With respect to individual needs and learning styles, and in a collaborative manner, Ralph Richardson Center supports students to achieve their potential and independence by providing effective instruction and related services in a nurturing environment.
Ralph Richardson Center School

Description: Year Built: 1954
Total Square Feet of Floor Space: 37,621
Acres: 29.5

Address: 4848 Cottage Way Carmichael, CA 95608

Generated on: 7/12/13

Building stages: - Physical Assessment Report

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

Stakeholder: Drawings:
- Ralph Richardson (Physical Assessment Report )
- Ralph Richardson_areas-int (Physical Assessment Report )
- Starr King Ralph Richardson_2013 (Physical Assessment Report )
**A-SHELL**

**Observation #1**

OPENINGS - Large window in this room is a security concern.

Recommend security glazing.

**Observation #10**

STRUCTURE - Old damaged foundations on portables. Dry rot in roof structure.

Recommend removal of portables and replacement.

**Observation #14**

OPENINGS - Single pane aluminum window system throughout campus.

Recommend new double pane window system with operable windows.
**Observation #3**

OPENINGS - Damaged window coverings in classrooms.

Recommend new roll down shades.

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**Observation #5**

FLOOR FINISH - Asbestos tile in this room.

Recommend new floor finish in laundry room.

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**Observation #8**

FLOOR FINISH - Thin sheet vinyl in modular classroom is difficult to maintain and damaged.

Recommend new heavy duty VCT floor.

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**Observation #9**

FLOOR FINISH - Rough epoxy floor in pool and locker room area is difficult to clean.

Recommend broom finish concrete.
**Observation #11**

OPENINGS - Interior partitions are damaged.

Recommend replacement of folding partitions.

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**Observation #15**

CEILING FINISH - Classrooms in this wing have old plastic drop suspended ceiling. Difficult to change lights or replace panels.

Recommend new ACT ceiling with lighting.
C-SERVICES

Observation #2
LINE VOLTAGE - Electrical panel is antiquated and hazardous.
Recommend new main panel to handle loads.

Observation #13
HVAC - Old boiler units in classroom walls are abandoned and a safety hazard.
Recommend removal of units and repair wall.
E-OTHER BUILDING CONSTRUCTION

Observation #4

ADA - Staff restrooms are too small to meet code.

Recommend new staff restrooms in this building. Need more fixtures.

Observation #12

LIFE SAFETY - Room is full of equipment and used for storage of wheel chairs. Fire safety hazard.

Recommend additional storage be added to this wing.
**F-BUILDING SITE WORK**

**Observation #6**

LANDSCAPE - Poor irrigation at fields.
Recommend new irrigation at fields.

**Observation #7**

SITE DEVELOPMENT- Rusted chain link fencing at inner quads. Non accessible gates.
Recommend new steel fencing and accessible gates at inner quad area.