Our mission is to foster an environment for all students which encourages academic success, setting and achieving high personal goals, and preparation for a productive life in a culturally diverse society; continuous personal development; and becoming an effective and informed citizen.
San Juan High School

**Description:**
- Construction Date: 1935
- Total Square Feet of Floor Space: 181,944
- Acres: 39.06

**Address:**
- 7551 Greenback Lane, Citrus Heights, CA 95610

**Generated on:**
- 6/21/13

**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:**
- San Juan HS_Overall (Physical Assessment Report)
- San Juan HS_Q1 (Physical Assessment Report)
- San Juan HS_Q2 (Physical Assessment Report)
- San Juan HS_Q3 (Physical Assessment Report)
- San Juan HS_Q4 (Physical Assessment Report)
- San Juan_2013_A (Physical Assessment Report)
- San Juan_2013_B (Physical Assessment Report)
- San Juan_2013_Overall (Physical Assessment Report)
A-SHELL

Observation #45
OPENINGS - Door and jamb need paint.
Recommend painting of door and door jamb.

Observation #48
OPENINGS - Door in need of paint. Typical all doors.
Recommend painting of all doors and jambs.

Observation #49
OPENINGS - Windows covered and painted.
Recommend closing off openings with framed construction.
**Observation #88**

WALL FINISHES - Paint scuffed and chipped.
Recommend patch and painting of walls.

OPENINGS - Single pane glazing at boy’s locker room.
Recommend replacement of windows with more energy efficient systems.

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**Observation #89**

OPENINGS - Windows in bad shape. Single security bar covering each.
Recommend replacement of windows with more energy efficient systems.

Recommend removal of security bar and installation of a new metal screen that matches other screens on school site. Keep it consistent.
**Observation #92**

WALL FINISHES - Wall has holes from a previously attached item.

Recommend patching holes in building walls and repainting.

OPENINGS - Single pane glazing covered on interior.

Recommend replacement of windows with more energy efficient systems.

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**Observation #93**

OPENINGS - Windows in bad shape. Single security bar covering each.

Recommend replacement of windows with more energy efficient systems.

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

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**Observation #94**

OPENINGS - Ticket window covered with plywood.

Recommend closing off openings with framed construction.
Observation #96
OPENINGS - Ticket window covered with plywood and painted.
Recommend closing off openings with framed construction.

Observation #100
OPENINGS - Area could possibly be all louvers. Equipment room behind.
Recommend removal of glazing and construct walls. Add louvers to new wall system.

Observation #101
OPENINGS - Single pane translucent glazing.
Recommend replacement of windows with more energy efficient systems.
**Observation #113**

OPENINGS - Windows covered by bars. No standard security window covering for school.
Recommend replacement of windows with more energy efficient systems.
Recommend removal of bars and installation of a new metal screen that matches other screens on school site. Keep it consistent.

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**Observation #165**

WALL FINishes - Cracks in building stucco.
Recommend filling in all cracks and repainting all buildings with elastomeric paint.

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**Observation #251**

STRUCTURE - Concrete deteriorating.
Recommend verifying structural integrity.
Recommend alternative materials.
**B-INTERIORS**

**Observation #166**

FLOOR FINISHES - Sheet vinyl floor scuffed and worn out.

Recommend replacing sheet vinyl flooring in-kind.

CEILING FINISHES - Damaged ceiling tiles.

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

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**Observation #169**

WALL FINISHES - Walls damaged.

Recommend patch and painting of walls.
**Observation #171**

FLOOR FINISHES - 1/2" ceramic tile stained, damaged, and replaced with non-matching tiles.

Recommend replacing ceramic tile in-kind or with a seamless flooring system.

WALL FINISHES - Walls above wainscot damaged.

Recommend patch and painting of walls.

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**Observation #172**

WALL FINISHES - Walls and ceramic tile wainscot damaged.

Recommend removal of ceramic tiles and patch and painting of walls.

OPENINGS - Door mullion needs paint.

Recommend painting of door mullion.
Observation #173

FLOOR FINISHES - Floor covering stained and worn.
Recommend replacing weight room floor padding.

WALL FINISHES - Walls damaged from removal of larger mirrors.
Recommend repairing walls and repainting.

Observation #224

FLOOR FINISHES - Stained and worn sheet vinyl.
Recommend replacing sheet vinyl in-kind.

WALL FINISHES - Stained and work tackable surface.
Recommend replacing tackable surface in-kind.

CEILING FINISHES - Stained ceiling tiles.
Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.
Observation #233

FLOOR FINISHES - Concrete floors are damaged.

Recommend refinishing concrete floors.

Observation #234

FLOOR FINISHES - Ceramic tiles broken. Showers not used.

Recommend locker room redesign with showers no longer in use.

Observation #235

FLOOR FINISHES - Concrete floor damaged.

Recommend refinishing concrete floors.
**Observation #245**


Recommend replacing wood gym flooring.

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**Observation #250**

FLOOR FINISHES - Ceramic tiles damaged and missing.

Recommend locker room redesign with showers no longer in use.

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**Observation #252**

FLOOR FINISHES - Concrete has paint on it from painting the team lockers.

Recommend paint removal and refinishing of concrete floors.
Observation #253

FLOOR FINISHES - Stained carpet.

Recommend replacing carpet in-kind.

CEILING FINISHES - Loose ceiling tiles.

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

Observation #46

SITE UTILITIES - Rain gutter with no area drain. Drains directly into walkway.

Recommend installation of area drains.
D-EQUIPMENT AND FURNISHINGS

Observation #230

ATHLETIC - Basketball goals are old and not in good shape. (Small Gym)

Recommend replacing basketball standards with power side-folding or up-folding standards.

Observation #247

ATHLETIC - Side court basketball backboards deteriorating. Hand crank. (Large Gym)

Recommend replacing basketball standards with power side-folding standards.

Observation #248

ATHLETIC - Locker room benches are deteriorating.

Recommend removal and installation of more durable benches.
**Observation #249**

ATHLETIC - Visiting team benches damaged.
Recommend removal and installation of more durable benches.

LOCKERS - Lockers in disrepair.
Recommend removal and installation of new lockers.
E-OTHER BUILDING CONSTRUCTION

Observation #47

ADA COMPLIANCE - Staircase does not have compliant handrails.

Recommend installation of ADA compliant handrails. Verify stairs meet ADA tread and riser guidelines.

Observation #86

ADA COMPLIANCE - Drinking fountain not compliant.

Recommend installation of compliant guardrails.

Observation #90

ADA COMPLIANCE - Door on right side threshold trip hazard. Door on left side has rubber threshold.

Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.
Observation #95

ADA COMPLIANCE - No handrail at staircase.

Recommend installation of ADA compliant handrails. Verify stairs meet ADA tread and riser guidelines.

Observation #126

ADA COMPLIANCE - Ramp to step without handrails.

Recommend installation of ADA compliant handrails.

Observation #167

ADA COMPLIANCE - Drinking fountain not compliant.

Recommend installation of compliant guardrails.
Observation #168
ADA COMPLIANCE - Drinking fountain not compliant.
Recommend removal and installation of an ADA compliant drinking fountain.

Observation #170
ADA COMPLIANCE - Drinking fountain not compliant.
Recommend removal and installation of an ADA compliant drinking fountain.

Observation #231
ADA COMPLIANCE - Ramp not compliant.
Recommend installation of ADA compliant handrails.
Observation #232

ADA COMPLIANCE - Restroom not compliant.

Recommend restroom redesign.

Observation #236

ADA COMPLIANCE - Restroom not compliant.

Recommend restroom redesign.

Observation #246

ADA COMPLIANCE - Bleachers are not compliant.

Recommend bleacher modifications, if possible, to meet ADA guidelines. If not possible; replace bleachers.
Observation #262

ADA COMPLIANCE - No accessible service counter.

Recommend redesign of snack bar service counter to provide access.

Observation #264

ADA COMPLIANCE - Restroom not compliant.

Recommend restroom redesign.

Observation #265

ADA COMPLIANCE - Restroom not compliant.

Recommend restroom redesign.
F-BUILDING SITE WORK

Observation #87
HARDSCAPE - Asphalt paving in play area cracked and deteriorating.
Recommend replacing asphalt paving in this play area.

Observation #91
HARDSCAPE - Site concrete cracked and deteriorating.
Recommend demo and replacement of site concrete.

Observation #97
LANDSCAPE - Lawn is dead and only the weeds have survived.
Recommend verification of sprinkler system coverage and adjust as required or installation of additional sprinkler heads.
**Observation #98**

SITE UTILITIES - Rain downspout needed to be extended to drain further away from the building.

Recommend installation of area drains around the building where downspouts occur.

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**Observation #99**

SITE DEVELOPMENT - Inadequate storage within gym.... Being stored outside.

Recommend addition to gym for storage or close off existing storage area with walls.

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**Observation #110**

SITE DEVELOPMENT - Wood benches are deteriorating.

Recommend replacement of wood benches with a more durable product.
**A-SHELL**

**Observation #76**

WALL FINISHES - Structure in not finished. Needs paint.

Recommend painting structure.

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**Observation #77**

OPENINGS – Large drop-off at door entry/exit.

Recommend providing accessible path of travel to and from door.

ROOF COVERINGS – Fascia is damaged.

Recommend repairs to fascia.
**Observation #82**

ROOF COVERINGS - Fascia needs paint.

OPENINGS - Clear single pane glazing with bent metal louvers.

Recommend replacement of windows with more energy efficient systems.

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**Observation #83**

OPENINGS - Typical clear single pane glazing.

Recommend replacement of windows with more energy efficient systems.

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**Observation #201**

OPENINGS - Door frame needs paint. Typical at all doors.

Recommend painting of all door frames.
Observation #159

FLOOR FINISHES - Stained 12x12 tiles.
Recommend replacing VCT flooring if stains are unable to be removed.

Observation #160

FLOOR FINISHES - Stained 12x12 tiles.
Recommend replacing VCT flooring if stains are unable to be removed.

Observation #161

FLOOR FINISHES - Stained flooring.
Recommend replacing seamless flooring if stains are unable to be removed.
Observation #162

FLOOR FINISHES - Scuffed up painted concrete floor.

Recommend repainting concrete floor.

Observation #163

FLOOR FINISHES - Stained carpet.

Recommend replacing carpet flooring if stains are unable to be removed.

WALL FINISHES - Walls scuffed up.

Recommend painting of all interior walls.
Observation #164

FLOOR FINISHES - Stained carpet tiles.
Recommend replacing carpet flooring if stains are unable to be removed.

CEILING FINISHES - Water stained ceiling tiles.
Recommend replacing stained ceiling tiles.

OPENINGS - Doors all scratched up.
Recommend painting of all doors.
**Observation #198**

FLOOR FINISHES - Damaged 9x9 floor tiles.

Recommend replacing 9x9 floor tiles with non-asbestos VCT.

WALL FINISHES - Damaged walls.

Recommend painting of all interior walls and adding chair rails.

CEILING FINISHES - Glued on ceiling tiles coming loose.

Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.
Observation #199

FLOOR FINISHES - Damaged 9x9 floor tiles

Recommend replacing 9x9 floor tiles with non-asbestos VCT.

WALL FINISHES - Damaged walls.

Recommend painting of all interior walls and adding chair rails.

CEILING FINISHES - Glued on ceiling tiles coming loose.

Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.
Observation #202

FLOOR FINISHES - Damaged 9x9 floor tiles and mixed colored tiles. Recommend replacing 9x9 floor tiles with non-asbestos VCT.

WALL FINISHES - Damaged walls. Recommend painting of all interior walls.

CEILING FINISHES - Glued on ceiling tiles coming loose. Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.
Observation #203

FLOOR FINISHES - Stained carpet.
Recommend replacing carpet flooring if stains are unable to be removed.

WALL FINISHES - Damaged walls.
Recommend painting of all interior walls.

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

Observation #204

FLOOR FINISHES - Office not shown on plan has damaged 9x9 tiles.
Recommend replacing 9x9 floor tiles with non-asbestos VCT.
Observation #205

FLOOR FINISHES - Cracks in concrete.

Recommend filling in of cracks and resealing concrete.

Observation #206

FLOOR FINISHES - Damaged 9x9 floor tiles and replaced with 12x12 mixed colored tiles.

Recommend replacing all floor tiles with 12x12 VCT flooring.

WALL FINISHES - Damaged walls.

Recommend painting of all interior walls.

CEILING FINISHES - Glued on ceiling tiles coming loose.

Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.
**Observation #207**

FLOOR FINISHES - Stained carpet.

Recommend replacing carpet flooring if stains are unable to be removed.

WALL FINISHES - Damaged walls.

Recommend painting of all interior walls.

CEILING FINISHES - Glued on ceiling tiles coming loose.

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

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**Observation #208**

FLOOR FINISHES - 9x9 tiles.

Recommend replacing 9x9 floor tiles with non-asbestos VCT.
Observation #209

FLOOR FINISHES - Concrete floor is stained.

Recommend refinishing concrete floor.

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Observation #210

FLOOR FINISHES - Concrete floor is stained.

Recommend refinishing concrete floor.

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Observation #211

FLOOR FINISHES - Cracks in concrete floors.

Recommend filling in of cracks in concrete and then refinishing concrete floor.
**Observation #212**

FLOOR FINISHES - Stained carpet. Elevated stage in room.

Recommend replacement of carpet flooring is stains are unable to be removed.

WALL FINISHES - Damaged walls. New hole in wall.

Recommend patch and repair of walls and then painting.

CEILING FINISHES - Glued on ceiling tiles coming loose.

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

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**Observation #213**

FLOOR FINISHES - Ceramic floor tiles broken and missing.

Recommend replacing ceramic tiles in-kind. (ADA redesign)

WALL FINISHES - Whole in ceramic tile wainscot.

Recommend replacing ceramic tile wainscot in-kind. (ADA redesign)
**Observation #225**

FLOOR FINISHES - Stained carpet.

Recommend replacement of carpet flooring if stains are unable to be removed.

CEILING FINISHES - Glued on ceiling tiles coming loose.

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

**Observation #226**

CEILING FINISHES - Glued on ceiling tiles coming loose.

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

FLOOR FINISHES - 9x9 Floor tiles.

Recommend replacing 9x9 floor tiles with non-asbestos VCT.

**Observation #227**

SEE OBSERVATION #226
D-EQUIPMENT AND FURNISHINGS

Observation #266
BUILT-IN CASEWORK - Old casework deteriorating.
Recommend removal of existing casework for new, accessible, and more space efficient casework.

Observation #267
BUILT-IN CASEWORK - Sink not accessible.

Observation #268
BUILT-IN CASEWORK - Casework old and deteriorating.
Recommend removal of existing casework for new, accessible, and more space efficient casework.
Observation #269

BUILT-IN CASEWORK - Sink not accessible.
E-OTHER BUILDING CONSTRUCTION

Observation #55
SITE DEVELOPMENT - Shade structure not doing much good.
Recommend removal of shade structure.

Observation #79
ADA COMPLIANCE - Rubber door threshold.
Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.

Observation #80
ADA COMPLIANCE - Drinking fountains not compliant.
Recommend removal and installation of an ADA compliant drinking fountain.
Observation #81

ADA COMPLIANCE - Rubber thresholds at doors; G1-G5.

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

Observation #114

ADA COMPLIANCE - Rubber thresholds at doors; F1-F5.

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

Observation #200

ADA COMPLIANCE - Drinking fountain not compliant.

Recommend removal and installation of an ADA compliant drinking fountain.

Observation #270

ADA COMPLIANCE - Restroom not compliant.

Recommend restroom redesign.
F-BUILDING SITE WORK

Observation #54

HARDSCAPE - Asphalt in bad condition.

Recommend removal of asphalt and replace in-kind or with concrete and raised planters with concrete sitting areas.

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Observation #56

HARDSCAPE - Asphalt in bad condition.

Recommend removal of asphalt and replace in-kind or with concrete and raised planters with concrete sitting areas.

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Observation #78

LANDSCAPE – Patchy lawns.

Recommend verification of sprinkler system coverage and adjust as required or installation of additional sprinkler heads.
Observation #84

HARDSCAPE - Stamped concrete is not in great condition.
Recommend removal and redesign of landscape/hardscape area.

LANDSCAPE - Landscaping is dead other than trees.

SITE UTILITIES - Area drains are set deep into the site and extremely large. Necessary?

Observation #85

SITE DEVELOPMENT - Concrete seat walls have no skate bumpers. Typical throughout.
Recommend installing metal skate guards.
**A-SHELL**

**Observation #39**

OPENINGS - Window screens damaged.

Recommend window screen removal and replacement of windows with more energy efficient systems.

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**Observation #40**

WALL FINISHES - Cracks in stucco.

Recommend repairing stucco and then repainting with an elastomeric paint at all exterior walls on all buildings.

OPENINGS - Window sills deteriorating.

Recommend replacing window sills or replacement of window systems with more energy efficient systems.

ROOF COVERINGS - Fascia is damaged.

Recommend repair and painting of fascia.
Observation #41

WALL FINISHES - Base of exterior wall cracking.

Recommend repair of wall exterior at base.

Recommend repairing stucco and then repainting with an elastomeric paint at all exterior walls on all buildings.

Observation #42

WALL FINISHES - Paint on all is peeling.

Recommend painting all exterior walls.

OPENINGS - Window in bad condition.

Recommend replacement of windows with more energy efficient systems.

Observation #43

ROOF COVERINGS – Soffit paint damaged.

Recommend painting of soffit.
**Observation #44**

WALL FINISHES - Paint peeling away.

Recommend painting all exterior walls.

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**Observation #61**

ROOF COVERINGS - Breezeway roof and structure need paint.

Recommend painting entire breezeway structure.

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**Observation #63**

OPENINGS - Windows have metal security mesh that is in bad condition.

Recommend replacement of windows with more energy efficient systems.

Recommend removal and installation of a new metal screen that matches other screens on school site. Keep it consistent.
**Observation #64**

OPENINGS - Sliding glass door.

Recommend removal of sliding glass door and closing off this opening with a new wall.

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**Observation #74**

OPENINGS – Single pane glazing with metal louvers over.

Recommend replacement of windows with more energy efficient systems and repair louvers as needed. Suggest removal of louvers from entire campus and install functioning light control devices within the classrooms; like MechoShade.

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**Observation #103**

OPENINGS - Single pane glazing. West facing.

Recommend replacement of windows with more energy efficient systems.
**Observation #105**

OPENINGS - Bottom painted and window sill is deteriorating.

Recommend replacement of windows with more energy efficient systems.

**Observation #108**

WALL FINISHES - Paint peeling badly.

Recommend painting of entire building.

OPENINGS - Windows covered with metal security mesh.

Recommend replacement of windows with more energy efficient systems.

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

**Observation #111**

ROOF COVERINGS - Breezeway coverings metal fascia need paint.

Recommend painting of entire breezeway and fascia.
Observation #255

OPENINGS - Door mullion damaged and needs paint.

Recommend door mullion repair and painting.
Observation #116
FLOOR FINISHES - Floor stained from previously installed floor mounted drinking fountain.
Recommend refinishing and resealing concrete flooring.

Observation #117
FLOOR FINISHES - Cracks in interior concrete walkway.
Recommend filling in of cracks and then resealing of concrete.

Observation #118
FLOOR FINISHES - Sheet vinyl worn and scuffed.
Recommend removal of sheet vinyl and refinish and seal concrete flooring which is underneath.
Observation #119
LOCKERS – Lockers are in bad condition.
Recommend replacing all lockers.

Observation #120
OPENINGS – Windows covered up.
Recommend replacing with normal wall configuration.

Observation #121
CEILING FINISHES – Ceiling is damaged.
Recommend repair and painting of ceiling.
Observation #124

FLOOR FINISHES – Flooring is damaged and not accessible.

Recommend providing slip resistant flooring and an ADA compliant handrail.

Observation #125

FLOOR FINISHES - Concrete floor has cracks.

Recommend filling in of cracks and then resealing of concrete.

Observation #127

FLOOR FINISHES - Cracks in concrete floor.

Recommend filling in of cracks and then resealing of concrete.

CEILING FINISHES - Damaged ceiling tiles and replacement ceiling tiles that do not match.

Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.
Observation #132

FLOOR FINISHES – Flooring has slip resistant material and not accessible.

Recommend providing slip resistant flooring with more coverage and an ADA compliant handrail.

Observation #145

FLOOR FINISHES - Wood flooring is scuffed with minor damages.

Recommend refinishing wood flooring (sanding) and then sealing.

CEILING FINISHES - Ceiling vent loose, has patchwork painting, and paint missing from a ceiling device that has been removed.

Recommend repairing of ceiling vent and painting of ceiling.
Observation #146

ADA COMPLIANCE - Not an accessible restroom.

Recommend restroom redesign.

Observation #147

FLOOR FINISHES - Stained carpet.

Recommend replacement of carpet if stains are unable to be removed.

WALL FINISHES - Walls along with doors damaged and need paint.

Recommend painting of all doors and walls.

CEILING FINISHES - Glued on acoustic ceiling tiles falling down.

Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.
Observation #148

FLOOR FINISHES - Mix of various size tiles that are also damaged.

Recommend replacement of flooring with new VCT flooring.

Observation #149

FLOOR FINISHES - Floor tiles damaged.

Recommend replacing floor with new VCT flooring.

CEILING FINISHES - Hard lid ceiling damaged.

Recommend repair and painting of ceiling.
Observation #150

FLOOR FINISHES - Stained carpet.

Recommend replacement of carpet with VCT flooring since this a science lab (wet areas) or remove carpet to wood flooring and refinish and seal wood flooring.

WALL FINISHES - Walls along with doors damaged and need paint.

Recommend painting all interior walls and doors.

CEILING FINISHES - Glued on acoustic ceiling tiles falling down.

Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.
Observation #151

FLOOR FINISHES - 12" tile worn and damaged.

Recommend replacing flooring with new VCT flooring.
Observation #152

FLOOR FINISHES - Wood floor deteriorating.
Recommend refinishing (sanding) and sealing wood flooring.

WALL FINISHES - Walls along with doors damaged and need paint.
Recommend painting of all interior walls and doors.

CEILING FINISHES - Glued on acoustic ceiling tiles falling down.
Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.
Observation #153

FLOOR FINISHES - Wood floor damaged.
Recommend refinishing (sanding) and sealing wood flooring.

WALL FINISHES - Wall needs patch and paint.
Recommend painting of all interior walls and doors.

Observation #154

FLOOR FINISHES - Ceramic floor tiles stained.
Recommend replacing ceramic tile floors in-kind or replace with seamless flooring if unable to remove stains.
**Observation #155**

WALL FINISHES - Small damage to wall.
Recommend patch/repair of walls and painting.

**Observation #174**

CEILING FINISHES - Small damages to hard lid ceiling.
Recommend repairs to ceiling and then painting.

**Observation #175**

FLOOR FINISHES - Wood floor and rubber base have minor damages.
Recommend refinishing (sanding) and sealing wood flooring and installing new rubber base.
CEILING FINISHES - Cracks in ceiling finish.
Recommend repairs to ceiling and then painting.
Observation #176
CEILING FINISHES - Ceiling damaged due to removal and replacement of ceiling mounted fixture.
Recommend repairs to ceiling.

Observation #177
FLOOR FINISHES - Wood floor stained differently than classroom.
Recommend matching the stain (color) of the other word floors in this building wing.
OPENINGS - Door frame damaged.
Recommend repairs to door and door frame.
**Observation #178**

FLOOR FINISHES - Wood floor damaged from removal of old casework. Floor also showing wear at entry.

Recommend refinishing (sanding) and sealing wood flooring.

WALL FINISHES - Walls damaged specifically at entry/exit of classroom.

Recommend repairing and painting of all walls.

CEILING FINISHES - Ceiling damaged.

Recommend replacing damaged ceiling tiles.

OPENINGS - Door and door frame scratched badly.

Recommend repairing and painting of all doors and door frames.
Observation #179

FLOOR FINISHES - Typical over most of the school; Carpet over floor tiles, over wood.
Recommend removal of flooring down to wood flooring; refinish (sanding) and reseal of wood flooring.

WALL FINISHES - Cracks in wall and paint damaged.
Recommend patching of cracks and then painting of walls.

CEILING FINISHES - Ceiling tiles damaged, stained, and loose.
Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.

Observation #180

CEILING FINISHES - Ceiling tiles damaged, stained, and loose.
Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.
Observation #181

FLOOR FINISHES - 9x9 and 12x12 floor tiles damaged and stained.

Recommend removal of flooring down to wood flooring; refinish (sanding) and reseal of wood flooring.

Observation #182

CEILING FINISHES - Glued on ceiling tiles damaged and coming loose. Typical throughout offices.

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

Observation #183

FLOOR FINISHES - Severely stained sheet vinyl flooring. Not an ADA compliant restroom.

Recommend replacing sheet vinyl in-kind or replacement with a seamless floor system.
Observation #184

FLOOR FINISHES - Concrete floor has cracks, transition strip is missing, and 9x9 floor tiles are damaged.

Recommend filling in the cracks on the concrete and resealing concrete floors.

Recommend replacing transition strip and replacing 9x9 floor tiles with ne 12x12 VCT flooring.

CEILING FINISHES - Glued on ceiling tile missing.

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

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Observation #185

FLOOR FINISHES - Damaged 9x9 floor tiles.

Recommend replacing 9x9 floor tiles with ne 12x12 VCT flooring.
Observation #186

FLOOR FINISHES - Stained ceramic tile floors. 12x12 floor tile transition. Not an ADA compliant restroom.

Recommend abandon restroom; too small to be made ADA compliant.

Observation #187

CEILING FINISHES - Ceiling tiles damaged, stained, and loose.

Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.
Observation #188

Typical for rooms; D1, D3, D4, D5, D8, D9.

FLOOR FINISHES - Carpet is stained.
Recommend removal of flooring down to wood flooring; refinish (sanding) and reseal of wood flooring or replace carpet in-kind.

WALL FINISHES - Walls have been damaged.
Recommend making repairs to walls (patch) and painting of all interior walls.

CEILING FINISHES - Ceiling tiles are coming loose and the fix is to attach them with screws.
Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.

OPENINGS - Doors and door frames are heavily scratched.
Recommend painting of all doors and door frames.
Observation #189

(Room is divided more than shown on plan).

FLOOR FINISHES - Damaged 9x9 and 12x12 floor tiles. Carpet in room, not shown on plan, is stained.

Recommend removal of flooring down to wood flooring; refinish (sanding) and reseal of wood flooring OR replace with new VCT and carpet in-kind.

WALL FINISHES - Walls have been damaged.

Recommend making repairs to walls (patch) and painting of all interior walls.

CEILING FINISHES - Ceiling tiles are coming loose and the fix is to attach them with screws.

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

OPENINGS - Doors and door frames are heavily scratched.

Recommend painting of all doors and door frames.
Observation #214

FLOOR FINISHES - Cracks in concrete flooring.
Recommend filling in of cracks in concrete and resealing floor.

WALL FINISHES - Walls and wall bases damaged and need paint.
Recommend painting of all interior walls.

OPENINGS - Window frames damaged and need paint.
Recommend replacement of windows with more energy efficient systems.

CEILING FINISHES - 2x4 t-bar ceiling tiles look fine but glued on ceiling tiles have minor damages and are coming loose.
Recommend replacing glued-on ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.
**Observation #218**

FLOOR FINISHES - Floor tile and grout stained.

Recommend replacing grout with a darker color. If unable to remove stains; replace flooring with a seamless floor system.

**Observation #219**

WALL FINISHES - Walls damaged at classroom entry/exit, typ.

Recommend wall repairs and painting.

OPENINGS - Door and door frame damaged.

Recommend door and door frame painting.

**Observation #221**

FLOOR FINISHES - Wood floor showing wear at entry.

Recommend refinishing (sanding) and sealing wood flooring.
Observation #222

Elevated "Stage" Same comments as B12.

SEE OBSERVATION #223

Observation #223

FLOOR FINISHES - Wood floors stained and damaged.
Recommend refinishing (sanding) and sealing wood flooring.

CEILING FINISHES - Ceilings are damaged and stained.
Recommend replacing damaged and stained ceiling tiles.
**Observation #228**

FLOOR FINISHES - Wood floor stained and damaged.
Recommend refinishing (sanding) and sealing wood flooring.

CEILING FINISHES - Ceiling damaged.
Recommend replacing damaged and stained ceiling tiles.

---

**Observation #229**

FLOOR FINISHES - Flooring deteriorating.
Recommend removal of flooring down to wood flooring; refinish (sanding) and reseal of wood flooring.

WALL FINISHES - Walls and base damaged.
Recommend patch and paint of walls and base.
Observation #237

Typical for rooms; D6 & D7

FLOOR FINISHES - 9x9 and 12x12 floor tiles & carpet.

Recommend removal of flooring down to wood flooring; refinish (sanding) and reseal of wood flooring OR replace with new VCT and carpet in-kind.

WALL FINISHES - Walls have been damaged.

Recommend wall repairs and painting.

CEILING FINISHES - Ceiling tiles are coming loose and the fix is to attach them with screws.

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

OPENINGS - Doors and door frames are heavily scratched.

Recommend door and door frame painting.
Observation #241

CEILING FINISHES - Glued on ceiling tiles coming loose. Fix is to attach them to the ceiling with screws. Typical throughout campus.

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

Observation #242

FLOOR FINISHES - Damaged 9x9 tiles.

Recommend removal of flooring down to wood flooring; refinish (sanding) and reseal of wood flooring OR replace with new VCT and carpet in-kind.

WALL FINISHES - Walls built for a smaller room within this space have not been completely painted.

Recommend completion and painting of new walls.

CEILING FINISHES - Loose and missing glued on ceiling tiles.

Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.
Observation #244

Recommend no action.

Observation #274

Room was not lit....
Further assessment required.
C-SERVICES

Observation #102
DOMESTIC PLUMBING - No area drain and drains into walkway.
Recommend installation of area drains.

Observation #104
TECHNOLOGY - Loose wiring along building.
Recommend removal of loose wiring.

Observation #243
TECHNOLOGY - Wiring taped to the floor going up the stairs.
Recommend relocating wiring to location of other “hidden” wiring.
D-EQUIPMENT AND FURNISHINGS

Observation #128

LOCKERS - Corridor lockers are in bad condition with the exception of the newer buildings.

Recommend replacing lockers in-kind.

Observation #220

BUILT-IN CASEWORK - Old casework deteriorating. Perimeter casework has no accessible work station, typ.

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

Observation #256

BUILT-IN CASEWORK - Update casework with wall furnace removed.

Recommend removal of existing casework for new, accessible, and more space efficient casework.
Observation #257

BUILT-IN CASEWORK - No accessible lab station and when there are gas or water issues getting access into station is difficult. Typical in B-wing science labs.

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

Observation #258

VOCATIONAL/LAB - Fume hood no longer being used.

Recommend no action. Leave fume hood as-is. Using or not using the fume hood is an instructional preference.

Observation #259

BUILT-IN CASEWORK - Casework old and deteriorating.

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

Observation #260

BUILT-IN CASEWORK - Sink within casework is not accessible.

Recommend removal of existing casework for new, accessible, and more space efficient casework.
Observation #275

BUILT-IN CASEWORK - Casework old and deteriorating.

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

Observation #276

BUILT-IN CASEWORK - Staff room sink in casework not accessible.

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

**Observation #107**

ADA COMPLIANCE - No accessible service counter.

Recommend redesign to provide an ADA compliant service counter.

**Observation #109**

ADA COMPLIANCE - Rubber door threshold.

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

**Observation #122**

ADA COMPLIANCE – Verify ADA compliance.

Recommend removal and installation of an ADA compliant drinking fountain.

If compliant; no action.
**Observation #123**

ADA COMPLIANCE - Rubber door threshold.

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

**Observation #129**

ADA COMPLIANCE - Drinking fountains not compliant.

Recommend removal and installation of ADA compliant drinking fountains.

**Observation #130**

ADA COMPLIANCE - Door on right side has rubber door threshold. Other two doors do not and are trip hazards.

Recommend replacement of rubber threshold ramp by replacing concrete walk. Rubber threshold ramp is no longer accepted by DSA.
**Observation #131**

ADA COMPLIANCE - Rubber door threshold.

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

---

**Observation #215**

ADA COMPLIANCE - Drinking fountain not compliant.

Recommend removal and installation of an ADA compliant drinking fountain.

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**Observation #216**

ADA COMPLIANCE - No compliant service counter.

Recommend, if being used, redesign to provide an ADA compliant service counter.
**Observation #217**

ADA COMPLIANCE - Restroom not compliant.

Recommend restroom redesign.

---

**Observation #261**

LIGHTING - Very old light fixtures. Old light fixtures are typical throughout campus' older buildings.

Recommend replacing old light fixture with new, more efficient, light.
F-BUILDING SITE WORK

Observation #60

HARDSCAPE - Walkway uneven and a trip hazard.

Recommend demo and construction of a new accessible path of travel.

Observation #62

SITE DEVELOPMENT - Site landscaping leads to nowhere but a dead-end corridor.

Recommend no action other than study how to utilize this space for teaching purposes.

Observation #106

SITE DEVELOPMENT - Trellis wood and paint deteriorating.

Recommend replacing wood trellis with a more durable product.
Observation #112

SITE DEVELOPMENT – Site concrete and bricks deteriorating.

Recommend removal of bricks in site work as well as deteriorating site concrete and replace in-kind.
A-SHELL

Observation #50

OPENINGS - Door needs paint. Typical comment throughout campus.

Recommend painting of all exterior doors.

Observation #51

ROOF COVERINGS - 6’10” clearance.

Recommend no action or replacing covered walk.

Observation #52

WALL FINISHES - Stucco cracking. Door and door frame need paint.

Recommend painting of all exterior doors and door frames.

Recommend repairing cracks in stucco and painting building with an elastomeric paint.
Observation #53

WALL FINISHES - Stucco cracking.

Recommend repairing cracks in stucco and painting building with an elastomeric paint.

Observation #57

OPENINGS - Exterior louvers are bent.

Recommend replacement of louvers.

Observation #58

OPENINGS - Single pane glazing and exterior window sill deterioration.

Recommend replacement of windows with more energy efficient systems.
Observation #59

OPENINGS - Windows don't fully shut.
Recommend replacement of windows with more energy efficient systems.

Observation #65

OPENINGS - Clear single pane glazing.
Recommend replacement of windows with more energy efficient systems.

Observation #66

WALL FINISHES - Corner piece of wall is missing and has than painted.
Recommend wall repairs and painting.
Observation #68

OPENINGS - Clear single pane glazing with bent metal louvers.
Recommend replacement of windows with more energy efficient systems.
Recommend replacement of louvers.

Observation #70

WALL FINISHES - Large cracks in stucco.
Recommend repairing cracks in stucco and painting building with an elastomeric paint.

Observation #71

ROOF COVERINGS - Wood fascia needs paint.
Recommend painting of fascia or replacement and painting if necessary.
Observation #75

ROOF COVERINGS - Wood fascia is deteriorating.

Recommend painting of fascia or replacement and painting if necessary.

Observation #133

WALL FINISHES - Wall has been patch painted.

Recommend painting of all walls.

Observation #192

STRUCTURE - 2X's added for structural support.

Recommend painting to match existing.
**B-INTERIORS**

**Observation #156**

WALL FINISHES - Walls need fresh coat of paint.

Recommend painting of interior walls.

---

**Observation #157**

FLOOR FINISHES - Sheet vinyl showing wear and tear already.

Recommend replace in-kind if unable to remove “wear and tear”. If possible; remove down to concrete flooring, refinish, and seal.

WALL FINISHES - Walls scuffed and need paint.

Recommend painting of interior walls.
Observation #158

FLOOR FINISHES - Floors are scuffed up.
Recommend no action. Auto Shop.

Observation #190

FLOOR FINISHES - Wood floors throughout D wing.
Recommend refinishing (sanding) and sealing wood flooring.
WALL FINISHES - Walls scuffed and damaged throughout D wing.
Recommend painting of all interior walls.
CEILING FINISHES - Loose glued on ceiling tiles throughout D wing.
Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.
OPENINGS - Door frames damaged and need new paint throughout D wing.
Recommend painting all doors and door frames.
**Observation #191**

CEILING FINISHES - Acoustic ceiling tiles damaged and/or falling off.

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

**Observation #193**

FLOOR FINISHES - 9x9 and 12x12 floor tiles.

Recommend replacing mixed flooring with all new VCT flooring.

**Observation #194**

FLOOR FINISHES - Damaged carpet.

Recommend replacing carpet in-kind.
**Observation #195**

FLOOR FINISHES - Wood base damaged.
Recommend repairing and painting wood base.

CEILING FINISHES - Ceiling tiles coming loose.
Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.

---

**Observation #196**

FLOOR FINISHES - Damaged concrete floors.
Recommend refinishing and sealing concrete floors.

CEILING FINISHES - Loose and damaged ceiling tiles.
Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.
Observation #197

FLOOR FINISHES - 9x9 Tiles mixed with 12x12 tiles.

Recommend replacing mixed flooring with all new VCT flooring.

CEILING FINISHES - Loose ceiling tiles.

Recommend replacing ceiling tiles in-kind or as district is currently addressing the problem; screw ceiling tiles into the ceiling.
Observation #238

FLOOR FINISHES - Two types of ceramic tile floor coverings. Damaged and stained.
Recommend replacing ceramic tile in-kind or replacing with seamless flooring system.

WALL FINISHES - Ceramic tile wainscot stained.
Recommend replacing ceramic tile wainscot in kind.

OPENINGS - Door threshold damaged.
Recommend replacing door threshold.

Observation #239

FLOOR FINISHES - Wood floors.
Recommend refinishing (sanding) and sealing wood flooring.
C-SERVICES

Observation #240

TECHNOLOGY - Infrastructure for computer lab everywhere.

Recommend redesign of room for its current use as a computer lab.

Observation #254

HVAC SYSTEM - Window mounted HVAC unit in custodian office.

Recommend HVAC redesign so that in window unit is not required.

Observation #272

TECHNOLOGY - Infrastructure everywhere.

Recommend no action.
D-EQUIPMENT AND FURNISHINGS

Observation #72

Roof ladder is rusting.

Recommend replacement of roof ladder.

Observation #271

BUILT-IN CASEWORK - Casework Old and deteriorating throughout D wing.

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

Observation #273

BUILT-IN CASEWORK - Casework Old and deteriorating.

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

Observation #67

ADA COMPLIANCE - Rubber threshold ramp.

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

Observation #69

ADA COMPLIANCE - Railings should turn corner.

Recommend changing hand rails to turn the corner rather than protruding into sidewalk (safety hazard).

Observation #73

ADA COMPLIANCE - Railings needed?

Recommend installation of ADA compliant handrails (if required).
Observation #115

ADA COMPLIANCE - Drinking fountains not compliant.

Recommend removal and installation of ADA compliant drinking fountains.
E-OTHER BUILDING CONSTRUCTION

Observation #18

ATHLETIC STRUCTURES - Paint on wood portions of dugout chipping or peeling.

Recommend replacing wood with a more durable material and then painting.

Observation #20

ADA COMPLIANCE - There is no accessible route to drinking fountain.

Recommend providing an accessible path of travel to drinking fountain.

Observation #21

ADA COMPLIANCE - Building not accessible.

Recommend removal of building and build a new permanent, accessible, snack shack/restroom/athletic storage facility.
**F-BUILDING SITE WORK**

**Observation #14**
SITE DEVELOPMENT - Unused area.
Recommend site redesign to better utilize this space.

**Observation #15**
SITE DEVELOPMENT - Student parking lot with deteriorating asphalt.
Recommend demo of parking lot and replacing asphalt paving in-kind.

**Observation #16**
SITE DEVELOPMENT - Former parking area now used to house school storage containers.
Recommend providing permanent facilities for storage.

HARDSCAPE – Asphalt paving deteriorating in this area.
Recommend demo of asphalt and replacing asphalt paving in-kind.
Observation #17
LANDSCAPE - Baseball field in bad condition with many areas of dying grass.
Recommend verification of sprinkler system coverage and adjust as required or installation of additional sprinkler heads.

Observation #19
ATHLETIC STRUCTURES - Bleachers are old and not accessible.
Recommend providing ADA compliant bleachers with an accessible path of travel to those bleachers.

Observation #22
ATHLETIC STRUCTURES - Storage building. Move to asphalt with other storage containers.
Recommend providing permanent facilities for storage.
Observation #23
SITE DEVELOPMENT - Fencing is in bad condition.
Recommend replacing fencing in-kind.

Observation #24
SITE DEVELOPMENT - More protection for homes adjacent to baseball field.
Recommend placing a higher fence at property line.

Observation #25
ATHLETIC STRUCTURES - Wood backstop is damaged.
Recommend replacing wood in-kind or with a more durable product.
**Observation #26**

Recommend verification of site issue.

---

**Observation #27**

LANDSCAPE - Infield is overgrown with weeds.

Recommend weed abatement at infield.

ATHLETIC STRUCTURES - Wood backstops are damaged.

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

---

**Observation #28**

ATHLETIC STRUCTURES - Wood backstops are damaged.

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

LANDSCAPE - Infield is overgrown with weeds.

Recommend weed abatement at infield.
**Observation #29**

LANDSCAPE - Soccer field in bad condition with many areas of dying grass.

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

---

**Observation #30**

LANDSCAPE - Football practice field in bad condition with many areas of dying grass.

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

---

**Observation #31**

ATHLETIC STRUCTURES - Wood dugout in bad condition.

Recommend replacing wood dugout with wood/CMU constructed dugout.
Observation #32
SITE DEVELOPMENT - Concrete at light pole base is failing.
Recommend removal of failing concrete finish.

Observation #33
HARDSCAPE - Pool deck concrete is cracked in various locations.
Recommend filling in of cracks in concrete.
E-OTHER BUILDING CONSTRUCTION

Observation #6

ADA COMPLIANCE - Drinking fountain is not compliant.

Recommend providing an ADA compliant drinking fountain with an accessible route to that drinking fountain.

Observation #7

Recommend verification of ADA compliance.

Observation #11

ADA COMPLIANCE - Drinking fountain not compliant.

Recommend providing an ADA compliant drinking fountain with an accessible route to that drinking fountain.
**Observation #36**
ADA COMPLIANCE - Railings are not ADA compliant.
Recommend providing ADA compliant handrails.

**Observation #136**
ADA COMPLIANCE - Drinking fountain not compliant.
Recommend removal and installation of an ADA compliant drinking fountain.
F-BUILDING SITE WORK

Observation #1

HARDSCAPE - Asphalt in fire lane in really bad condition.

Recommend removal and replacement of asphalt driveway (fire lane).

Observation #2

LANDSCAPE - Dead landscape.

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

Observation #3

HARDSCAPE - Deteriorating asphalt paving.

Recommend removal and replacement of asphalt driveway (fire lane).
**Observation #4**

HARDSCAPE - Concrete stairs chipped at nosing and safety stripe faded.  
Recommend providing beveled metal nosing at staircase and newly painted safety strips.  

SITE DEVELOPMENT – Railing paint is bad.  
Recommend pant railing and provide skate guards along railing.

---

**Observation #5**

HARDSCAPE - Concrete curb around track is cracked, chipped, and missing sections.  
Recommend replacement of concrete curb.  

SITE DEVELOPMENT - Track has ruts drainage issues.  
Recommend re-grading of track, installation of area drains (landscape), and replacing decomposed granite track.
Observation #8
SITE DEVELOPMENT - Long jump running surface deteriorating and landing pit has been dug out. Recommend replacing long jump in-kind.

Observation #9
LANDSCAPE - Football field in bad condition with many areas of dying grass. Recommend verification of sprinkler system coverage and adjust as required or installation of additional sprinkler heads.

Observation #10
HARDSCAPE - Concrete curb around track is cracked, chipped, and missing sections. Recommend replacement of concrete curb.
Observation #12
HARDSCAPE - Former parking lot, now used at storage, has weeds growing out of cracks in asphalt.
Recommend site redesign to better utilize this space.

Observation #13
HARDSCAPE - Tennis court play surface has cracks throughout surface.
Recommend removal of tennis court play surface and replace in-kind.

Observation #34
SITE DEVELOPMENT - Plastic skate bumpers have been destroyed.
Recommend replacing plastic skate guards with metal skate guards.
**Observation #35**

SITE DEVELOPMENT - 2"x10" used for terracing. Temporary solution.

Recommend replacing wood boards for terracing of landscape it CMU retaining walls.

---

**Observation #37**

HARDSCAPE - Asphalt paving in staff parking is deteriorating.

Recommend replacing asphalt paved parking lot in-kind.

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**Observation #38**

SITE DEVELOPMENT - Stamped concrete in bad condition and deteriorating.

Recommend redesign back to landscaping and provide irrigation.
MEMORANDUM

TO: Jon Anderson
FROM: Tom Duval
DATE: December 23, 2013
PROJECT: San Juan High School
SUBJECT: Master Plan Assessment Report
PROJECT NO.: 131020

Dear Jon,

On December 16th, 2013 I performed an on-site assessment of the mechanical and plumbing systems at San Juan High School with 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 Alerton Bactalk. Can no longer get parts for this old IBEX system. (Note: the three new 2010 buildings DO have new Alerton Bactalk though – Culinary, H, and A)
2. B wing has very old Lennox gas/elec packaged rooftop units which are in VERY bad shape and need replacing badly. Their rooftop ductwork is very bad too and leaks. The roof is also in bad shape. This is an urgent problem on this campus.
3. E, F, and G Wings rooftop gas/elec units are also very old and in need of replacement.
4. D wing has 2 classrooms sharing a single gas/elec rooftop unit, not good zoning or comfort control, needs correcting.
5. Portable B13 has two 1998 Bard units which are in okay condition, but not on the EMS. District wants them on the EMS.
6. Large Gym and Locker Rooms have very old Modine rooftop gas heat-only units which need replacing.
7. Same for Small Gym and Locker Rooms.
9. H Building (Tech and Auto Shop) is new 2010, no issues.
10. A building is new, no issues.
11. Library has a very old gas/elec rooftop unit, probably should be replaced.
12. Auditorium is served by a large ground mounted AAON gas/elec unit, reportedly runs fine, no issues.
13. Cafeteria is served by a large ground mounted Trane gas/elec unit, reportedly runs fine, no issues.
14. Teachers lounge off Cafeteria is served by an old Lennox gas/elec rooftop unit, probably should be replaced.
15. Kitchen off Cafeteria has a swamp cooler which is in poor condition and needs replacing.
16. Locker Room ventilation is poor at this school, maybe just not running, very smelly. Needs correction.
17. Pool boiler system is in poor condition. Lochinvar boiler is okay, but a seized mixing valve, and the pump leaks. Needs fixing.
MEMORANDUM

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

SAN JUAN HIGH SCHOOL

The new San Juan High school has had extensive renovations over the past 4 years, including renovation of about 25% of the campus including the addition of a new Culinary Arts Building. The main electrical service is a 2500A, 277/480V Switchboard in a fenced enclosure at the SW corner of campus, approximately 10 years old and in like new condition. Underground conduit infrastructure was installed as part of a master planning effort to support future renovations and expansion. A second SMUD service is on the east side of campus, it is 120/208V and in good condition. Buildings that have been recently constructed or renovated have new gear and no needs for improvements. Remaining buildings include older gear of various age, some of it well beyond its serviceable life, located in inappropriate areas such as hallways and classrooms, or in custodial closets. Extensive surface raceway, varying condition, used in the buildings that have not been renovated.

Parking lot lighting throughout the campus is new, consisting of high end architectural area lights, full cut-off, with efficient HID sources. Building exterior lighting where newly constructed or renovated are full cut-off and efficient. All of these sources are controlled via new lighting control panels. Remainder of building mounted lighting are either HID or CFL wallpacks, many with damaged and “yellowed” lenses, and not cut-off. New buildings have been provided with highly efficient recessed or linear suspended T8 lighting with state of the art controls, including architectural dimming systems in classrooms. Older wings include surface fluorescent fixtures with T8 lamps, in various condition; most lighting has been retrofitted with electronic ballasts and T8 lamps somewhat recently. Some occupancy sensors observed in older classrooms. 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><strong>Power &amp; Distribution: Function and Condition</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Utility Service, Main Switchboard</td>
<td>3.7</td>
<td>N/A</td>
<td>0.0</td>
<td>Main Service is 2500A, 277/480V like new (~10 years), conduits in place for planned renovations and expansion. A second service in good condition near stadium.</td>
</tr>
<tr>
<td>Distribution Panels, Panels, Transformers</td>
<td>2.7</td>
<td>N/A</td>
<td>1.0</td>
<td>~25% of campus: new gear &lt;5 yrs, electrical rooms. Remainder: Older gear (some 50+ years old) still in use, located in storage, hallways, classrooms.</td>
</tr>
<tr>
<td>Receptacles / Branch Circuiting</td>
<td>2.7</td>
<td>N/A</td>
<td>0.7</td>
<td>~25% of campus: new condition. Remainder: extensive use of surface raceway, exposed conduits.</td>
</tr>
<tr>
<td><strong>Weighted Average Score:</strong></td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td><strong>Power Distribution System</strong></td>
<td>3.1</td>
<td>N/A</td>
<td>0.5</td>
<td></td>
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<tr>
<td><strong>Lighting &amp; Controls: Function and Condition</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site Lighting/Parking Lot</td>
<td>4.0</td>
<td>3.7</td>
<td>0.0</td>
<td>Front and back parking lot lighting is new, MH lamps in high quality architectural area lights. Streetscape lighting is also new.</td>
</tr>
<tr>
<td>Building Exterior Lighting</td>
<td>2.7</td>
<td>2.7</td>
<td>1.0</td>
<td>~25% of campus: new CFL and HID wallpacks, cut-off. Remainder: Older CFL wallpacks with damaged, yellow lens, not cut-off.</td>
</tr>
<tr>
<td>Interior Light Fixtures</td>
<td>2.7</td>
<td>3.0</td>
<td>1.0</td>
<td>~25% of campus: new lighting, high efficiency 2x4s and indirect linear T8s. Remainder: Older fixtures, various condition, retrofitted with T8s.</td>
</tr>
<tr>
<td>Lighting Controls</td>
<td>2.7</td>
<td>3.0</td>
<td>1.0</td>
<td>~25% of campus: Occupancy sensors, dimmable classroom lighting controls. Remainder: Line voltage switches, sensors in some classrooms. LCP at new wings</td>
</tr>
<tr>
<td>Emergency Egress</td>
<td>3.0</td>
<td>N/A</td>
<td>0.7</td>
<td>LED exit signs, older but functional EM lights</td>
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<tr>
<td><strong>Weighted Average Score:</strong></td>
<td>3.0</td>
<td>3.1</td>
<td>0.8</td>
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