Celebrating diversity and the arts, the mission of Starr King K-8, is to educate and empower every student to become an innovative, resilient, socially responsible citizen through a rigorous, well-rounded curriculum within a safe collaborative, nurturing community.
Starr King K-8

Description: Construction Date 1956
Total Square Feet of Floor Space: 61,803
Acres: 29.5

Address: 4848 Cottage Way Carmichael, CA 95608

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: - Starr King Mid_2013 (Facilities Assessment Report)
- Starr King K-8 (Facilities Assessment Report)
- Starr King K-8_INT-AREAS (Facilities Assessment Report)
E-OTHER BUILDING CONSTRUCTION

Observation #25
ADA - No truncated domes at transition from parking lot to sidewalk.

Observation #28
ADA - Noncompliant accessible path from street down driveway to campus.
Recommend adding compliant sidewalk from public right of way up driveway.
F-BUILDING SITE WORK

Observation #24

SITE DEVELOPMENT - Low chain link fencing in this area.

Recommend new steel fencing system for campus with controlled accessible access for pedestrians and vehicles.

Observation #27

SITE DEVELOPMENT - No shade trees or structures at drop off area or parking lot.

Recommend new parking lot trees and shade structure for drop off area.

Observation #29

HARDSCAPE - Walkway to backstops is buckled asphalt.

Recommend new concrete walkway to accessible standards.

Observation #30

SITE DEVELOPMENT –
A-SHELL

Observation #4

STRUCTURE - Portable foundation has some dry rot. Typical of 4 portables on campus including health building.

Recommend new concrete foundations for portables or replacement of portables with permanent building.

Observation #5

STRUCTURE - Roof canopy is rusted.

Recommend refinishing or replacement of portable health building with permanent building.

Observation #8

ROOF STRUCTURE - Excessive conduit on roof canopies and walls. Typical throughout campus.

Recommend re-routing or removal of abandoned conduit.
Observation #23

OPENINGS - Single pane glazing in steel window frame system, typical of entire campus.

Recommend new double pane window system with operables.
Observation #16
CEILING FINISH - Cracked popcorn ceiling in art room.
Recommend removal of popcorn ceiling and refinish.

Observation #18
FLOOR FINISH - Old tile floor is worn and does not match rest of epoxy floor.
WALL FINISH - Old wall tile from abandoned shower area is cracked and worn.
Recommend replacement of wall and floor finishes in these areas.

Observation #20
FLOOR FINISH - Tile at janitor sink is worn and moldy.
Recommend replacement of floor and sink finish.
Observation #21

FLOOR FINISH - Kitchen floor is asbestos VCT. Some peeling and stained tiles.

Recommend replacement of floor finish in kitchen.

Observation #26

OPENINGS - Broken curtains and blinds in class rooms and admin building and MP building.

Recommend all new campus wide interior window shades.
C-SERVICES

Observation #17

LINE VOLTAGE - Broken exterior soffit light at locker building. Typical of 2

Recommend replacement of soffit fixture.
D-EQUIPMENT AND FURNISHINGS

Observation #7

CASEWORK - Casework and counters are old and peeling. Typical of all classrooms.

Recommend new countertops and refurbished or new casework in all classrooms.
E-OTHER BUILDING CONSTRUCTION

Observation #1

LIFE SAFETY - Paper is stored next to hot electrical panels. Room is too hot.

Observation #2

ADA - Drinking fountains not to code. Typical of 4.

Recommend placement with new accessible high low fountains.

Observation #6

FLOOR FINISH - Restroom floors are stained and damaged. Typical of all student restrooms.

Restrooms scheduled to be remodeled under measure J in winter 2014.
**Observation #15**

ADA - Rubber and metal thresholds not in compliance with current code.

Recommend new concrete walk at every door on campus.

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**Observation #19**

ADA - Staff restroom in Kitchen is too small and door is too small.

Recommend all new larger staff restroom.

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**Observation #22**

ADA - Admin building is too small and configuration in poor. Cannot meet occupancy requirements for middle school population with current layout and size. Excessive clearance issues.

Recommend expansion and reconfiguration of admin building.
**F-BUILDING SITE WORK**

**Observation #3**

HARDSCAPE - Cracked and bulked asphalt at portables. Typical of all portables on campus.

Recommend new concrete work to provide accessible path of travel to portables.

**Observation #9**

LANDSCAPE - Courtyard is entirely dead grass.

Recommend new landscaping, trees, irrigation and concrete seating areas.

**Observation #10**

HARDSCAPE - Cracked asphalt at playground areas on campus.

Recommend new asphalt at all play areas.
Observation #11

SITE DEVELOPMENT - Abandoned piping in ground creating tripping hazard.
Recommend removal of abandoned pipes.

Observation #12

LANDSCAPE - This quad has dead grass and broken irrigation.
Recommend new irrigations and some concrete seating areas.

Observation #13

HARDSCAPE - Buckled asphalt at this walkway.
Recommend removal and replacement with accessible concrete.

Observation #14

SITE DEVELOPMENT - Old wooden benches along walkway.
Recommend replacement with metal benches typical of new ones in lunch area.
MEMORANDUM

TO: Jon Anderson
FROM: Tom Duval
DATE: January 10, 2014
PROJECT: Starr King K-8 School
SUBJECT: Master Plan Assessment Report
PROJECT NO.: 131020

Dear Jon,

On January 10th, 2014 I performed an on-site assessment of the mechanical and plumbing systems at Starr King K-8 School with Tom Brennan of SJUSD. Following are our observations:

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 Johnson system.
2. The Multipurpose, Administration, and Classroom buildings are served by packaged rooftop gas/elec units, mostly Carrier. Most of this equipment is around 1997, about 17 years old. Generally this equipment lasts 15-18 years with good maintenance, so it is near the end of its useful life. Also, new packaged equipment is much more energy efficient than this 1997 equipment so this should be factored into the District’s equipment replacement decisions.
3. The Locker Room building Coaches Offices are served by (2) Mitsubishi split heat pump systems which are old and in need of replacement.
4. The Portables are served by (7) Bard heat pumps, (3) are newer and in good condition, (4) are older and probably nearing the end of their useful life.
5. Bathroom plumbing fixtures are old and in need of replacement.
Dear Jon,

On January 30th, I visited the following campuses for the purpose of reviewing the condition of electrical systems on each campus. I walked the sites with Gary Stemweddel, SJUSD’s Lead Electrician, who was able to show some of the troubled areas on each campus and assist with our evaluation. The following is a general assessment of our findings.

**STARR KING K-8**

The main electrical service at Starr King is 277/480V Cutler Hammer, <15-20 years old, and adequate for a campus of this size and can likely support renovation, modernizations, and expansion. It is located up against a building, not in a secure enclosure. Most gear observed is roughly the same age as the MSB, and in good condition. Distribution boards, transformers and panels observed in storage rooms, which presents an issue with working clearance, and panels servicing roof mounted AC units are located in breezeways at each wing. Typical classrooms had multi-channel surface raceway mounted on two walls, although additional receptacles within the raceway are recommended.

Parking lot lighting in the main lot consists of SMUD HID pole lights; the owner pays directly to the utility for use of these lights. Building mounted light fixtures are HID wall mounted or under canopies. These are in fair condition, with lenses turning yellow, not cut-off. Exterior lighting is controlled by time clock. Classroom lighting is roughly 20 years old and in good condition, surface fluorescent wraps in some wings, recessed 2x4 in other wings, with T8 lamps. Some classroom wings include line voltage switched and occupancy sensors, others include low voltage switches, no sensors, and are likely time base controlled. Older CFL exit lights observed in the MP room, EM lights are very old.
<table>
<thead>
<tr>
<th>Scope</th>
<th>Condition</th>
<th>Efficiency</th>
<th>Urgency</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Power &amp; Distribution: Function and Condition</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Utility Service, Main Switchboard</td>
<td>3.0</td>
<td>N/A</td>
<td>0.7</td>
<td>SMUD xfmr fenced in front of campus, 277/480V MSB, &lt;20 yrs, not in enclosure. Adequate size for campus.</td>
</tr>
<tr>
<td>Distribution Panels, Panels, Transformers</td>
<td>3.3</td>
<td>N/A</td>
<td>0.3</td>
<td>Most gear 1997, good cond. Very little old gear &gt;50 yrs. Panels and xfmr in storage rooms - no code req’d clearance. Panels for HVAC in ext. breezeways.</td>
</tr>
<tr>
<td>Receptacles / Branch Circuiting</td>
<td>3.0</td>
<td>N/A</td>
<td>0.7</td>
<td>WM500 in each classroom on two walls, users indicate that more receptacles in WM is desired. GFCI receptacles observed in classrooms at sinks.</td>
</tr>
<tr>
<td>Weighted Average Score: Power Distribution System</td>
<td>3.1</td>
<td>N/A</td>
<td>0.5</td>
<td></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>0.7</td>
<td>1.0</td>
<td>2.0</td>
<td>Several SMUD cobra head lights on wood poles.</td>
</tr>
<tr>
<td>Building Exterior Lighting</td>
<td>1.0</td>
<td>1.0</td>
<td>1.3</td>
<td>Old wall packs, primarily HPS, many with yellowing lens, not cut-off. Fair-poor condition.</td>
</tr>
<tr>
<td>Interior Light Fixtures</td>
<td>2.7</td>
<td>2.0</td>
<td>0.7</td>
<td>1x4 surface wraps with T8s, &lt;20 yrs, good condition, in admin, classrooms. Some classes with recessed 2x4s with T8s. Mis-matching lamp colors. 2x2 surface in MP.</td>
</tr>
<tr>
<td>Lighting Controls</td>
<td>2.7</td>
<td>1.3</td>
<td>1.0</td>
<td>Exterior lighting on time clock. Occ sensors in admin, kitchen. Half of classrooms with occ sensors and line volt switches, other half with low voltage switched via LCP.</td>
</tr>
<tr>
<td>Emergency Egress</td>
<td>2.7</td>
<td>1.7</td>
<td>1.7</td>
<td>Older CFL exit lights in MP room, very old emergency fixtures.</td>
</tr>
<tr>
<td>Weighted Average Score: Lighting &amp; Controls</td>
<td>2.1</td>
<td>1.5</td>
<td>1.2</td>
<td></td>
</tr>
</tbody>
</table>