provide 2-pipe hot and chilled water for the classroom buildings listed above. The chiller is in decent condition, but the cooling tower has had leaks and other problems and has been a big maintenance problem. It may need replacing, or at minimum re-conditioning. One boiler currently doesn’t run and need work, the other runs fine and handles the load.

4. The Admin building is served by two 2000 Carrier split system furnace systems. These systems appear in decent condition and have not had any problems, but at 14 years old they will be approaching the end of their life expectancy in the next few years.

5. The Multipurpose building is served by two 2000 Carrier gas/elec rooftop packaged units. These units are in decent condition, but at 14 years old they will be approaching the end of their life expectancy in the next few years.
6. The Woodshop is served by two old hot water unit heaters for heating, and a 2000 Carrier cooling-only rooftop packaged unit. This equipment is in somewhat poor condition and nearing the need for replacement.

7. The Band/Choir is served by two very old hot water unit heaters and a 2000 Carrier cooling-only rooftop packaged unit. This equipment is in somewhat poor condition and nearing the need for replacement.

8. Locker rooms and Coach’s Offices are heated only with very old hot water air handling equipment. The District would like cooling for the Coach’s Offices.

9. A 2000 Cleaver Brooks boiler provides the hot water for the Woodshop, Band/Choir, Locker Rooms, and Coach’s Offices. This boiler is in decent condition. However, the District would like to get rid of this hydronic heating system altogether and replace everything with new packaged gas/elec rooftop units.

10. Portables 103, 104, 105, 106 are served by 1999 Bard gas/elec which are in decent condition, but at 15 years old are nearing the end of their expected life. They also are not on the campus EMS and the District would like to get them on it.

11. Most Bathroom plumbing fixtures are old and ready for replacement.
MEMORANDUM

TO: JON ANDERSON  
FROM: DANNY MCKEVITT  
DATE: FEBRUARY 21, 2014  
PROJECT: SJUSD SITE ASSESSMENTS  
SUBJECT: LOUIS PASTEUR MIDDLE SCHOOL 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.

LOUIS PASTEUR MIDDLE SCHOOL

The main switchboard at Louis Pasteur is located in a fenced enclosure in the middle of a quad on the campus, it is less than 20 years old, 277/480V and in good condition. There is another large switchboard in the same area in a different fenced enclosure, but it is unclear how this is serviced. The original campus gear is located in a boiler room, and is obsolete. Panels observed around campus were typically older, including panels in a closet in the admin, at the MP room stage, wood shop, the kitchen, and in several classrooms. Newer panels have been added in classrooms to serve surface raceway and power poles. Typical classrooms have multi-channel surface raceway mounted on two walls. Science labs included fairly new cord reels. Power poles have been removed in a computer lab but the surface raceway feeding it remains. Receptacles with GFCI protection observed in typical labs that have been recently updated, but no GFCI protection at outlet near a sink in the kitchen.

The parking lot lighting is new, and consists of a single pole with 4 LED heads, and another pole with 2 LED heads. This does not likely provide even illumination. Building mounted lights are mostly old CFL or HPS wallpacks with lenses that have turned yellow; new LED lighting has been added at restroom alcoves that does not appear to provide adequate lighting. Lighting in classrooms and the admin wing consists of surface fluorescent with T8 lamps, not in good condition. The MP room has surface mounted 2x2 with biax lamps and inefficient prismatic lens. Lighting control throughout campus is via old Wattstopper LCPs with some line voltage switches, did not observe occupancy sensors on this campus. We observed district standard vandal resistant LED exit lights in recently renovated labs and other classrooms, and at the MP room which also has emergency lighting.
## San Juan Unified School District
### Measure N Assessment

**Louis Pasteur Middle School**

**February 13, 2014**

### Power & Distribution: Function and Condition

<table>
<thead>
<tr>
<th>Scope</th>
<th>Condition</th>
<th>Efficiency</th>
<th>Urgency</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Utility Service, Main Switchboard</td>
<td>3</td>
<td>N/A</td>
<td>1.3</td>
<td>MSB in fenced enclosure in middle of campus in new condition, original gear in boiler room. Cannot determine purpose of second enclosure w/dist board.</td>
</tr>
<tr>
<td>Distribution Panels, Panels, Transformers</td>
<td>2</td>
<td>N/A</td>
<td>1.7</td>
<td>Newer dist panel in fenced enclosure in middle of campus, older panels 40+ yrs in kitchen (breakers trip often), admin, stage, wood shop. New panel at classroom for WM.</td>
</tr>
<tr>
<td>Receptacles / Branch Circuiting</td>
<td>3</td>
<td>N/A</td>
<td>1.0</td>
<td>WM 5500 in classrooms and labs, GFCI in WM near sinks, cord reels at labs, receptacle at kitchen sink without GFCI, broken WP cover at exterior recepts.</td>
</tr>
</tbody>
</table>

**Weighted Average Score:**

| Power Distribution System | 2.6 | N/A | 1.4 |

### Lighting & Controls: Function and Condition

<table>
<thead>
<tr>
<th>Scope</th>
<th>Condition</th>
<th>Efficiency</th>
<th>Urgency</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Lighting/Parking Lot</td>
<td>4</td>
<td>3.0</td>
<td>0.3</td>
<td>4-head LED fixture in center of lot likely overlights area around the pole, 2-head LED fixture at entry plaza near admin.</td>
</tr>
<tr>
<td>Building Exterior Lighting</td>
<td>1.3</td>
<td>1.3</td>
<td>1.3</td>
<td>Old HPS canopy lights and wallpacks, fragile looking poor performance LED wall mounted added at restrooms alcoves, other exterior walls.</td>
</tr>
<tr>
<td>Interior Light Fixtures</td>
<td>2.0</td>
<td>2.0</td>
<td>1.0</td>
<td>MP room - 2x2 surface with biax, old prism lens. Kitchen - T8 wraps, incand lights do not work. Admin - surface wraps with T8s. Classrooms - surface wraps T8 poor cond.</td>
</tr>
<tr>
<td>Lighting Controls</td>
<td>1.7</td>
<td>0.7</td>
<td>2.0</td>
<td>Very old wattstopper LCP at admin, at MP stage mounted up high. LCPs in custodial rooms each wing, no occupancy sensors.</td>
</tr>
<tr>
<td>Emergency Egress</td>
<td>3.0</td>
<td>3.0</td>
<td>0.7</td>
<td>LED exits in new condition in labs, at MP room and stage.</td>
</tr>
</tbody>
</table>

**Weighted Average Score:**

| Lighting & Controls | 2.3 | 1.8 | 1.2 |