The mission of Sylvan Middle School is consistent with that of the San Juan Unified School District, which is to 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.
Sylvan Middle School

**Description:**
Year Built: 1938  
Total Square Feet of Floor Space: 57,597  
Acres: 13

**Address:**
7137 Auburn Blvd Citrus Heights, CA 95610

**Generated on:**
6/3/13

**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:**
- Sylvan (Facilities Assessment Report)  
- Sylvan_2013 (Facilities Assessment Report)  
- Sylvan_Area INT (Facilities Assessment Report)
**A-SHELL**

**Observation #8**

WALL FINISHES - Peeling exterior paint and rust on metal fascias.

Recommend replacement of roof fascia. Repair and repainting of all buildings.

**Observation #9**

OPENINGS - Single pane glazing in wood or metal windows with cracked caulking. Typical of all permanent buildings.

Recommend replacement of all window systems with new double pane window systems.

**Observation #11**

OPENINGS - This building contains louver glass windows. Presents maintenance and security issues.

Recommend replacing these with double pane window system.
Observation #27

STRUCTURE - Wood posts at canopy have dry rot.

Recommend placement of canopy posts.
**B-INTERIOR**

**Observation #4**

FLOOR FINISHES - Asbestos floor tiles throughout Admin. building.

Recommend removal and replacement.

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**Observation #12**

CEILING FINISHES – Approx. 5% of ceiling tiles in classrooms are damaged and/or stained.

Recommend replacing tiles as needed.

FLOOR FINISHES - Asbestos worn VCT in all classrooms other than science labs.

Recommend replacement of all classroom flooring.

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**Observation #14**

FLOOR FINISHES - Old tile on floor from demolished shower facilities. Tripping and maintenance issue.

Recommend removal of old tile and replacement of floor.

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**Observation #21**

CEILING FINISHES - Water damaged ceiling tiles in this room.

Recommend checking roofing and replacing ceiling.
Observation #29

CEILING FINISHES - Stained and damaged ceiling tiles.

Recommend replacement of acoustic ceiling in this building.
C-SERVICES

Observation #5
DOMESTIC PLUMBING - Cracked water supply and drainage piping typical throughout campus. Poor drainage and flooding throughout campus. Rust in water supply.
Recommend complete overhaul and replacement of plumbing systems.

Observation #22
LINE VOLTAGE - Poor lighting quality in this wing.
Recommend new efficient, brighter light fixtures.

Observation #28
LOW VOLTAGE - No security cameras, poor campus-wide Internet.
Recommend IT and security upgrades for campus.

Observation #30
LINE VOLTAGE - Poor lighting fixtures, dim lighting.
Recommend replacement of lighting in this building.
**D-EQUIPMENT AND FURNISHINGS**

**Observation #13**

CASEWORK - Old and worn casework in all classrooms other than science labs.

Recommend replacement of casework and countertops.

**Observation #15**

LOCKERS - Worn and slightly damaged lockers. Both boys and girls locker rooms.

Recommend replacement of lockers.
E-OTHER BUILDING CONSTRUCTION

Observation #2
ADA - No accessible access to school due to excessively damaged concrete and asphalt and no accessible ramps. Stairs at entry are buckled and missing handrails.

Recommend replacement and revising of entire entry to school.

Observation #3
ADA - All staff restrooms are too small to meet code.

Recommend replacement and redesign of staff restrooms.

Observation #6
ADA - Ramps to classrooms exceed code minimum slopes and have deficient handrails. Typical of all campus ramps.

Recommend all new accessible ramps on campus. Approx. 15 new ramps will be required.
Observation #10

ADA - Drinking fountains are not to code.
Recommend replacing all campus drinking fountains. Approx. 10.

Observation #16

LIFE SAFETY - Abandoned restroom building.
Recommend demolition or replacement of building.

Observation #17

LIFE SAFETY - Area of severely buckled concrete.
Recommend removal of concrete and re grading. Typical of entire campus.

Observation #18

LIFE SAFETY - Condemned portable classroom.
Recommend removal of portable classroom to prevent safety hazards.

Observation #19

LIFE SAFETY - Mold and rodent issues at 4 existing portables.
Recommend replacement of portables.
Observation #20

ADA - Clearance issues in library meeting rooms.
Recommend additional storage for library to free up space in meeting rooms.

Observation #26

ADA - Door hardware in this building and throughout campus does not meet current ADA codes.
Recommend new door hardware throughout campus.
F-BUILDING SITE WORK

Observation #7

HARDSCAPE - All campus concrete and asphalt at courtyard and outdoor areas on site is severely buckled and damaged.

Recommend total redesign and replacement of all campus concrete and asphalt areas.

Observation #31

SITE DEVELOPMENT - Rusted chain link fencing at trash area.

Recommend new trash enclosure large enough to accommodate load and with secure gates.
Site Plan
C-SERVICES

Observation #24

LINE VOLTAGE - Poor site and parking lot lighting.

Recommend new site lighting and parking lot lighting.
**F-BUILDING SITE WORK**

**Observation #1**

HARDSCAPE - Asphalt and concrete at parking, driveway and drop off areas is severely destroyed and cracked. Concrete steps and curbs are buckled and cracked. Typical of entire campus.

Recommend redesign and replacements of all concrete and asphalt at drop off and parking zones.

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**Observation #23**

HARDSCAPE - South parking lot is severely buckled and mostly a dirt lot.

Recommend new parking lot.

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**Observation #25**

SITE DEVELOPMENT - Poor chain link security fencing.

Recommend complete new steel perimeter fencing and gates.