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.
Sunrise Tech School

Description:  Year Built: 1952
              Total Square Feet of Floor Space: 32,393
              Acres: 10

Address:  7322 Sunrise Blvd Citrus Heights, CA 95610

Generated on:  7/15/13

Building stages:  - Physical Assessment Report

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

Stakeholder:

Drawings:  - Sunrise (Physical Assessment Report)
           - Sunrise 2013 (Physical Assessment Report)
Floor Plan
A-SHELL

Observation #7

OPENINGS - Single pane aluminum windows.

Recommend new double pane window system with operable windows.

Observation #13

STRUCTURE - Portable wall panels moldy and contain limited insulation. Foundations and roof structure have dry rot.

OPENINGS - Portables have rusty single pane windows and doors are sticky and do not close well.

Recommend replacement of portables with permanent structure for vocational training.

Observation #15

WALL FINISH - Excessive exterior conduit in breezeways. Safety hazard.

Recommend removal or relocation of conduit to roof as needed.
**B-INTERIOR**

**Observation #12**

FLOOR FINISH - 80% of classrooms contain asbestos floor tiles and old stained carpet.

Recommend all new flooring for all classrooms on campus.

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**Observation #19**

FLOOR FINISH - Floor finish is cracked and has large drops in elevation.

Recommend remodeling of kitchen to suite school needs.
C-SERVICES

**Observation #23**

LINE VOLTAGE - Transformer is exposed at front of school.

Recommend new enclosure for transformer.

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**Observation #24**

HVAC SYSTEM - Old boiler system is expensive to run.

Recommend new more efficient HVAC system for campus.
D-EQUIPMENT AND FURNISHINGS

Observation #14

CASEWORK - Casework in this room is kindergarten sized.
Recommend replacement of casework.

Observation #16

CASEWORK - Countertops and cabinets are old and worn.
Recommend replacement too casework with new robust solid wood casework.

Observation #18

FOOD SERVICE - Kitchen is no longer used for cooking. No equipment in kitchen.
Recommend remodeling kitchen into additional storage or instructional space.
E-OTHER BUILDING CONSTRUCTION

Observation #17

ADA - Drinking fountains campus wide are not to current code.
Recommend replacement of all 6 drinking fountains.

Observation #20

ADA - Per school restrooms do not have required clearances.
Recommend new restrooms for both classrooms 1 and 2.

Observation #21

ADA - Staff restrooms throughout campus do not meet current code and doors are too small.
Recommend all new staff restrooms throughout campus.

Observation #25

ADA - Student restrooms do not meet current code.
Recommend renovation of restrooms and bring them up to code for adult students.
F-BUILDING SITE WORK

Observation #8
HARDSCAPE - Cracked asphalt and concrete in all 3 quads.
Recommend new concrete and landscape in quads.

Observation #9
HARDSCAPE - Damaged and cracked concrete and asphalt at existing portables.
Recommend new accessible concrete walks with replacement portables

Observation #10
SITE DEVELOPMENT- Broken wood benches at parking area and in quads.
Recommend replacement with metal code compliant benches
**Observation #11**

SITE DEVELOPMENT - Broken chain link fencing and non-accessible gates. At preschool yard area.

Recommend all new fencing and metal accessible gates.

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**Observation #22**

SITE DEVELOPMENT - Site perimeter fencing and gates are rusted and broken.

Recommend all new site perimeter and parking lot fencing. Include accessible gates.
Site Plan
C-SERVICES

Observation #5

LOW VOLTAGE - Poor security infrastructure.

Recommend camera system for entire campus.
E-OTHER BUILDING CONSTRUCTION

Observation #2

ADA - No accessible code compliant path to campus from parking lot. No code compliant ADA parking stalls.

Recommend new parking lot configuration and accessible path to campus.

Observation #6

ADA - Front parking lot not to code for accessible parking spaces. Non-compliant path of travel to front entry /office of school.

Recommend new front entry parking lot and accessible entry path to campus from public right of way.
F-BUILDING SITE WORK

Observation #1

SITE DEVELOPMENT- Limited parking available. Students park in grass areas and in neighborhood.

Recommend new larger parking lot for students of this adult school.

Observation #3

SITE DEVELOPMENT- Poor fencing at site perimeter. No accessible gates or controlled access at site perimeter.

Recommend new steel fence and vehicle and pedestrian gates.

Observation #4

SITE DEVELOPMENT- No fencing or gates at 3 quad areas. After hours vandalism happening. Homeless sleeping in quads.

Recommend inner fencing and gates at quad access to parking lot.