Rio Americano, a high school with proven academic excellence, will EDUCATE and INSPIRE each student to SUCCEED and meet the challenges of the future through INNOVATIVE programs and college preparatory CURRICULUM within a nurturing environment.
Rio Americano High School

**Description:**
Year Built: 1964
Total Square Feet of Floor Space: 181,944
Acres: 41.52

**Address:**
4540 American River Drive Sacramento, CA 95864

**Generated on:**
7/1/13

**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:**
- RioAmericano_2013_A (Physical Assessment Report)
- RioAmericano_2013_B (Physical Assessment Report)
- RioAmericano_2013_Overall (Physical Assessment Report)
- RioAmericano_Overall (Physical Assessment Report)
- RioAmericano_Q1 (Physical Assessment Report)
- RioAmericano_Q2 (Physical Assessment Report)
- RioAmericano_Q3 (Physical Assessment Report)
- RioAmericano_Q4 (Physical Assessment Report)
A-SHELL

Observation #52

STRUCTURE - Old aluminum building looks weak.

Recommend replacing with stronger, perhaps, permanent building.
F-BUILDING SITE WORK

Observation #1

SITE DEVELOPMENT - Flexible traffic control posts in bad condition.

Recommend replacing with new and more durable devices.

Observation #2

LANDSCAPE - Grass on school site is dead from sidewalk to 3' onto school site.

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

Observation #3

SITE DEVELOPMENT - Bollards line parking lot. Not visually appealing.

Recommend redesign of parking lot to add a planter between sidewalk and parking lot.
**Observation #4**

HARDSCAPE - Student parking lot has cracks throughout asphalt paving.

Recommend replace in-kind.

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**Observation #24**

HARDSCAPE - Student parking lot cracked, deteriorating, and weeds growing through the cracks.

Recommend replace in-kind.

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**Observation #43**

HARDSCAPE - Asphalt surrounding concrete pool deck has cracks and is deteriorating.

Recommend replace in-kind.
Observation #49
SITE DEVELOPMENTS – Trash containers are not in a secure location.
Recommend building a secure trash enclosure.

Observation #50
LANDSCAPE - School farm is not maintained. Area is manually irrigated.
Recommend providing an automatic irrigation system for the “school farm”.

Observation #51
SITE DEVELOPMENT - Metal storage container. No adequate storage within built structures.
Recommend providing more permanent structure(s) for storage.
Observation #53
SITE DEVELOPMENT - Common fence line with neighbors.
Recommend school site have its own, more secure fencing at the property line.

Observation #54
SITE DEVELOPMENT - Bollards line School site. Not visually appealing.
Recommend redesign of landscaping lot to add a planter between sidewalk and lawn.

Observation #55
SITE DEVELOPMENT - Plastic skate bumpers have been broken.
Recommend replacing plastic skate bumpers with metal skate bumpers.
Observation #56

HARDSCAPE - Site concrete has cracks throughout school campus. Picture is a good representation of what occurs throughout campus.

Recommend replacing all site concrete on school campus.
Observation #45

DOMESTIC PLUMBING - Pool equipment is old.

Recommend replacing old pool equipment with modern equipment.
**E-OTHER BUILDING CONSTRUCTION**

**Observation #16**

ADA COMPLIANCE - Drinking fountain is not ADA compliant.

Recommend removal and installation of an ADA compliant drinking fountain.

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**Observation #34**

ADA COMPLIANCE - Drinking fountain not compliant. 1 on each side of track.

Recommend removal and installation of an ADA compliant drinking fountain.

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**Observation #41**

DSA COMPLIANCE - Drinking fountain not compliant.

Recommend removal and installation of an ADA compliant drinking fountain.
Observation #42

ADA COMPLIANCE - Drinking fountain not compliant.

Recommend removal and installation of an ADA compliant drinking fountain.
F-BUILDING SITE WORK

Observation #5

SITE DEVELOPMENT - Bollards align school-site fields. Not visually appealing.

Recommend redesign of landscaping lot to add a planter between sidewalk and lawn.

Observation #6

ATHLETIC STRUCTURES - Pitching bullpen not sure. High school bullpens are normally netted enclosures.

Recommend removal of pitching bullpen. Another pitching bullpen is on another field and thus, not needed here.

Observation #7

ATHLETIC STRUCTURES - Baseball dugout has deteriorating wood fascia and CMU walls that need to be painted.

Recommend replacing fascia as needed and repainting entire dugout structure.
Observation #8

ATHLETIC STRUCTURES - Bleachers are old and deteriorating. They are also not accessible.

Recommend replacing wood bleachers with accessible, aluminum, bleachers.

Observation #9

ATHLETIC STRUCTURES - Wood backstops have been damaged over the years.

Recommend replacing wood backstops in-kind or with a more durable product.

Observation #10

LANDSCAPE - Soccer field(s) are not in good condition. School site is consistently dealing with gopher holes.

Recommend re-grading site to provide a more even surface.

Recommend verification of sprinkler system coverage and adjust as required or installation of additional sprinkler heads.
**Observation #11**

SITE DEVELOPMENT - Common fence line with neighbors. There is an easement for neighborhood to use to river access but they choose not to use it. Perhaps additional fencing would encourage them to use said easement.

Recommend installing a property line and easement fence and also provide an asphalt paved path from side to river levee.

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**Observation #12**

LANDSCAPE - Baseball field could be in better condition. Perhaps there are irrigation issues.

Recommend re-grading site to provide a more even surface.

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

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**Observation #13**

SITE DEVELOPMENT - Baseball field fencing is bent.

Recommend replacing fencing in-kind.
Observation #14

ATHLETIC STRUCTURES - Baseball storage facilities are not in good condition.

Recommend replacing old (non-DSA approved) structures with one larger new building.

Observation #15

LANDSCAPE - Lawn between playing fields seems to be dead.

Recommend re-grading site to provide a more even surface.

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

Observation #17

SITE DEVELOPMENT - Baseball/Softball field in bad condition. Infield is covered in weeds.

Recommend re-grading site to provide a more even surface.

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

ATHLETIC STRUCTURES - Wood backstops have been damaged over the years. Is there a more appropriately durable product that could be used?

Recommend replacing wood backstops in-kind or with a more durable product.

Observation #19

ATHLETIC STRUCTURES - Bleachers are old and deteriorating. They are also not accessible.

Recommend replacing wood bleachers with accessible, aluminum, bleachers.

Observation #20

SITE DEVELOPMENT - Wood bench in dugout deteriorating.

Recommend replacing wood dugout bench with a more durable product.
Observation #21

HARDSCAPE - Concrete pad for dugout has cracks in concrete.

Recommend replacing concrete pad in-kind.

Observation #22

LANDSCAPE - Baseball/Softball field could be in better condition. Perhaps there are irrigation issues.

Recommend re-grading site to provide a more even surface.

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

Observation #23

LANDSCAPE - Baseball/Softball infield has ruts in playing surface.

Recommend re-grading site to provide a more even surface.

Recommend verification of sprinkler system coverage and adjust as required or installation of additional sprinkler heads.
Observation #25

HARDSCAPE - Tennis courts have cracks in play surface.
Recommend replacing tennis court surfacing in-kind.

Observation #26

HARDSCAPE - Asphalt paving deteriorating.
Recommend replacing asphalt surfacing with concrete.

Observation #27

SITE DEVELOPMENT - Site traffic control devices need paint.
Recommend reflective paint on all traffic control devices on campus.
Observation #28

HARDSCAPE - Cracks in concrete walkway.

Recommend replacing site concrete.

Observation #29

ATHLETIC STRUCTURES - Basketball standards in poor condition. (16)

Recommend replacing all (16) basketball standards.

Observation #30

ATHLETIC STRUCTURES - Snack Bar/Restroom Bldg. DSA#?

Recommend replacing with a new (DSA Approved) snack bar/restroom facility.
**Observation #31**

ATHLETIC STRUCTURES - Pole vault track is not in good condition.

Recommend replacing in-kind.

**Observation #32**

ATHLETIC STRUCTURES - Bleachers are currently not on site. School site rents the bleachers.

Recommend purchase and installation of permanent, accessible, bleachers.

**Observation #33**

ATHLETIC STRUCTURES - Athletic storage building in bad condition. Roof overhang deteriorating.

Recommend demo and building one large, DSA approved, storage building of all athletics department storage needs.
Observation #35
SITE UTILITIES - Water ponding in track surface.
Recommend verification of sprinkler system coverage and adjust as required or installation of additional sprinkler heads.

Observation #36
ATHLETIC STRUCTURES - Long jump track is not in good condition.
Recommend replace in kind.

Observation #37
ATHLETIC STRUCTURES - Athletic storage building. DSA#?
Recommend demo and building one large, DSA approved, storage building of all athletics department storage needs.
**Observation #38**

ATHLETIC STRUCTURES - Athletic storage building. DSA#?

Recommend demo and building one large, DSA approved, storage building of all athletics department storage needs.

![Athletic Storage Building](image1.jpg)

**Observation #39**

ATHLETIC STRUCTURES - Athletic storage building. DSA#?

Recommend demo and building one large, DSA approved, storage building of all athletics department storage needs.

![Athletic Storage Building](image2.jpg)

**Observation #40**

ATHLETIC STRUCTURES - CMU softball field backstop needs new paint. Current paint is peeling off.

Recommend paint removal and painting new.

![Softball Field Backstop](image3.jpg)
Observation #44

LANDSCAPE - Lawn is dead between relocatable buildings.
Recommend verification of sprinkler system coverage and adjust as required or installation of additional sprinkler heads.

Observation #46

SITE DEVELOPMENT - Metal storage container on site.
Recommend removal and building one large, DSA approved, storage building of all athletics department storage needs.

Observation #47

HARDSCAPE - Asphalt play surface cracked and deteriorating.
Recommend replace in-kind.
Observation #48

LANDSCAPE - Lawn is dead. Perhaps area is not being irrigated.

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

Observation #309

ATHLETIC STRUCTURES - Wood backstops have been damaged over the years.

Recommend replacing wood backstops in-kind or with a more durable product.
A-SHELL

Observation #59

OPENINGS - Rubber door threshold at doors; M1, M2.

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

Observation #62

OPENINGS - Thresholds at doors M1 & M2.

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

Observation #65

OPENINGS - Metal mesh security screens over windows. This is not a visually appealing solution. Typical at all windows with screens.

Recommend removal and installation of a new metal screen that matches other screens on school site. Keep it consistent.
**Observation #66**

WALL FINISHES - Walls damaged and need to be patched and then painted.

Recommend patching and painting of all exterior walls.

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**Observation #68**

OPENINGS - Rubber door thresholds.

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

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**Observation #69**

OPENINGS - Rubber door thresholds.

Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.
**Observation #70**

WALL FINISHES - Walls damaged and need to be patched and then painted.

Recommend patching and painting of all exterior walls.

**Observation #72**

ROOF COVERINGS - Structural post of roof covering needs to be painted.

Recommend paint removal and then painting new.

**Observation #73**

WALL FINISHES - Paint and concrete on the exterior of the large gym is damaged.

Recommend patching and painting of all exterior walls.
Observation #75
WALL FINISHES - CMU block damaged.
Recommend no action.

Observation #76
WALL FINISHES - Exterior ceramic tile that has been painted over is cracked, damaged, and needs paint.
Recommend painting all exterior walls.
OPENINGS - Door needs new kick plate and paint.
Recommend replacing kick plates.

Observation #77
ROOF OVERHANGS - Roof overhang posts have paint peeling of them.
Recommend paint removal and then painting new.
Observation #88

ROOF COVERINGS - Gutters on awnings are bent and need paint.

Recommend replacing gutters and painting new.
Observation #263

FLOOR FINISHES - Concrete floors in gym foyer stained and cracked.

Recommend filling in of cracks and refinishing concrete surface.

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Observation #264

FLOOR FINISHES - Floor finish in restroom is damaged/stained for standing water.

Recommend replacing floor in-kind and install appropriate area drainage.

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Observation #265

FLOOR FINISHES - 9x9 tiles are stained and damaged.

Recommend replacing flooring with new 12x12 VCT flooring or seamless flooring system.

WALL FINISHES - Walls damaged from previously installed items.

Recommend patch and paint of all walls within space.
Observation #266

WALL FINISHES - Walls need fresh coat of paint.
Recommend patch and painting of all interior walls.

Observation #279

FLOOR FINISHES - Carpet is stained.
Recommend replacing carpet in-kind only if stains are unable to be removed.

WALL FINISHES - Acoustical wall treatment has been damaged.
Recommend replacing acoustical wall treatments in-kind or with new acoustical panels.

OPENINGS - Door and door frames are scratched up.
Recommend repairs and painting new.

Observation #281

WALL FINISHES - Walls have been damaged.
Recommend patch and painting of all interior walls.
Observation #282

FLOOR FINISHES - Two floor finishes in this room. Carpet and VCT, both of which are damaged.

Recommend replacing all floor finishes with new carpet. There is no “wet area” that would require a VCT flooring.

WALL FINISHES - Acoustical wall treatment is damaged.

Recommend replacing acoustical wall treatments in-kind or with new acoustical panels.

Observation #283

WALL FINISHES - Walls have been damaged.

Recommend patch and painting of all interior walls.

CEILING FINISHES - Ceiling equipment coming loose.

Recommend reattaching ceiling equipment.
Observation #312

FLOOR FINISHES - Gym flooring damaged and stained.

Recommend replacing gym flooring.
C-SERVICES

Observation #63

TECHNOLOGY - Overhead wiring is a temporary solution.

Recommend relocating wiring to a more secure location.
D-EQUIPMENT AND FURNISHINGS

Observation #262

ATHLETIC - Gym bleachers do not have accessible area with companion seating.

Recommend replacing bleacher in large gymnasium.

Observation #267

ATHLETIC STRUCTURES - Basketball hoops old and should be replaced. Also, hoops are really close to walls. Add padding to walls for safety.

Recommend replacing basketball standards and add padding to walls behind the hoops.

Observation #269

ATHLETIC - Pull-up bars 25' above ground.

Recommend removal of pull-up bars.
Observation #310

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

Recommend replacement of casework with an accessible sink.
Observation #58
ADA COMPLIANCE - Handrails at staircase not compliant.
Recommend replacing with compliant handrails.

Observation #268
ADA COMPLIANCE - Drinking fountains not compliant. Small Gym.
Recommend removal and installation of an ADA compliant drinking fountain.

Observation #311
ADA COMPLIANCE - There is no accessible service window at this ticket booth.
Recommend redesign to provide an accessible service window at the ticket/snack bar area.
Observation #313

ADA COMPLIANCE - Drinking fountains in gymnasium are not compliant. Large Gym.

Recommend removal and installation of an ADA compliant drinking fountain.
F-BUILDING SITE WORK

Observation #57

LANDSCAPE - Lawn is dead in this area.

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

Observation #60

SITE DEVELOPMENT - Paint on railing is deteriorating.

Recommend removal of paint and paint new.

Observation #61

HARDSCAPE - Stairs shown on plan do not exist.

Recommend no action.
Observation #64
SITE DEVELOPMENT - Outdoor band practice area. Is there not enough built space for band practice?
Recommend no action.

Observation #67
SITE DEVELOPMENT - Vehicular control devices in bad condition.
Recommend replacement of traffic control devices in-kind.
HARDSCAPE - Concrete paving throughout site cracked.
Recommend replacing all site concrete.

Observation #71
SITE DEVELOPMENT - Site benches deteriorating. Paint or replace with more resilient materials. Typical of all wood benches on site.
Recommend replacing all wood benches with more durable benches.
**Observation #74**

HARDSCAPE - Site concrete damaged and poorly patched from previously installed traffic control bollards.

Recommend replacing all site concrete.
A-SHELL

Observation #89

OPENINGS - Single pane windows. Typical throughout site.

Recommend replacement of windows with more energy efficient systems

Observation #90

OPENINGS - Rubber door threshold.

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

Observation #91

OPENINGS - Doors do not exist.

Recommend no action.
**Observation #93**

OPENINGS - Rubber door threshold.

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

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**Observation #95**

OPENINGS - Rubber door threshold.

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

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**Observation #96**

OPENINGS - Service windows are not accessible.

Recommend redesign to provide an accessible service window.
Observation #97
OPENINGS - Door threshold about 1/2" above grade.
Recommend replacing concrete walk to provide flush entry.

Observation #98
OPENINGS - Rubber door threshold.
Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.

Observation #100
OPENINGS - Rubber door threshold.
Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.
**Observation #103**

OPENING - Rubber door threshold.

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

**Observation #104**

WALL FINISHES - Stucco cracking. Walls stained or painted.

Recommend repairing cracks in stucco, removing stains and painting all exterior walls.

OPENINGS - Single pane glazing over entire building and entire site.

Recommend replacement of windows with more energy efficient systems.

**Observation #107**

WALL FINISHES - Stucco at wing wall damaged and cracking.

Recommend repairing cracks in stucco and painting all exterior walls.
Observation #109

OPENINGS - Rubber door threshold.

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

Observation #113

OPENINGS - Rubber door threshold.

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

Observation #114

OPENINGS - Rubber door threshold.

Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.
Observation #116
OPENINGS - Rubber door threshold.
Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.

Observation #117
OPENINGS - Rubber door threshold.
Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.

Observation #118
OPENINGS - Rubber door threshold.
Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.
Observation #120
OPENINGS - Accessible serving counter quality is inferior in quality to the other service counter.
Recommend redesign of service window area.

Observation #122
ROOF COVERINGS - Paint on steel structure at roof overhang is peeling.
Recommend paint removal and painting new.

Observation #123
OPENINGS - Theater ticket window is not accessible.
Recommend redesign to provide an accessible ticket window.
Observation #124

WALL FINISHES - Stucco cracked and damaged.

Recommend repairing cracks in stucco, removing stains and painting all exterior walls.

Observation #125

OPENINGS - Windows painted.

Recommend replacement of windows with more energy efficient systems.

Observation #126

WALL FINISHES - Stucco is cracking.

Recommend repairing cracks in stucco, removing stains and painting all exterior walls.
Observation #127
ROOF COVERINGS - Fascia paint is deteriorating.
Recommend paint removal and painting new.

Observation #128
OPENINGS - Rubber door thresholds at doors; D3, D2, & D1.
Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.

Observation #129
OPENINGS - Windows are painted.
Recommend replacement of windows with more energy efficient systems
Observation #131

OPENINGS - Rubber door thresholds at all doors (5) on this side of the H-Building.

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

Observation #132

WALL FINISHES - Walls damaged, stained, and need paint.

Recommend repairing cracks in stucco, removing stains and painting all exterior walls.

Observation #133

OPENINGS - Rubber door threshold at doors I1 and I2.

Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.
Observation #134

WALL FINISHES - Walls stained.

Recommend refinishing masonry walls either by sand blasting or by painting.

Observation #135

WALL FINISHES - Walls discolored.

Recommend refinishing masonry walls either by sand blasting or by painting.

Observation #136

OPENINGS - Rubber door threshold at door I5.

Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.
**Observation #137**

OPENINGS - Rubber door threshold at doors I5 & I6.

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

**Observation #138**

OPENINGS - Rubber door thresholds at all doors (5) on this side of the H-Building.

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

**Observation #315**

OPENINGS - Rubber door threshold.

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

Observation #170

FLOOR FINISHES - Carpet is stained.
Recommend replacing carpet in-kind unless stains are able to be removed.

Observation #172

FLOOR FINISHES - Stained VCT flooring.
Recommend replacing VCT flooring in-kind unless stains are able to be removed.

WALL FINISHES - Walls damaged from tables rubbing up against.
Recommend repair and painting of walls. Install chair rail.

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

OPENINGS - All windows covered by metal security screens.
Recommend removal and installation of a new metal screen that matches other screens on school site.
Keep it consistent.
**Observation #173**

FLOOR FINISHES - VCT flooring stained.

Recommend replacing VCT flooring in-kind unless stains are able to be removed.

WALL FINISHES - Walls damaged from either table or chairs rubbing up against.

Recommend repair and painting of walls. Install chair rail.

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**Observation #174**

FLOOR FINISHES - Carpet is stained.

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

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**Observation #175**

FLOOR FINISHES - VCT flooring stained.

Recommend replacing VCT flooring in-kind unless stains are able to be removed.

WALL FINISHES - Walls damaged from a previously wall mounted item.

Recommend repair and painting of walls. Install chair rail.
Observation #176

FLOOR FINISHES - VCT flooring stained.

Recommend replacing VCT flooring in-kind unless stains are able to be removed.

WALL FINISHES - Walls damaged from a previously wall mounted item.

Recommend repair and painting of walls. Install chair rail.

Observation #178

FLOOR FINISHES - VCT is stained.

Recommend replacing VCT flooring in-kind unless stains are able to be removed.

Observation #180

FLOOR FINISHES - Floor tiles badly stained.

Recommend replacing VCT flooring in-kind unless stains are able to be removed.
**Observation #182**

WALL FINISHES - Walls damaged.

Recommend repair and painting of walls. Install chair rail.

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**Observation #183**

FLOOR FINISHES - Floor tiles badly stained.

Recommend replacing VCT flooring in-kind unless stains are able to be removed.

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**Observation #186**

FLOOR FINISHES - VCT flooring of different colors.

Recommend replacing VCT flooring in-kind.
Observation #188

CEILING FINISHES - Ceiling tiles stained and missing.

Recommend replacing stained and missing ceiling tiles.

Observation #189

FLOOR FINISHES - Floor tiles badly stained. Similar in rooms; D9, D10, D14, & D15.

Recommend replacing VCT flooring in-kind unless stains are able to be removed.

WALL FINISHES - Wall base missing and walls damaged from previously installed items. Similar in rooms; D9, D10, D14, & D15.

Recommend replacing wall base in-kind.

Recommend repair and painting of walls. Install chair rail.

CEILING FINISHES - 2x4 ceiling tiles stained. Similar in rooms; D9, D10, D14, & D15.

Recommend replacing stained ceiling tiles in-kind.
**Observation #190**

FLOOR FINISHES - Damaged and stained VCT.

Recommend replacing VCT flooring in-kind unless stains are able to be removed.

WALL FINISHES - Walls damaged.

Recommend replacing wall base in-kind.

Recommend repair and painting of walls. Install chair rail.

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**Observation #193**

OPENINGS - Doors scratched.

Recommend repair and pant new.

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**Observation #194**

FLOOR FINISHES - Stained flooring.

Recommend replacing seamless flooring system in-kind only if stains are unable to be removed.
Observation #195

FLOOR FINISHES - VCT flooring is stained.
Recommend replacing VCT flooring in-kind unless stains are able to be removed.

CEILING FINISHES - 2x4 ceiling tile is water stained.
Recommend replacing stained ceiling tiles in-kind.

Observation #196

FLOOR FINISHES - VCT flooring stained and separating.
Recommend replacing VCT flooring in-kind.

WALL FINISHES - Walls damaged from previously wall mounted fixtures. Brown paint on wall looks incomplete and damaged from pinned up items.
Recommend repair and painting of walls. Install chair rail.
Observation #197

FLOOR FINISHES - VCT flooring stained and separating.
Recommend replacing VCT flooring in-kind.

WALL FINISHES - Walls damaged, written on, and painted by classroom instructor.
Recommend repair and painting of walls.

Observation #198

FLOOR FINISHES - Carpet is stained badly.
Recommend replacing carpet flooring in-kind unless stains are able to be removed.

WALL FINISHES - Walls damaged from items being pinned up on wall.
Recommend repair and painting of walls.

Observation #200

FLOOR FINISHES - VCT floor tiles stained and missing.
Recommend replacing VCT flooring in-kind.
**Observation #202**

FLOOR FINISHES - VCT stained.

Recommend replacing VCT flooring in-kind unless stains are able to be removed.

WALL FINISHES - Walls damaged.

Recommend repair and painting of walls. Install chair rail.

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**Observation #203**

FLOOR FINISHES - Sheet vinyl stained and damaged.

Recommend replacing sheet vinyl flooring in-kind unless stains are able to be removed.

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**Observation #204**

FLOOR FINISHES - VCT flooring stained.

Recommend replacing VCT flooring in-kind unless stains are able to be removed.

CEILING FINISHES - 2x4 ceiling tiles water stained.

Recommend replacing ceiling tiles in-kind.
Observation #205
FLOOR FINISHES - VCT flooring bubbling and cracking.
Recommend replacing VCT flooring in-kind.

Observation #206
FLOOR FINISHES - Restrooms updated in 2008 but flooring is stained. Similar at all modernized restrooms.
Recommend replacing seamless flooring system only if stains are unable to be removed.

Observation #207
FLOOR FINISHES - Restrooms updated in 2008 but flooring is stained. Similar at all modernized restrooms.
Recommend replacing seamless flooring system only if stains are unable to be removed.
**Observation #208**

OPENINGS - Door jamb damaged.

Recommend painting door jamb.

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**Observation #210**

FLOOR FINISHES - Carpet stained.

Recommend replacing carpet flooring in-kind unless stains are able to be removed.

OPENINGS - Doors are scratched.

Recommend patch and paint of doors.

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**Observation #211**

FLOOR FINISHES - VCT stained at transition.

Recommend replacing VCT flooring in-kind unless stains are able to be removed.
**Observation #212**

FLOOR FINISHES - Carpet is stained.

Recommend replacing carpet flooring in-kind unless stains are able to be removed.

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**Observation #213**

FLOOR FINISHES - VCT is stained.

Recommend replacing VCT flooring in-kind unless stains are able to be removed.

CEILING FINISHES - Ceiling tiles stained.

Recommend replacing stained ceiling tiled in-kind.

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**Observation #214**

FLOOR FINISHES - VCT flooring damaged from items previously mounted to the floor.

Recommend replacing VCT flooring in-kind.

WALL FINISHES - Walls damaged from previously wall mounted items.

Recommend repair and painting of walls.
Observation #215

FLOOR FINISHES - VCT flooring damaged from items previously mounted to the floor and floor is also stained.

Recommend replacing VCT flooring in-kind.

WALL FINISHES - Walls damaged from previously wall mounted items.

Recommend repair and painting of walls.

CEILING FINISHES - Ceiling tiles stained from water damage.

Recommend replacing stained ceiling tiles in-kind.

Observation #216

FLOOR FINISHES - Carpet stained.

Recommend replacing carpet flooring in-kind unless stains are able to be removed.
Observation #217

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

Observation #270

FLOOR FINISHES - Stained and deteriorating carpet.
Recommend replacing carpet in-kind.

Observation #271

FLOOR FINISHES - VCT floors damaged and stained. Tiles replaced with non-matching tiles.
Recommend replacing VCT flooring in-kind.
WALL FINISHES - Walls damaged.
Recommend repair and painting of walls.
Observation #273

FLOOR FINISHES - VCT floors damaged and stained. Tiles replaced with non-matching tiles.

Recommend replacing VCT flooring in-kind.

WALL FINISHES - Walls damaged.

Recommend repair and painting of walls.

Observation #274

FLOOR FINISHES - Carpet old and deteriorating.

Recommend replacing carpet in-kind.
Observation #275

FLOOR FINISHES - VCT Flooring replaced with different color VCT flooring.

Recommend replacing VCT flooring in-kind.

WALL FINISHES - Walls damaged from previously wall mounted items.

Recommend repair and painting of walls.

CEILING FINISHES - Ceiling tiles water stained.

Recommend replacing stained and damaged ceiling tiles in-kind.

Observation #276

FLOOR FINISHES - VCT tiles stained and replaced with different colors and sizes.

Recommend replacing VCT flooring in-kind.

Observation #277

FLOOR FINISHES - VCT flooring stained. Similar in I1, I5, & I6.

Recommend replacing VCT flooring in-kind unless stains are able to be removed.

WALL FINISHES - Walls damaged from previously installed wall mounted items. Similar in I1, I5, & I6.

Recommend repair and paint of walls.
Observation #278

CEILING FINISHES - Ceiling tiles water stained.
Recommend replacing stained ceiling tiles in-kind.

Observation #299

FLOOR FINISHES - Concrete floors stained. Acceptable for room use.
Recommend no action.
WALL FINISHES - Walls damaged.
Recommend repair and paint of walls.

Observation #300

FLOOR FINISHES - Concrete floors stained. Acceptable for room use.
Recommend no action.
**Observation #301**

FLOOR FINISHES - VCT floor tiles missing.

Recommend replacing VCT flooring in-kind.

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**Observation #302**

FLOOR FINISHES - Different color floor tiles used for repairs.

Recommend replacing VCT flooring in-kind.

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**Observation #303**

FLOOR FINISHES - VCT tiles are stained.

Recommend replacing VCT flooring in-kind unless stains are able to be removed.
Observation #304

FLOOR FINISHES - VCT flooring damaged from items previously mounted to the floor. VCT replaced with a non-matching color.

Recommend replacing VCT flooring in-kind unless stains are able to be removed.

Observation #305

FLOOR FINISHES - VCT flooring stained.

Recommend replacing VCT flooring in-kind unless stains are able to be removed.

Observation #306

CEILING FINISHES - Ceiling tiles stained.

Recommend replacing stained ceiling tiles in-kind.
Observation #307

FLOOR FINISHES - VCT flooring damaged.

Recommend replacing VCT flooring in-kind.
Observation #130

HVAC SYSTEM - Exterior protection of HVAC ducting.

Recommend no action of HVAC system redesign to move ductwork.

Observation #179

TECHNOLOGY - This should be in an enclosed box or separate room.

Recommend providing an enclosed box for protection or moving equipment into an equipment room.

Observation #184

DOMESTIC PLUMBING - No area drain at chemical shower.

Recommend providing area drain.
Observation #199

TECHNOLOGY - Outlet should be flush with wall.

Recommend placing out within the cavity of the wall so it is flush with the surface of the wall.
**D-EQUIPMENT AND FURNISHINGS**

**Observation #108**

LOCKERS - Lockers towards the front of the school are in good condition. These are the Seniors lockers.

Recommend no action or replace all lockers on campus for consistency.

**Observation #119**

LOCKERS - Corridor lockers in bad condition.

Recommend replacing lockers.

**Observation #171**

BUILT-IN CASEWORK - Casework has minor damages on bottom of doors.

Recommend replacement of casework.
Observation #177
BUILT-IN CASEWORK - Sink within casework is not ADA compliant.
Recommend removal of existing casework for new, accessible, and more space efficient casework.

Observation #181
BUILT-IN CASEWORK - Science lab casework old and not accessible.
Recommend removal of existing casework for new, accessible, and more space efficient casework.

Observation #185
BUILT-IN CASEWORK - Casework deteriorating and stained.
Recommend removal of existing casework for new, accessible, and more space efficient casework.
Observation #187

BUILT-IN CASEWORK - Casework deteriorating and stained.

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

Observation #191

BUILT-IN CASEWORK - Casework old and deteriorating.

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

Observation #192

BUILT-IN CASEWORK - Casework old and deteriorating.

Recommend removal of existing casework for new, accessible, and more space efficient casework.
Observation #209

BUILT-IN CASEWORK - Casework is deteriorating.

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

Observation #218

BUILT-IN CASEWORK - Casework is deteriorating and sink within casework is not accessible.

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

Observation #272

BUILT-IN CASEWORK - Casework old and sink is not accessible.

Recommend removal of existing casework for new, accessible, and more space efficient casework.
Observation #317
BUILT-IN CASEWORK - Casework old and deteriorating.
Recommend removal of existing casework for new, accessible, and more space efficient casework.

Observation #320
BUILT-IN CASEWORK - Science lab casework old and not accessible.
Recommend removal of existing casework for new, accessible, and more space efficient casework.

Observation #321
BUILT-IN CASEWORK - Casework old and deteriorating. Sink within casework not accessible.
Recommend removal of existing casework for new, accessible, and more space efficient casework.

Observation #323
BUILT-IN CASEWORK - Sink within casework is not accessible.
Recommend removal of existing casework for new, accessible, and more space efficient casework.
**Observation #324**

BUILT-IN CASEWORK - Casework not being used.

Recommend removal of existing casework

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**Observation #325**

BUILT-IN CASEWORK - Sink in casework not accessible.

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

Observation #94

ADA COMPLIANCE - Drinking fountain not compliant.

Recommend verification of compliance. If compliant; no action. If not compliant; recommend removal and installation of an ADA compliant drinking fountain.

Observation #111

ADA COMPLIANCE - Drinking fountain not compliant.

Recommend removal and installation of an ADA compliant drinking fountain.

Observation #112

ADA COMPLIANCE - Drinking fountain not compliant.

Recommend removal and installation of an ADA compliant drinking fountain.
**Observation #121**

ADA COMPLIANCE - Drinking fountain not compliant.

Recommend removal and installation of an ADA compliant drinking fountain.

![Photo of a non-compliant drinking fountain](image1)

**Observation #201**

ADA COMPLIANCE - Accessible seating with companion seating?

Recommend replacement of bleachers with those that meet ADA.

![Photo of bleachers](image2)

**Observation #308**

ADA COMPLIANCE - Restroom not accessible.

(no photo)

**Observation #318**

ADA COMPLIANCE - Elevated teaching platform is not accessible.

Recommend removal of teaching platform.

![Photo of an inaccessible teaching platform](image3)
Observation #319

ADA COMPLIANCE - Elevated teaching platform is not accessible.

Recommend removal of teaching platform.
**F-BUILDING SITE WORK**

**Observation #92**

HARDSCAPE - Poorly repaired concrete.

Recommend replacing all site concrete.

**Observation #99**

HARDSCAPE - Site concrete has cracks and up-lifting. Site concrete has been demo'd and then re-pored to eliminate trip hazards.

Recommend replacing all site concrete.

**Observation #101**

LANDSCAPE - Lawn is dead.

Recommend verification of sprinkler system coverage and adjust as required or installation of additional sprinkler heads.
Observation #102

LANDSCAPE - Lawn is dead.

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

Observation #105

SITE DEVELOPMENT - Security gate installed when there was a radio station on campus.

Recommend removal of security fencing and traffic control bollards. Provide an accessible path to doorway.

Observation #106

LANDSCAPE - No landscaping at building corner.

Recommend verification of sprinkler system coverage and adjust as required or installation of additional sprinkler heads.
Observation #110
HARDSCAPE - Site concrete damaged from removal of bollards.
Recommend replacing all site concrete.

Observation #115
HARDSCAPE - Asphalt paving in poor condition.
Recommend replacing all asphalt paving within campus with concrete.
Observation #78
WALL FINISHES - Exterior wall covered in holes.
Recommend patching and painting wall.

Observation #80
WALL FINISHES - CMU block damaged and the painted over.
Recommend patching (repairing) wall and painting.

Observation #81
OPENINGS - Flashing over door bent and dented.
Recommend replacing flashing with a stronger, more durable, product.
**Observation #82**

OPENINGS - Rubber door threshold.

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

**Observation #83**

OPENINGS - Rubber door thresholds.

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

**Observation #84**

OPENINGS - Rubber door threshold.

Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.
Observation #86

OPENINGS - Rubber door threshold.

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

Observation #87

ROOF COVERINGS - Birds nesting in roof overhangs.

Recommend installation of netting to prevent birds from nesting.
B-INTERIORS

Observation #253

FLOOR FINISHES - VCT is stained in various locations. Also in P7.
Recommend replacing VCT flooring in-kind only if stains are unable to be removed. P7 & P8.

WALL FINISHES - Tackable wall surface is stained, has holes in it, and has a large tear.
Recommend replacing all tackable wall surfaces in-kind. P7 & P8.

CEILING FINISHES - Ceiling tiles are water stained. Also in P7.
Recommend replacing all stained ceiling tiles with new. P7 & P8.

Observation #254

FLOOR FINISHES - Carpet has stains. P1-P4.
Recommend replacing carpet flooring in-kind only if stains are unable to be removed.

WALL FINISHES - Tackable wall surface has stains and small tears. P1-P4.
Recommend replacing all tackable wall surfaces in-kind.

CEILING FINISHES - Ceiling tiles look dirty and may be permanently stained. P1-P4.
Recommend replacing all stained ceiling tiles with new.
**Observation #255**

FLOOR FINISHES - Floors are stained.
Recommend replacing VCT flooring in-kind only if stains are unable to be removed.

WALL FINISHES - Walls damaged with small holes.
Recommend patch, repair, and paint of walls.

CEILING FINISHES - Lay in ceiling tiles and molding are loose.
Recommend repairing all molding and ceiling tiles that are loose.

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**Observation #256**

FLOOR FINISHES - VCT are stained and missing in locations.
Recommend replacing VCT flooring in-kind.

WALL FINISHES - Walls are stained and also damaged from previously wall mounted fixtures.
Recommend patch, repair, and paint of walls.
**Observation #260**

FLOOR FINISHES - Both floor finishes are stained. Missing a transition strip.

Recommend installation of a transition strip.

Recommend refinishing of concrete.

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

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**Observation #284**

Recommend building permanent structure for weight room.

FLOOR FINISHES - "Carpet" stained and damaged. "Carpet" not appropriate for room use.

Recommend removal of carpet and placement of rubber gym floor tiles.

WALL FINISHES - Tackable wall surface stained.

Recommend removal of tackable wall surface.

CEILING FINISHES - Ceiling tiles stained.

Recommend replacing stained ceiling tiles.
Observation #285

FLOOR FINISHES - Concrete floors damaged.

Recommend refinishing of concrete flooring in gym hallway.

Observation #286

OPENINGS - Rubber door threshold.

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

Observation #287

FLOOR FINISHES - VCT stained and damaged.

Recommend replacing VCT flooring in-kind if unable to remove stains.
Observation #288

FLOOR FINISHES - VCT stained and damaged.

Recommend replacing VCT flooring.

OPENINGS - Rubber door threshold.

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

Observation #289

FLOOR FINISHES - VCT cracked and stained.

Recommend replacing VCT flooring.

WALL FINISHES - Tackable wall surface has holes in it from previously wall mounted items.

Recommend replacing tackable wall surfaces in-kind.

CEILING FINISHES - In-Lay ceiling tiles missing.

Recommend replacing missing ceiling tiles in-kind.
Observation #314

FLOOR FINISHES - Concrete floor stained.

Recommend refinishing concrete floors in locker room.
D-EQUIPMENT AND FURNISHINGS

Observation #257
LOCKERS - Old and damaged lockers need to be replaced.
Recommend replacement of all locker room lockers.

Observation #258
LOCKERS - Old and damaged lockers need to be replaced.
Recommend replacement of all locker room lockers.

Observation #259
LOCKERS - Old and damaged lockers need to be replaced.
Recommend replacement of all locker room lockers.
ATHLETIC - No bench provided between these lockers.
Recommend installation of durable locker room benches.
E-OTHER BUILDING CONSTRUCTION

Observation #85

ADA COMPLIANCE - Drinking fountain not compliant. Wall not shown on plan.

Recommend removal and installation of ADA compliant drinking fountains.

Observation #261

ADA COMPLIANCE - Drinking fountains not compliant.

Recommend removal and installation of ADA compliant drinking fountains.
F-BUILDING SITE WORK

Observation #79

HARDSCAPE - Concrete walkways are cracked throughout school site.

Recommend replacing all site concrete.
**A-SHELL**

**Observation #141**

OPENINGS - All doors have rubber threshold on this side of building.

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

**Observation #144**

WALL FINISHES - Wood siding damaged.

Recommend removal of wood siding and stucco exterior building walls where wood siding occurred.

**Observation #145**

OPENINGS - Rubber door thresholds.

Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.
Observation #146

OPENINGS - Building pad is 3-inches above grade. Not accessible.

Recommend replacing concrete walk.

Observation #147

OPENINGS - Rubber door threshold.

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

Observation #148

OPENINGS - Rubber door threshold.

Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.
Observation #150

ROOF COVERINGS - Metal shade structures paint is peeling. Typical where shade structure occurs.
Recommend removing paint to metal and then paint new.

Observation #151

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

Observation #152

OPENINGS - Rubber door threshold.
Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.
**Observation #153**

STRUCTURE – Building used by senior class.

Recommend demo of building. Building most likely does meet code.

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**Observation #155**

OPENINGS - Rubber door thresholds.

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

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**Observation #156**

OPENINGS - Rubber door threshold.

Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.
**Observation #157**

OPENINGS - Rubber door thresholds.

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

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**Observation #158**

OPENINGS - Rubber door thresholds.

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

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**Observation #159**

OPENINGS - Rubber door threshold.

Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.
**Observation #161**

OPENINGS - No accessible serving window.

Recommend redesign of serving window to provide an accessible service counter.

**Observation #163**

OPENINGS - Rubber door threshold.

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

**Observation #164**

WALL FINISHES - Walls damaged and need paint.

Recommend repair and painting of walls.
**Observation #165**

OPENINGS - Single pane glazing throughout.

Recommend replacement of windows with more energy efficient systems.

**Observation #166**

OPENINGS - Rubber door threshold.

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

**Observation #168**

WALL FINISHES - Wall damaged.

Recommend repair and painting of walls.
Observation #169

OPENINGS - Rubber door thresholds at doors; B13, B14, & B15.

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

**Observation #219**

FLOOR FINISHES - Floor stained at coved base.

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

WALL FINISHES - Walls damaged.

Recommend repair and painting of walls.

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**Observation #221**

FLOOR FINISHES - VCT flooring stained.

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

WALL FINISHES - Wall base peeling off. Walls are repaired and painted different colors.

Recommend repairing or installing new rubber base.

Recommend painting all interior wall one consistent color.

OPENINGS - Door jambs are all scratched up.

Recommend repair and paint door jambs.
Observation #223

FLOOR FINISHES - VCT floor tiles, stained, damaged, and repaired with different color tiles.

Recommend replacing VCT flooring in-kind.

WALL FINISHES - Wall base damaged.

Recommend repairing rubber base.

Observation #226

FLOOR FINISHES - VCT floors are stained.

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

Observation #227

FLOOR FINISHES – (B9) VCT flooring is stained. similar in rooms; B1-B7 & B10, B14, $ B15.

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

WALL FINISHES – (B9) Walls are scratched and base is damaged.

Recommend replacing rubber base.

Recommend repairing and painting of walls.
Observation #230

FLOOR FINISHES – (B8) VCT is stained. Similar in B13.

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

Observation #232

FLOOR FINISHES – (B11) VCT is stained.

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

WALL FINISHES - Crack in plaster.

Recommend repairing crack in the plaster and paint all interior walls.

CEILING FINISHES - Ceiling is not level and low point is in the center of the room.

Recommend repairing t-bar ceiling so that the ceiling is level.

OPENINGS - Doorway is only 6’10” high going into room B8.

Recommend making the doorway larger.

Observation #234

Similar to B9 – See Observation #227
**Observation #235**

Similar to B9 – See Observation #227

**Observation #236**


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

WALL FINISHES - Walls are damaged. Similar in A2, A3, & A6.

Recommend patch and repair of walls along with painting all interior walls.


Recommend replacing stained ceiling tiles in-kind.

**Observation #237**

FLOOR FINISHES - VCT is stained and damaged.

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

CEILING FINISHES - Ceiling tiles are damaged.

Recommend replacing stained ceiling tiles in-kind.
Observation #238

FLOOR FINISHES – (A7) Carpet is stained. Similar in A5.
Recommend replacing carpet flooring in-kind only if stains are unable to be removed.

WALL FINISHES - Similar to A1.
Recommend patch and repair of walls along with painting all interior walls.

CEILING FINISHES - Similar to A1.
Recommend replacing stained ceiling tiles in-kind.
Observation #239

FLOOR FINISHES – (A4) VCT is stained and damaged.
Recommend replacing VCT flooring in-kind.

WALL FINISHES - Wall is damaged and also missing a vent screen.
Recommend replacing vent screen.
Recommend patch and repair of walls as well as painting all interior walls.

CEILING FINISHES - Ceiling tiles are damaged.
Recommend replacing damaged ceiling tiles in-kind.
Observation #241
FLOOR FINISHES – (J1) Concrete floor cracked and stained. Stains from floor mounted machines.
Recommend filling in of the cracks and then refinishing the concrete floors.
WALL FINISHES - Walls damaged.
Recommend repairing the walls and then painting.
OPENINGS - Damaged paint.
Recommend painting.

Observation #242
FLOOR FINISHES - 9x9 tiles damaged and transition strip missing.
Recommend replacing floor tiles with new non-asbestos floor tiles with transition strip.
OPENINGS - Door scratched up.
Recommend painting doors.

Observation #243
FLOOR FINISHES - Concrete flooring is stained but tiles an auto-shop.
Recommend no action.
Observation #244

FLOOR FINISHES - VCT flooring in poor condition.
Recommend replacing VCT flooring in-kind.

WALL FINISHES - Wall base, wall itself, and acoustical treatment on upper walls are damaged.
Recommend replacement of wall base.
Recommend repair and painting of all interior walls.
Recommend replacement of damaged acoustical treatment.

Observation #245

FLOOR FINISHES – (J2) Concrete floors cracked and poorly repaired.
Recommend refinishing of interior concrete floor.

Observation #246

FLOOR FINISHES – (J9) VCT flooring in poor condition.
Recommend replacing VCT flooring in-kind.
Observation #248

FLOOR FINISHES – (J3) VCT flooring in poor condition.

Recommend replacing VCT flooring in-kind.

Observation #250

FLOOR FINISHES – (A10) VCT flooring is stained. A12 & A14 are similar.

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

Observation #251

FLOOR FINISHES – (A13) Sheet vinyl stained.

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

WALL FINISHES - Walls scratched.

Recommend repairing and painting of all interior walls.
**Observation #252**

FLOOR FINISHES – (A9) VCT flooring stained. A8 is similar.

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

WALL FINISHES - Walls damaged and base coming off of the wall. A8 is similar.

Recommend replacement of wall base.

Recommend repair and painting of all interior walls.

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**Observation #290**

FLOOR FINISHES – (Cafeteria) VCT flooring stained and cracked.

Recommend replacing VCT flooring in-kind.

WALL FINISHES - Walls damaged.

Recommend repair and painting of all interior walls.
**Observation #291**

WALL FINISHES - Walls damaged and stained. Rubber base is missing.

Recommend replacement of wall base.

Recommend repair and painting of all interior walls.

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**Observation #295**

FLOOR FINISHES - Concrete floor is stained.

Recommend refinishing of concrete floors.

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**Observation #296**

FLOOR FINISHES – (Kitchen) Flooring is stained especially in the joints.

Recommend removal of flooring for installing of a seamless flooring system.

WALL FINISHES - Walls damaged and discolored from previously wall mounted items.

Recommend repair and painting of all interior walls.
**Observation #297**

FLOOR FINISHES - VCT flooring stained. No transition strip.

Recommend installation of transition strip and replacing VCT flooring only if stains are unable to be removed.

WALL FINISHES - Walls damaged from previously wall mounted items.

Recommend repair and painting of all interior walls.

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**Observation #298**

FLOOR FINISHES - Floors stained badly. Also a janitor closet. Restroom is not ADA compliant.

Recommend room redesign.

Recommend replacing flooring in-kid.
C-SERVICES

Observation #228
TECHNOLOGY - Loose wiring at the ceiling.
Recommend relocating wiring to a more secure location.

Observation #322
TECHNOLOGY - Loose wiring.
Recommend relocating wiring to a more secure location.
**D-EQUIPMENT AND FURNISHINGS**

**Observation #149**

LOCKERS - Hall lockers are in horrible condition. The exception is the senior’s lockers. Recommend replacing all lockers with the exception of the "senior lockers". For a consistent look, recommend replacing all lockers on campus.

**Observation #220**

BUILT-IN CASEWORK - Old casework and sink within casework is not accessible. Recommend removal of existing casework for new, accessible, and more space efficient casework.

**Observation #224**

BUILT-IN CASEWORK - Casework is deteriorating. Recommend removal of existing casework for new, accessible, and more space efficient casework.
Observation #225

BUILT-IN CASEWORK - Casework with sink that is not accessible.

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

Observation #229

BUILT-IN CASEWORK - Casework with sink that is not accessible.

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

Observation #231

BUILT-IN CASEWORK - Casework old but there is also a new section of casework with an accessible sink. Similar in B13.

Recommend removal of existing casework for new, accessible, and more space efficient casework.
Observation #233

BUILT-IN CASEWORK - Casework is deteriorating and sink is not accessible.

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

Observation #247

BUILT-IN CASEWORK - Casework old, damaged, and sink within casework is not accessible.

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

Observation #249

BUILT-IN CASEWORK - Sink shown on plans is not the same as one currently in classroom. Casework deteriorating and sink is not accessible.

Recommend removal of existing casework for new, accessible, and more space efficient casework.
Observation #326


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

Observation #327

BUILT-IN CASEWORK - Casework old and deteriorating. Similar in all rooms with casework.

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

Observation #160

ADA COMPLIANCE - Drinking fountain not compliant.

Recommend removal and installation of an ADA compliant drinking fountain.

Observation #162

ADA COMPLIANCE - Drinking fountain not compliant.

Recommend removal and installation of an ADA compliant drinking fountain.

Observation #222

ADA COMPLIANCE - Restroom is not ADA compliant. Typical staff restroom.

Recommend restroom redesign to be compliant with ADA.
Observation #240
ADA COMPLIANCE - Wash sink and drinking fountain not ADA compliant.
Recommend removal and installation of an ADA compliant drinking fountain and wash sink.

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Observation #292
ADA COMPLIANCE - Drinking fountain not compliant.
Recommend removal and installation of an ADA compliant drinking fountain.

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Observation #293
ADA COMPLIANCE - Drinking fountain not compliant.
Recommend removal and installation of an ADA compliant drinking fountain.
Observation #294

ADA COMPLIANCE - Drinking fountain not compliant.

Recommend removal and installation of an ADA compliant drinking fountain.
F-BUILDING SITE WORK

Observation #139

SITE UTILITIES - Downspout damaged.

Recommend replacing downspout with heavier gauge metal to prevent damage (vandalism).

Observation #140

HARDSCAPE - Site paving like no other on site.

Recommend removal of site paving and replace with concrete.

Observation #142

HARDSCAPE - Site concrete damaged and deteriorating. Typical comment throughout site.

Recommend replacing site concrete.
Observation #143
HARDSCAPE - Site concrete cracked.
Recommend replacing site concrete.

Observation #154
HARDSCAPE - Site concrete in really bad condition.
Recommend replacing site concrete.

Observation #167
SITE DEVELOPMENT - Wood benches on site are in bad condition.
Recommend replacing wood benches on site with a more durable product.
Observation #316

SITE DEVELOPMENTS - Guard rails for serving lines paint is deteriorating.
Dear Jon,

On December 17th, 2013 I performed an on-site assessment of the mechanical and plumbing systems at Rio Americano High School with Tom Brennan of SJUSD. Following are our observations:

Rio Americano HS

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 system.
2. 2-pipe central plant serves much of the campus. Chiller is a high efficiency evap-condensed chiller, 2001, in good shape. Also (2) 2001 Peerless boilers, in good shape. This plant is good.
3. Most of the buildings have Seasons 4 rooftop MZ units served by the 2 pipe plant, or gas/elec rooftop units. Most of this equipment is around 2000-2001, so about 12-13 years old. Generally the 2 pipe air handlers will last around 15-20 years with good maintenance, and the gas/electric rooftop units 15-18 years with good maintenance. Also, new packaged gas/elec units are much more energy efficient than these 2001 packaged units, and this should be factored into the District’s equipment replacement decisions.
4. J1 and J2 air handlers are original to the campus and need to be replaced.
5. There is a boiler at the Girls Locker Room building which now only serves domestic HW for Boys and Girls Locker Rooms. This boiler is very old and needs replacing, may be able to be downsized too because no longer serves the Gym heating.
6. Coaches Offices have Carrier mini splits, decent condition.
7. Locker rooms are in poor condition and have very poor ventilation. This needs to be addressed.
8. Small Gym has 2 very old original wall mounted heating and cooling air handlers, they need replacing badly.
9. Large Gym has 2 very old original heating and cooling air handlers which are concealed behind the end wall up high in kind of a penthouse, they need replacing badly.
10. Both Gym’s air handlers are served from a different smaller outdoor central plant which is located out by the football field. This plant has a high efficiency evap-condensed chiller which is
in good condition, and a Mighty Therm boiler which is in poor condition and needs to be replaced. This plant serves both Gyms, the Locker Rooms, and the Music building.

11. Music building has a 3 zone indoor air handler unit, hot water and chilled water heating and cooling off the central plant. This air handler has problems and the District wants to take it off the plant and give the Music building its own dedicated gas/elec HVAC system because the building runs a lot of after-hours operation which causes the large plant to have to come on just for this building.

12. The portables are not on the EMS, the District wants to put them on the EMS.

13. Bathroom plumbing fixtures are good, renovated not long ago.
MEMORANDUM

TO: JON ANDERSON
FROM: DANNY MCKEVITT
DATE: DECEMBER 20, 2013
PROJECT: SJUSD SITE ASSESSMENTS
SUBJECT: ASSESSMENT REPORT
PROJECT NO.: 14-008

RIO AMERICANO HIGH SCHOOL

Rio Americano HS is serviced by a relatively new 4000A, 277/480V main switchboard, approximately 10 years old and in good condition. The MSB services another 2500A 277/480V switchboard, also in good condition, which is approximately 15 years old and likely is replacement of the original campus service. This equipment, as well as two SMUD transformers and switchgear, is located in a fenced enclosure in the middle of the campus ‘quad’. The electrical service is adequate for a campus this size and would easily accommodate renovation or expansion. Roughly half or more of the gear observed on the campus was fairly new (~15 yrs) and in good condition, including a 1200A board servicing mechanical equipment and panels with SPDs located in classrooms and work rooms. The remainder of the gear appears to be original (~50 yrs) and past it’s serviceable life. Gear is not typically located in dedicated rooms, for example many panels and transformers were located in a gym storage room, or in a room used to store ceramics that was full of dust that can damage the electrical equipment. Typical classrooms have original branch circuit and devices (~50 yrs) and multi-channel surface raceway around the perimeter with power and data (~15 yrs).

Parking lot lighting consists of SMUD HID pole lights on wood poles; the owner pays directly to the utility for use of these lights. Building mounted lights are either HID or CFL, many with damaged and “yellowed” lenses; these lights are not cut-off. The quad is lit by two tall poles with 4 HID floodlights on each, these are not cut-off and likely cause uncomfortable glare. Exterior lighting is controlled by time clock. The original fluorescent lighting is in fair condition; these older fixtures have been retrofitted with electronic ballasts and T8 lamps. Classrooms were controlled by occupancy sensors, most other areas observed were not. The cafeteria is lit with surface 2x2 fixtures with biax lamps, controlled by a wattstopper LCP. The gym lighting is T5HO and well lit. Older LED exit lights are in decent condition throughout the campus, many EM lights are fairly old but functional.
<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>3.3</td>
<td>N/A</td>
<td>0.0</td>
<td>4000A 277/480V MSB ~10yrs, 2500A Switchboard ~15yrs, both good condition, 2 SMUD xfmrs in fenced enclosure.</td>
</tr>
<tr>
<td>Distribution Panels, Panels, Transformers</td>
<td>2.0</td>
<td>N/A</td>
<td>1.0</td>
<td>new gear ~15 yrs, and older gear ~50yrs. New 1200A swbd in mech room. Observed heavily rusted exterior xfmr. Gear not in dedicated room interior</td>
</tr>
<tr>
<td>Receptacles / Branch Circuiting</td>
<td>2.3</td>
<td>N/A</td>
<td>1.0</td>
<td>WM5500 around classroom perimeters, exposed conduit</td>
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<tr>
<td>Weighted Average Score:</td>
<td>2.6</td>
<td>N/A</td>
<td>0.6</td>
<td>Power Distribution System</td>
</tr>
<tr>
<td>Lighting &amp; Controls: Function and Condition</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site Lighting/Parking Lot</td>
<td>1.0</td>
<td>1.0</td>
<td>2.0</td>
<td>SMUD area lights on wood poles</td>
</tr>
<tr>
<td>Building Exterior Lighting</td>
<td>1.0</td>
<td>1.3</td>
<td>1.3</td>
<td>wallpacks and canopy lights with yellowed acrylic lens and CFL lamps, quad lit with 2x pole lights with directional floods x4. Pool lit with similar older floodlights</td>
</tr>
<tr>
<td>Interior Light Fixtures</td>
<td>2.0</td>
<td>2.0</td>
<td>1.3</td>
<td>older wrap fluorescents retrofitted with T8, newer 2x4s with T8 in A wing, cafeteria older 2x2 with biax, gym - T5HO in good condition.</td>
</tr>
<tr>
<td>Lighting Controls</td>
<td>1.7</td>
<td>1.0</td>
<td>1.3</td>
<td>No occupancy sensors in admin wing, gym or cafeteria. Occupancy sensors in classrooms. Wattstopper LCP ~15 year in cafeteria.</td>
</tr>
<tr>
<td>Emergency Egress</td>
<td>2.3</td>
<td>N/A</td>
<td>0.7</td>
<td>LED exits and older, functional EM lights</td>
</tr>
<tr>
<td>Weighted Average Score: Lighting &amp; Controls</td>
<td>1.6</td>
<td>1.4</td>
<td>1.4</td>
<td></td>
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