TRANSPORTATION CENTER

SAN JUAN UNIFIED SCHOOL DISTRICT

VA\L\U\I\N\G

DIVERSITY and EXCELLENCE

the San Juan Unified School District’s mission is to

EDUCATE and

INSPIRE

each student to

SUCCEED

and responsibly

CONTRIBUTE

to a radically evolving world by providing

innovative, rigorous,

STUDENT-FOCUSED

instruction and programs in a SAFE,

CARING, and COLLABORATIVE

learning community.

DLR Group
San Juan Transportation Center

Description: Construction Date: Unknown
Total Square Feet of Floor Space: 32,333
Acres: 3.6

Address: 3050 Orange Grove Avenue North Highlands, CA 95660

Generated on: 8/5/13

Building stages: - Physical Assessment Report

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

Stakeholder:

Drawings:
  - Orange Grove Bus Aerial (Physical Assessment Report)
  - Transportation (Physical Assessment Report)
Site Plan
F-BUILDING SITE WORK

Observation #46

HARDSCAPE - Staff would like this for staff parking. 
(See aerial map for photo)

Recommend no action.

Observation #47

HARDSCAPE - Site concrete deteriorating badly.

Recommend replacing concrete entry in-kind or replace with asphalt paving.

Observation #48

HARDSCAPE - CMU wall falling apart.

Recommend removal of CMU wall and redesign front entry landscape.
Observation #39
WALLS FINISHED - Exterior walls are multiple colors. Typical at all 4 sides of the building.
Recommend painting all 4 sides of building.
OPENINGS - Door finish is severely compromised.
Recommend replacing door.

Observation #40
WALLS FINISHED - Exterior walls are multiple colors. Typical at all 4 sides of the building.
Recommend painting all 4 sides of building.

Observation #42
WALLS FINISHED - Exterior walls are multiple colors. Typical at all 4 sides of the building.
Recommend painting all 4 sides of building.
OPENINGS - Door is damaged. Puncture holes.
Recommend replacing door.
Observation #44

WALLS FINISHED - Exterior walls are multiple colors. Typical at all 4 sides of the building.

Recommend painting all 4 sides of building.

ROOF COVERINGS - Window awning paint is deteriorating.

Recommend painting the awning.

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Observation #49

STRUCTURE - Stucco on columns is cracking.

Recommend repairing cracks in stucco.

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Observation #50

WALL FINISHES - Walls damaged from plants growing on walls.

Recommend painting all 4 sides of building.
**Observation #51**
WALLS FINISHED - Exterior walls are multiple colors. Typical at all 4 sides of the building.

Recommend painting all 4 sides of building.

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**Observation #52**
WALLS FINISHED - Exterior walls are multiple colors. Typical at all 4 sides of the building.

Recommend painting all 4 sides of building.
Observation #1

FLOOR FINISHES - Carpet is stained badly throughout facility.

Recommend replacing carpet in-kind only if unable to remove stains.

Observation #2

OPENINGS - Door jamb paint scratched and chipping off. Typical at most doors.

Recommend repairing chips and painting all door jambs

Observation #3

WALL FINISHES - Walls are damaged (scratched, chipped, and/or stained) throughout facility.

Recommend repairing walls repairing all damaged walls and then painting them.
Observation #4

FLOOR FINISHES - 12x12 VCT flooring is stained. Typical where VCT occurs.

Recommend replacing VCT flooring in-kind only if unable to remove stains.

Observation #5

WALL FINISHES - Walls are damaged (scratched, chipped, and/or stained) throughout facility.

Recommend repairing walls repairing all damaged walls and then painting them.

Observation #6

FLOOR FINISHES - 12x12 VCT flooring is stained. Typical throughout facility where VCT occurs.

Recommend replacing VCT flooring in-kind only if unable to remove stains.
Observation #7

OPENINGS - Door is scratched. Typical at most doors in facility.

Recommend repairing and painting all doors.

Observation #8

FLOOR FINISHES - Carpet is stained badly throughout facility.

Recommend replacing carpet throughout facility in-kind.

WALL FINISHES - Walls are damaged (scratched, chipped, and/or stained) throughout facility.

Recommend repairing and painting all interior walls throughout this facility.

Observation #9

FLOOR FINISHES - Ceramic tile floors are stained. Typical in all restrooms.

Recommend replacing ceramic tile flooring in-kind only if unable to remove stains.

WALL FINISHES - Ceramic tile wall wainscot is stained. Typical in all restrooms.

Recommend replacing ceramic tile wainscot in-kind only if unable to remove stains.
Observation #10

OPENINGS - Door finish is damaged. Typical at most doors in facility.

Recommend painting damaged doors.

Observation #11

FLOOR FINISHES - 12x12 VCT flooring is stained. Typical throughout facility where VCT occurs.

Recommend replacing VCT flooring in-kind only if unable to remove stains.

WALL FINISHES - Walls are damaged (scratched, chipped, and/or stained) throughout facility.

Recommend repairing and painting all walls.

Observation #13

FLOOR FINISHES - VCT floor tiles are stained, bubbling, and cracking in various locations.

Recommend replacing VCT flooring in-kind only if unable to remove stains.
Observation #14
WALL FINISHES - Structural supports have paint chipping and peeling off of them.
Recommend paint removal and then repainting structural posts.

Observation #15
WALL FINISHES - Wall edges throughout facility are typically damaged as in this occasion.
Recommend repairing, painting, and adding edge guards.

Observation #16
FLOOR FINISHES - Upstairs storage without finish materials.
Recommend no action.
**Observation #17**

OPENINGS - Door finish is damaged. Typical at most doors in facility.

Recommend painting all doors.

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**Observation #18**

CEILING FINISHES - T-bar ceiling hanging from T-Bar ceiling. Exposed hanger wires (suspension wires).

Recommend no action.

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**Observation #19**

FLOOR FINISHES - Concrete floor does not have a consistent finish and been patched for repairs.

Recommend sealing concrete.

WALL FINISHES - Walls are not finished and lacking paint.

Recommend finishing walls and painting.

CEILING FINISHES - Ceiling is half finished.

Recommend finishing ceiling and painting.
**Observation #20**

FLOOR FINISHES - Concrete floor does not have a consistent finish.

Recommend refinishing concrete floors.

**Observation #21**

WALL FINISHES - Walls have been damaged by previously mounted items. Typical at all bus repair bays.

Recommend repairing damaged walls.

CEILING FINISHES - Ceiling is partially finished.

Recommend finishing ceiling and painting.

**Observation #22**

FLOOR FINISHES - Minor cracks and stains throughout.

Recommend filling in of racks and resealing concrete floor.

WALL FINISHES - Walls are not finished and lacking paint.

Recommend painting all interior walls.
Observation #23
FLOOR FINISHES - Minor cracks and stains throughout all bus repair bays.
Recommend filling in of racks and resealing concrete floor.

Observation #24
OPENINGS - Door finish is damaged. Typical at most doors in facility.
Recommend painting the door.
FLOOR FINISHES - Ceramic tile floors are stained. Typical in all restrooms.
Recommend replacing ceramic tile floors in-kind only if stains are unable to be removed.
WALL FINISHES - Ceramic tile wall wainscot is stained. Typical in all restrooms.
Recommend replacing ceramic tile wainscot in-kind only if stains are unable to be removed.

Observation #25
FLOOR FINISHES - 12x12 VCT flooring is stained. Typical where VCT occurs.
Recommend replacing VCT flooring in-kind only if stains are unable to be removed.
**Observation #26**

FLOOR FINISHES - Ceramic tile floors are stained.

Recommend replacing ceramic tile floors in-kind only if unable to remove stains.

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**Observation #27**

FLOOR FINISHES - Ceramic tile floors are stained. Typical in both shower facilities.

Recommend replacing ceramic floor tiles in-kind only if unable to remove stains.

WALL FINISHES - Walls are stained and damaged. Typical in both shower facilities.

Recommend repairing and painting walls.

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**Observation #28**

CEILING FINISHES - T-bar ceiling tiles have water stains.

Recommend replacing stained 2x4 ceiling tiles in-kind.
Observation #29

FLOOR FINISHES - Ceramic tile floors are stained.
Recommend replacing ceramic floor tiles in-kind only if unable to remove stains.

WALL FINISHES - Walls are stained and damaged.
Recommend repairing and painting walls.

Observation #30

WALL FINISHES - Wall damaged from a previously mounted item.
Recommend repairing and painting walls.

Observation #31

FLOOR FINISHES - 12x12 VCT flooring is stained. Typical where VCT occurs.
Recommend replacing VCT flooring in-kind only if unable to remove stains.

WALL FINISHES - Walls are damaged (scratched, chipped, and/or stained) throughout facility.
Recommend repairing and painting walls.
**Observation #32**

FLOOR FINISHES - Minor cracks and stains throughout all bus repair bays.

Recommend no action. Appropriate for use.

WALL FINISHES - Walls have been damaged by previously mounted items. Typical at all bus repair bays.

Recommend repairing and painting all interior walls.

CEILING FINISHES - Ceiling is mostly painted.

Recommend painting ceiling.

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**Observation #33**

FLOOR FINISHES - Unclear as to the purpose of this floor mounted texture strip. This is the only place where this occurs.

Recommend no action.
**Observation #34**

FLOOR FINISHES - Minor cracks and stains in concrete flooring. Typical.

Recommend no action. Appropriate for use.

WALL FINISHES - Walls are unfinished. Typical.

Recommend no action. Appropriate for use.

CEILING FINISHES - Ceiling exposed wood structure. Typical.

Recommend no action. Appropriate for use.

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**Observation #35**

FLOOR FINISHES - Cracks and stains in concrete flooring.

Recommend no action. Appropriate for use.

WALL FINISHES - Walls are stained and damaged.

Recommend repair and painting of damaged walls.
**Observation #36**

FLOOR FINISHES - Upstairs storage without finish materials.

Recommend no action. Appropriate for use.

WALL FINISHES - Walls not painted.

Recommend no action. Appropriate for use.

CEILING FINISHES - Exposed structure.

Recommend no action. Appropriate for use.

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**Observation #37**

FLOOR FINISHES - Staircase finish is stained.

Recommend cleaning staircase as the only option.

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**Observation #54**

FLOOR FINISHES - 12x12 VCT flooring is stained. Typical where VCT occurs.

Recommend replacing VCT flooring in-kind only if stains are unable to be removed.
Observation #55

FLOOR FINISHES - Ceramic tile floors are stained. Typical in all restrooms.
Recommend replacing ceramic tile floor in-kind only if stains are unable to be removed.

WALL FINISHES - Ceramic tile wall wainscot is stained. Typical in all restrooms.
Recommend replacing ceramic tile wainscot in-kind only if stains are unable to be removed.
C-SERVICES

Observation #38

HVAC SYSTEM - Window mounted air conditioner.

Recommend HVAC systems redesign so that the window mounted unit is no longer needed.
**E-OTHER BUILDING CONSTRUCTION**

**Observation #12**

ADA COMPLIANCE - No guard rail or wing wall on left side.

Recommend installing guardrails.

**Observation #56**

ADA COMPLIANCE - May not meet ADA clearance minimums.

Recommend verification of clearances. If minimum clearances are met; no action is required.

**Observation #57**

ADA COMPLIANCE - May not be ADA compliant; sink and wall mounted items protruding from the wall opposite of the wash basin.

Recommend verification of clearances. If minimum clearances are met; no action is required.
Observation #58

ADA COMPLIANCE - May not meet ADA height restrictions.

Recommend verification of counter height minimums and maximums. If clearances are met; no action is required.
F-BUILDING SITE WORK

Observation #41
HARDSCAPE - Asphalt paving throughout site is cracking and deteriorating.
Recommend replacing asphalt paving in-kind with a stronger base.

Observation #43
HARDSCAPE - Asphalt paving throughout site is cracking and deteriorating.
Recommend replacing asphalt paving in-kind with a stronger base.

Observation #45
HARDSCAPE - Asphalt paving throughout site is cracking and deteriorating.
Recommend replacing asphalt paving in-kind with a stronger base.
Observation #53

SITE DEVELOPMENT - 6' high fence with very little security on this (East fence) side of property. South and West fence line have an 8' high chain link fence with privacy slats and razor wire. North fence is wrought iron.

Recommend replacing with a much more secure fence (8' high chain link fence with privacy slats and razor wire).