The teachers, administrators and parents of SIERRA OAKS K-8 SCHOOL are dedicated to providing all students with an environment that will create a DESIRE to continue the learning process throughout their lives. We want the student to DEVELOP A SENSE OF RESPONSIBILITY and RESPECT for themselves and others in the community. It is our goal that they will be able to function INDEPENDENTLY while at the same time developing A MORAL AND ETHICAL BEHAVIOR that will allow them to be tolerant of others and work cooperatively with those around them.
Sierra Oaks K-8

Description: Construction Date 1960
Total Square Feet of Floor Space: 36,952
Acres: 11.59

Address: 171 Mills Road Sacramento, CA 95825

Generated on: 6/27/13

Building stages: - Facilities Assessment Report

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

Stakeholder:

Drawings: - Sierra Oaks_2013 (Facilities Assessment Report)
- Sierra Oaks (Facilities Assessment Report)
- Sierra Oaks AREAS-INT (Facilities Assessment Report)
F-BUILDING SITE WORK

Observation #1

SITE DEVELOPMENT - No fencing between park and school.

Recommend steel access controlled fence for use during school hours and at night to control vandalism.
**A-SHELL**

**Observation #4**

STRUCTURE - Excessive abandoned conduit on underside of canopies and walls. Typical of entire campus.

Recommend removal of abandoned conduit and relocation to roof where possible.

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**Observation #6**

STRUCTURE - Some dry rot on ends of roof beams in this wing.

Recommend refinishing ends as needed. Approx.10% of beams.

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**Observation #14**

STRUCTURE - Portables are showing signs of damage to foundations and to exterior ramps.

Recommend replacement of portables with new permanent structure.
Observation #7

FLOOR FINISH - Restroom floor in staff area is old and stained.

Recommend new floor in these restrooms.

Observation #9

FLOOR FINISH - Worn asbestos VCT flooring in kitchen.

Recommend replacement of floor.
C-SERVICES

Observation #10

ELECTRICAL - Unsafe old switches and wiring in kitchen area.

Recommend overhaul of electrical system and switches in kitchen, staff and MP areas.

Observation #11

LINE VOLTAGE - Dim kitchen lighting. Yellowed casing on lights.

Recommend new kitchen lighting.

Observation #12

HVAC - No cooling in kitchen or staff room.

Recommend overhaul of HVAC system in these rooms and install air conditioning.
**D-EQUIPMENT AND FURNISHINGS**

**Observation #15**

CASEWORK - Damaged casework at front of stage.

Recommend refurbishing casework.

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**Observation #16**

CASEWORK - Damaged and old cabinets and counters in kitchen.

Recommend new or refurbished casework.
E-OTHER BUILDING CONSTRUCTION

Observation #2

ADA - Noncompliant drinking fountain. Typical of all indoor units (approx. 2).

Recommend replacement with new fixtures.

Observation #3

ADA - Noncompliant exterior drinking fountains. Typical of 5 on campus.

Recommend replacement of fixtures.

Observation #8

ADA - Noncompliant clearance at entry to restroom and kitchen.

Recommend reconfiguration of these doors to comply.
F-BUILDING SITE WORK

Observation #5
HARDSCAP - Some cracked asphalt approx. 20% of surface at play areas.
Recommend patch and repair as needed.

Observation #13
HARDSCAPE - Cracked and buckled asphalt in area between portables.
Recommend new concrete finish here.
MEMORANDUM

TO: Jon Anderson  
FROM: Tom Duval  
DATE: February 28, 2014  
PROJECT: Sierra Oaks K-8 School  
SUBJECT: Master Plan Assessment Report  
PROJECT NO.: 131020

Dear Jon,

On February 12, 2014 I performed an on-site assessment of the mechanical and plumbing systems at Sierra Oaks K-8 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 a new Alerton BacTalk system. Can no longer get parts for this old IBEX system.

2. Classrooms 1-12 and the Library are served by 2006 Trane split systems consisting of furnaces in classroom closets connected to rooftop condensing units. These systems are in good condition for the most part and probably have another 10 years of life expectancy.

3. Classrooms 14-17 are only two years old and are served by Bard “QTEC” heat pumps which are in near new condition. These units should last another 18-20 years.

4. The Multipurpose is served by a 1999 Jackson Church split system consisting of an indoor furnace connected to an outdoor grade mounted condensing unit. This system has problems, does not run well and is a maintenance headache. At 15 years old and in poor operating condition, it needs to be replaced.

5. The Admin Office is served by a 2006 Trane packaged rooftop gas/elec unit which is in good condition and probably has another 10 years of life expectancy.

6. The Kitchen is served by an old through the window heat pump unit which is nearing the end of its useful life.

7. The Staff Lounge next to the Kitchen is served by a rooftop Carrier ductless mini-split system which appears in decent condition.

8. Portable 18 is served by a 1995 Sun wall mount heat pump which is near the end of its useful life and ready for replacement. Portable 19 and 20 are served by 1999 Bard wall mount heat pumps which are in decent condition but nearing the end of their useful life and will need replacement in the next 5 years or so. Portable 21 is served by two 2007 Bard wall mount heat pumps which are in good condition and probably have another 10-12 years of life expectancy. Portables 25 and 26 are served by newer Bard wall...
mount heat pumps in good condition. Portable 27 is served by a very old Sun wall mount heat pump which is in need of replacement. Portable 28 is served by a 2002 Bard wall mount gas/elec unit which is in decent condition. Portable 29 is served by a 1997 Bard wall mount gas/elec unit which at 17 years old is near the end of its useful life. Only Portables 28 and 29 are on the campus EMS, the rest are not and the District wants them to be on it.

9. The Bathroom plumbing fixtures at this campus are in good condition and appear to have been replaced/modernized only about 2 years ago.
Dear Jon,

On February 10th, I visited the following campus for the purpose of reviewing the condition of electrical systems on each campus. I walked the site with Gary Stemweddel, SJUSD’s Lead Electrician, who was able to show some of the troubled areas and assist with our evaluation. The following is a general assessment of our findings.

SIERRA OAKS K-8

The main switchboard at Sierra Oaks is fairly new, and located in a fenced enclosure at the edge of campus. The gear is 120/208V, in good condition, and likely adequate for a campus of this size. Most panels observed were roughly the same age and condition, observed in the Admin wing and storage rooms. However, older panels at the end of serviceable life were noted at the MP building stage, in the kitchen, and in storage rooms. Exposed conduit and surface raceway observed throughout the campus. Receptacles without GFCI protection was observed near a sink. Typical classrooms had multi-channel surface raceway mounted on two walls. Science lab included fairly new cord reels. Recommend tamper resistant receptacles at Kindergarten class. The new modular wing includes adequate power distribution.

There is no parking lot lighting on this campus, although nearby dusk-til-dawn street lights not owned by the district exist at each entry into the campus. Building mounted lights are older canopy lights, many are HID that have been retrofitted with spiral CFL lamps, which violates the UL listing of the fixture. The new modular wing has wallpacks with HID lamps, partial cut off. Exterior lighting is controlled by time clock. Lighting in classrooms consists of surface fluorescent wraps with T8 lamps, fair condition but we would recommend replacing as part of any significant renovation. Admin wing has newer 2x4 surface mounted fixtures. The MP room has surface mounted 2x2 with biax lamps. Occupancy sensors have been installed in the admin wing, and all classrooms except for Kindergarten. Observed exit lights and emergency fixtures at the MP room and library.
### San Juan Unified School District
### Measure N Assessment

**Sierra Oaks K-8**  
**February 10, 2014**

#### Power & Distribution: Function and Condition

<table>
<thead>
<tr>
<th>Scope</th>
<th>Condition</th>
<th>Efficiency</th>
<th>Urgency</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Utility Service, Main Switchboard</td>
<td>3.0</td>
<td>N/A</td>
<td>1.3</td>
<td>SMUD xfmr and 120/208V MSB adequate size in fenced enclosure edge of property.</td>
</tr>
<tr>
<td>Distribution Panels, Panels, Transformers</td>
<td>2.7</td>
<td>N/A</td>
<td>1.0</td>
<td>Panels upgraded in 1997 - admin corridor, large distribution board in old boiler room, in storage rooms. Original panels now obsolete in classrooms.</td>
</tr>
<tr>
<td>Receptacles / Branch Circuiting</td>
<td>2.7</td>
<td>N/A</td>
<td>0.7</td>
<td>Some recepts w/GFCI at sink area, some w/o. Cord reels in science room. WM5500 on two walls in classrooms. Recommend tamper resistant receptacles in K.</td>
</tr>
</tbody>
</table>

**Weighted Average Score: Power Distribution System**  
**2.8**  
**N/A**  
**1.1**

#### Lighting & Controls: Function and Condition

<table>
<thead>
<tr>
<th>Scope</th>
<th>Condition</th>
<th>Efficiency</th>
<th>Urgency</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Lighting/Parking Lot</td>
<td>0.7</td>
<td>1.0</td>
<td>2.0</td>
<td>No parking lot lighting, some contribution from street lighting near drive entrances. New LED area light in quad area</td>
</tr>
<tr>
<td>Building Exterior Lighting</td>
<td>2.0</td>
<td>2.3</td>
<td>1.0</td>
<td>MH wallpacks at new modular building. Rest of campus with HID canopy lights that have been rewired for spiral CFLs, UL issue.</td>
</tr>
<tr>
<td>Interior Light Fixtures</td>
<td>3.0</td>
<td>3.0</td>
<td>0.7</td>
<td>T8 2x4 surface mounted &lt;20yrs fixtures in admin, library and classrooms with older T8 wraps w/ yellowing lens, modular wing - RT5 fixtures. MP 2x2 surface with biax no lens</td>
</tr>
<tr>
<td>Lighting Controls</td>
<td>3.0</td>
<td>2.0</td>
<td>1.0</td>
<td>Occupancy sensors in admin, library and all classrooms except kindergarten. Exterior lighting via time clock</td>
</tr>
<tr>
<td>Emergency Egress</td>
<td>3.0</td>
<td>3.0</td>
<td>0.7</td>
<td>EM light at MP interior and exterior, exit lights at MP and library</td>
</tr>
</tbody>
</table>

**Weighted Average Score: Lighting & Controls**  
**2.4**  
**2.2**  
**1.1**