The mission of Thomas Edison Elementary School, with its innovative commitment among families, community, and staff to meet the diverse needs of each child, is to educate and empower all students to become self-motivated lifelong learners who strive for excellence in everything through rigorous academic expectations and multiple programs including the option of a Spanish Dual Immersion program.
Thomas Edison Language Institute

Description: Year Built: 1959
Total Square Feet of Floor Space: 53,945
Acres: 13.4

Address: 2950 Hurley Way Sacramento, CA 95864

Generated on: 6/5/13

Building stages: - Physical Assessment Report

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

Stakeholder:

Drawings: - Edison (Salk) (Physical Assessment Report)
- Edison, Thomas 2013 (Physical Assessment Report)
A-SHELL

Observation #17

OPENINGS - Majority of existing windows are single pane glazing.

Recommend replacing to double pane windows. 75% need to be upgraded.

Observation #23

WALL FINISHES - Exterior siding showing age and possible dry rot damage.

Recommend repairing areas of dry rot siding. Approximately 75 SF.
Observation #31

WALL FINISHES - Exterior paint showing age.

Recommend repainting entire campus buildings. Much of campus is brick, so most new paint is trim only.
**Observation #2**

FLOOR FINISHES - Multipurpose room flooring is aging and patched. Gaps in VCT tile.

Recommend replacement of flooring.

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**Observation #3**

FLOOR FINISHES - Existing tile in Kitchen is asbestos tile patch and repaired. Showing some areas of cracking and replacing.

Recommend strongly to abate and replace flooring or encapsulate with new flooring over existing tiles.

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**Observation #6**

FLOOR FINISHES - Staff restroom closest to kitchen is missing flooring. (Exposed concrete slab only).

Recommend upgrading to ADA compliant fixtures and accessories and installing sheet vinyl flooring or similar for easier cleaning.
Observation #11

OPENINGS - Existing Vertical Blinds are not working out. Hard to maintain and get easily bent and damaged.

School faculty would prefer drapes/curtains for security during lockdowns.

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Observation #18

OPENINGS - Security metal screens installed on windows in room I2.

Principal wishes to have these removed.

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Observation #20

FLOOR FINISHES - Existing VCT is showing age. Cracking and warping in certain areas.

Recommend replacing with carpet (school preference). Approx 4,000 SF (5 classrooms -F1, F2, E1, E2, J1)
Observation #21

FLOOR FINISHES - New sheet vinyl installed in Kindergarten boys restroom does not slope into existing floor drains. Drains are, in fact, higher than floor in some areas. Maintenance has to mop twice a day the urine from puddling.

Recommend adding exhaust fan and resolving flooring to floor drains. Approx. 175 SF.

Observation #27

FLOOR FINISHES - Flooring in Staff restroom is showing age. Staining and seems are breaking apart.

Recommend replacing flooring. Approx. 75 SF.
Observation #14
DOMESTIC PLUMBING - Restrooms and drinking fountains are being updated per code. Currently, some areas have no drinking fountains and some restrooms locked due to the renovations. Observations on this day reflect the capped fixtures.

Observation #30
TECHNOLOGY - School Policy has the Kindergarten Wing locked always. Staff is constantly been asked to let parents into the wing. Staff has asked for system for entering Kindergarten wing – small camera with a buzzer – then the office could push a button which would allow the door to be opened.

Recommend adding camera and electronic door strike release installed and controlled by office staff.

Observation #32
LINE VOLTAGE - Stage lighting does not work.

Recommend electrical engineer assess lighting controls to repair.
**Observation #33**

HVAC SYSTEM - Office A2 is the location of the thermostat for the entire building. Uneven climate control.

Recommend relocating thermostat or adding another thermostat zone to accommodate the open reception area.
E-OTHER BUILDING CONSTRUCTION

Observation #4

LIFE SAFETY - Asbestos detected in exposed fire proofing material in spray on ceilings according to the staff. This occurs in kitchen office and in most storage room ceilings approximately 1,300 SF.

Recommend encapsulating exposed fireproofing to enclose and protect it from being disturbed.

Observation #5

ADA COMPLIANCE - Existing Stage ramp questionable slopes and railing for proper ADA compliance.

Recommend closer survey with proper equipment to measure slope compliant. If not compliant, recommend replacing ramp or adding wheel chair lift.

Observation #7

ADA COMPLIANCE - Staff restroom closet to the kitchen is non-compliant.

Recommend upgrading fixtures and accessories to comply with current codes.
Observation #26

LIFE SAFETY - School does not have a separate space for nurse room or designated separate nurse bathroom. Has only a first aid kit and cot for sick students to use in the office reception.

Recommend adding a compliant ADA Restroom and nurse room for students to utilize and be isolated from office staff.
F-BUILDING SITE WORK

Observation #1

HARDSCAPE - Concrete cracking and not draining correctly.

Recommend reporting concrete with proper drainage.

Observation #8

HARDSCAPE - Trip hazard where concrete slab meets the asphalt at transition. Difference between the two is over an inch.

Recommend building up a slope to meet the higher point.
**Observation #12**

HARDCAPSE - Trip hazard again at areas where concrete slab meets an asphalt transition. Numerous fillers were attempted to ease the transition difference, but usually decay with time.

Recommend sloping hardscape to the highest point to minimize the gap.

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**Observation #13**

HARDCAPSE - Asphalt sloping to existing site drain, however, slope is exaggerated greatly and could be hazardous.

Recommend re-sloping to existing drain minimizing the greater slopes shown. Roughly 200 SF around drain.

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**Observation #19**

HARDCAPSE - Tripping hazard at metal transition at concrete expansion joint.

Recommend installing a better lower transition or reporting adjacent slabs.
Observation #22

SITE DEVELOPMENT - Bark around kindergarten playground area does not have a curb to contain the wood bark chips from spilling out into the surrounding hardscape.

Recommend adding a concrete curb lip around the playground to maintain additional slip hazards and keep chips contained.

Observation #24

SITE DEVELOPMENT - Faculty asking for more site benches on front site of office facing street to accommodate students waiting to be picked up by cars or buses. Currently not enough.

Recommend adding 4-6 more red metal coated benches.
**Observation #28**

HARDSCAPE - More trip hazards at concrete to concrete transitions.

Recommend replacing slabs in question. Approx. 20 SF.

![Image of observation #28](image1.jpg)

**Observation #29**

HARDSCAPE - Parking lot set up currently is madness during rush hour (before and after school drop-off and pick-up). One way in, one way out is not working. Dangerous setup currently.

Recommend Improvements to parking lot (remove island to add spaces, put barrier up between students and traffic in pick-up area, install benches for students to wait safely when being picked up).

![Image of observation #29](image2.jpg)
Site Plan
F-BUILDING SITE WORK

**Observation #9**

SITE DEVELOPMENT - Bark around playground area does not have a curb to contain the wood bark chips from spilling out into the surrounding hardscape.

Recommend adding a concrete curb lip around the playground to maintain additional slip hazards.

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**Observation #10**

HARDSCAPE/LANDSCAPE - Faculty looking for concrete pathways connecting wings. Currently all grass.

Recommend adding one concrete pathway at all occurrences (total 5) approximately 30'x4'.
Observation #15

SITE DEVELOPMENT - Currently there is no designated area for outdoor dining for the children. Principal would like to develop and utilize area West of MP/kitchen for the outdoor eating area.

Recommend adding hardscape with tables and benches for outdoor dining area.

Observation #16

HARDSCAPE - Parking lot on east side is not paved. Gravel currently.

Recommend paving back parking lot approximately 7,000 SF of asphalt.
Observation #25

SITE DEVELOPMENT - Low fence separating students and vehicular traffic is asked for from faculty for safety. Rush hour is very dangerous and busy and students are extremely close to the traffic.

Recommend adding 3 foot chain link fence separating vehicles and drop off sidewalk. Approximately 75 linear feet.
MEMORANDUM

TO: Jon Anderson
FROM: Tom Duval
DATE: February 28, 2014
PROJECT: Thomas Edison 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 Thomas Edison School with Mike Milo of SJUSD. Following are our observations:

1. EMS is an antiquated Johnson Metasys system for the whole campus. District wants to change it out to a new Metasys system. Can no longer get parts for this old Metasys system.

2. The Classrooms (Buildings C, D, E, F, H, I, J, K3, K4) are served by 2002 Trane rooftop packaged gas/elec units. These units are in decent condition, but at 12 years old will be nearing the end of their life expectancy in another 5 years or so.

3. The Multipurpose is served by a 2002 Trane rooftop packaged gas/elec unit which is in decent condition, but at 12 years old will be nearing the end of it’s life expectancy in another 5 years or so.

4. The Admin Office is served by a 2002 Trane rooftop packaged gas/elec unit which is in decent condition, but at 12 years old will be nearing the end of it’s life expectancy in another 5 years or so.

5. Locker Rooms K5 and K6 are each served by a very old Reznor gas heating/ventilating unit in an indoor mechanical room, these units do not appear to run any longer. The adjacent Coaches Offices are served by older ductless mini-splits.

6. Most of the rooftop AC units on this campus have rooftop ductwork, and there are reported problems and issues with a lot of the rooftop ductwork such as leaking, etc.

7. Portable G is served by 2002 Bard wall mount units which appear in decent condition and probably have another 8 years of life expectancy. These units are not on the campus EMS and the District wants them to be.

8. Portable B is served by older Bard wall mount units, which appear in decent condition but may not have a lot of years of life expectancy left. These units are not on the campus EMS and the District wants them to be.

9. The Bathroom plumbing fixtures at this campus are in good condition and are reported to have been replaced/modernized 1-2 years ago.
MEMORANDUM

TO: JON ANDERSON
FROM: DANNY MCKEVITT
DATE: FEBRUARY 21, 2014
PROJECT: THOMAS EDISON SJUSD SITE ASSESSMENTS
SUBJECT: ASSESSMENT REPORT
PROJECT NO.: 14-008

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.

THOMAS EDISON ELEMENTARY SCHOOL

This campus was formerly Jonas Salk Middle School. The main switchboard is roughly 20 years old, 277/480V, in a fenced enclosure on the edge of campus near the parking lot. It is likely adequate for a campus of this size. Panels observed around campus were of various age and condition, and in many locations. 277/480V panels are installed in the breezeways to service HVAC equipment. Panels and transformers from two different generations are mounted at the end of each classroom wing. At one exterior panel which was unlocked, temporary power (and SO cord with quad outlet attached) from a recent construction project has not been removed. Some of the gear is roughly 20 years old, the remainder is original to the campus and past it’s expected life. Typical classrooms had multi-channel surface raceway mounted on two walls. Science labs included fairly new cord reels, and the computer lab utilizes power poles in good condition. Receptacle without GFCI protection was observed near a sink in the kitchen.

The parking lot lighting consists of SMUD ‘cobra’ type area lights on wooden poles, however a newer pole light with two ‘shoebox’ metal halide area lights, full cut off, has been added at the front of the campus. Building mounted lights are old, either CFL or HPS with lenses that have turned yellow. Lighting in classrooms consists of surface fluorescent with T8 lamps, fair condition but we would recommend replacing as part of any significant renovation. The computer lab has recessed 2x4 troffers with T8 lamps in decent condition. The MP room has surface mounted 2x2 with biax lamps, and new surface fluorescent wraps at the stage. Occupancy sensors have been installed in classrooms, computer lab and fitness rooms are time based low voltage lighting control, presumable via LCP. Observed district standard vandal resistant LED exit lights in recently renovated labs and other classrooms, and at the MP room which also has emergency lighting.
<table>
<thead>
<tr>
<th>Scope</th>
<th>Power &amp; Distribution: Function and Condition</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Utility Service, Main Switchboard</td>
<td>3.0</td>
<td>277/480V MSB &lt;20yrs in fenced enclosure at edge of campus. Adequate ampacity for campus.</td>
</tr>
<tr>
<td>Distribution Panels, Panels, Transformers</td>
<td>2.0</td>
<td>Panels and xfmr of various age, some &lt;10yrs, some &lt;20yrs, some ~50yrs located in classrooms, storage rooms, most are at exterior breezeways.</td>
</tr>
<tr>
<td>Receptacles / Branch Circuiting</td>
<td>3.0</td>
<td>WM5500 in classrooms, 2 walls. Cord reels in science lab. Power poles in computer lab. Some receptacles near classroom sink without GFCI. Some damaged raceway.</td>
</tr>
</tbody>
</table>

| Weighted Average Score: Power Distribution System | 2.6 | |

<table>
<thead>
<tr>
<th>Lighting &amp; Controls: Function and Condition</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Lighting/Parking Lot</td>
<td>1.7</td>
</tr>
<tr>
<td>Building Exterior Lighting</td>
<td>1.0</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Interior Light Fixtures</th>
<th>Recessed 2x4 at computer lab. Surface 2x4s with T8s at most locations including classrooms. 2x2 surface with biax at MP, decent condition, new T8 wraps at stage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lighting Controls</td>
<td>Corner mounted occupancy sensors in typical classroom, no sensors in computer lab or fitness, Prescolite relay/dimmer panel at storage room near stage. Time clock</td>
</tr>
<tr>
<td>Emergency Egress</td>
<td>New LED exits and EM Lts at MP bldg, district standard vandal resistant exit lights in labs, classrooms in good condition</td>
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</table>

| Weighted Average Score: Lighting & Controls | 2.4 | |