SAN JUAN UNIFIED SCHOOL DISTRICT

VALUING DIVERSITY and EXCELLENCE

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.

DLR Group
District Office

3738 Walnut Ave.  
Carmichael, CA 95660

Phone: 916.971.7700  
Fax: varies

Statistics

Classification: District Facility
Purpose Served: District Administrative Office
Year Built: 1958
Modernizations: 0
Additions: 1960, 1962
Portables: 4
Site Area: 10 acres
Total SF of Floor Space: 92,025

Facility Data

Projects Completed Under Measure J
500-9020-1A ADA
500-9020-2A ADA (incr.2)

Projects NOT Completed Under Measure J

DSA Non-Certified Projects
ASSESSMENT SUMMARY

The District Office is approximately one-third of the 92,000 square foot multi-facility complex on Walnut Avenue, which also includes the District Warehouse. The facility was initially constructed in 1958, with additions in 1960 and 1962. The Administration Building itself includes staff offices, a Board Room, cafeteria, break rooms, restrooms, and an exterior courtyard between the east and west wings. The building is in generally good condition, including the adjacent parking lot used by staff and visitors. The Board Room has been updated and doubles as a training and conference space.

SHELL

Exterior walls facing Walnut Avenue, and near the main building entrance are covered with brick. The remaining perimeter walls are painted cement plaster. Damaged brick need to be replaced around a raised planter near the main entry. Grout around one louver vent needs to be repaired, and underfloor vents around the perimeter should be cleared of debris. Although the landscaped frontage (grass) facing Walnut Avenue primarily slopes toward the street, approximate 5-feet is graded toward the building, to a wood “gutter system”. It is recommended that the landscaping be modified to prevent water to accumulate against the building perimeter footing.

Several exterior doors are not sealed properly. Doors need to be adjusted, and weatherstripping and kickplates installed.

Windows throughout typically have metal frames and single-pane glazing. Exterior security screens are installed on some windows, limiting the ability to clean them. Many windows have the capability to open, but are painted shut.

The roofs are essentially flat, with no reports of damage or leaks. Painted wood fascias appear rough and showing their age. Fascias should be evaluated for dry-rot, replaced if needed, and painted. Minor damage to a section of gutter should be repaired, and less than 25 lineal feet needs to be repainted. No damage to soffits was observed or reported.

INTERIORS

Interior wall and ceiling finishes are generally in good condition throughout. Approximately 5% of painted hallway walls need to be repainted. Except for main corridors, carpets are heavily worn and stained and need to be replaced. The sheet vinyl flooring of the cafeteria is damaged in several locations, and should be replaced. Finishes in restrooms are outdated, and consideration should be given to replacing them.

Ceiling finishes are a combination of suspended acoustic tiles, glue-on acoustical tile, and painted gypsum board. Most ceilings appear in good condition with only some repairs and tile replacement required. Replace approximately 400 sf of suspended acoustical ceiling tiles and 100 lf of grid in the east wing.

There are currently wood veneered and painted wood or metal doors in the building, installed in either a wood or metal frame. Up to half of the doors and frames need to be repainted.

SERVICES

Track lighting in a west wing hallway is installed in an already low ceiling, and it is suggested it be replaced by recessed lighting. A wall switch in one east wing room controls the lighting for an adjacent connected room. Provide separate lighting controls for each room. Some existing surface-mounted conduits were observed. Install above-counter power outlets in the kitchen adjacent to the Board Room. Replace mismatched fluorescent tubes in pendant light fixtures in one east wing open office work area.

The HVAC system for a northeast open office area and adjacent connected rooms in the east wing is unable to provide consistent and tolerable temperatures for staff, and supply diffusers appear to be too close to one another. Suggest the system be evaluated and reconfigured as needed.

EQUIPMENT AND FURNISHINGS

Restroom and break room sinks are typically mounted to a countertop over a base cabinet, but lack the undercounter knee space required for ADA compliance. These base cabinets need to be replaced or eliminated.
Offices typically utilize modular furniture, which are in mostly good condition. Fabric is worn and discolored at some partitions, and needs to be replaced.

Horizontal window blinds are used throughout the building. Most appear to be in good condition.

**OTHER BUILDING CONSTRUCTION**

Although their finishes may be acceptable, restrooms are very outdated. Most have been modified in one way or another to address some, but not all ADA requirements. An ADA toilet stall may currently be provided, but without the wheelchair maneuverability clearance required from the door. Restrooms should be reconfigured as required to meet full compliance.

Many break rooms suffer the same fate as restrooms. They lack wheelchair maneuverability clearances and undercounter knee space access under sinks. Break rooms should be reconfigured as required to meet full ADA compliance.

Provide an ADA-compliant counter at one east wing service / reception counter.

Install a lift or provide other means for accessing the raised platform of the Board Room.

Replace 2 drinking fountains in the east wing with code-compliant models, and install protective barriers on each side.

The site is fairly flat with staff and visitor parking areas immediately adjacent the building on three sides. ADA parking stalls are located at building entrances on the east and south sides. Building entrances at the north one-way staff parking lot include raised concrete stoops and a ramp without handrails, and are not fully compliant.

**SITE WORK**

The adjacent parking areas can be accessed from Walnut Avenue, Engle Avenue, and Gibbons Drive, with vehicular gates at each. The main parking lot off Walnut Avenue is in good condition, and utilized for staff and visitors. The asphalt at the one-way staff parking lot north of the building and accessed by Walnut Avenue is deteriorating and should be replaced in the next few years. ADA accessibility needs to be addressed at this north lot as several building entrances are not compliant.

**SUMMARY RECOMMENDATIONS**

The building presents well to the public as the District’s administrative office without appearing overdone. General refreshing of interior finishes is recommended, as well as ADA upgrades and restroom remodels.

The Board room is attractive and functional and the size is adequate. At times, the space is too small for audience seating. An alternative to increase seating would be to reduce the depth of the raised Board platform which seems large and creates separation between audience and Board. The lobby/reception area to the building doubles as the foyer to the Board room and is small and could be expanded.

The District has a shortage of meeting and training facilities and developing more of these spaces would be desirable. The Walnut site has a large paved and unused portion of site accessed from Gibbons Drive.

Consideration should be given to locate a new Performing Arts Center on the site for District-wide use since the site is well sized and adequate parking can be provided additionally.

Further consideration would be the addition of a new conference and training center that could be placed adjacent to the performing arts center. The facilities could be constructed separately.
EXISTING SITE AERIAL PLAN

District Office
3738 Walnut Avenue, Carmichael, CA 95660

SITE SUMMARY
TOTAL ACREAGE: 10 ACRES
SCHOOL SF: 92,025 SF
YEAR BUILT: 1958
PROPOSED MASTER SITE AERIAL PLAN

PLANNING LEGEND
Demo/Remove/Relocate
Existing Building
New Construction
Modernization
Repurpose
Reconfigure
Enhance Site Work
Upgrade Playfield
Upgrade Hard Court

DESIGN PRINCIPLES
C COMMUNITY
C-1 District Theater & Conference Center
C-2 Upgrade Site Parking
S SUSTAINABILITY
S-1 ---
Co COLLABORATION
Co-1 ---
L OUTDOOR LEARNING
L-1 Theater Plaza

District Office
3738 Walnut Avenue, Carmichael, CA 95660
DISTRICT WAREHOUSE
SAN JUAN UNIFIED SCHOOL DISTRICT

VALUING DIVERSITY and EXCELLENCE
inspiring a radically evolving world by providing
innovative, rigorous, student-focused instruction and programs in a SAFE, CARING, and collaborative learning community.

the San Juan Unified School District’s mission is to
EDUCATE and INSPIRE each student to SUCCEED and responsibly CONTRIBUTE

SAN JUAN UNIFIED SCHOOL DISTRICT
DISTRICT WAREHOUSE

Valuing DIVERSITY and EXCELLENCE
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DLR Group
District Office Warehouse

3738 Walnut Ave.
Carmichael, CA 95660

Manager: Brad Bain
Phone: 916.971.7339
Fax: 916.971.7339

A. Statistics

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<tr>
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<th>District Facility</th>
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<td>Warehouse</td>
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<td>Modernizations</td>
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<td>Additions:</td>
<td>1962, 1972</td>
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<td>Portables:</td>
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<tr>
<td>Site Area:</td>
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<tr>
<td>Total SF of Floor Space:</td>
<td>92,025</td>
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ASSESSMENT SUMMARY

The District Office Warehouse is approximately two-thirds of the 92,000 square foot multi-facility complex on Walnut Avenue, which also includes the District administration building. The facility was initially constructed in 1958, with additions in 1960 and 1962. The warehouse buildings are located behind the administration building, and can be accessed from Walnut Avenue, Engle Avenue, and Gibbons Drive. In addition to a general warehouse space for the District, the buildings include office and associated space for purchasing, print shop, roofing and paint shops, technology services, and food services departments. Relocatable buildings at the southeast corner of the facility house the “Digital Edge” training / conference room.

SHELL

The exterior walls of main warehouse office areas are primarily painted cement plaster, while the warehouse structure itself is covered with metal wall panels.

There is damage to the metal panel roll-up door jambs and approximately ten adjacent wall panels at the truck dock. There are currently no protective steel pipe bollards at these doors, but it is suggested they be installed.

The bottom of a wood panel system protecting the south entrance of technology services is weathered and damaged by water. The wood should be replaced and a gap provided at the raised concrete walk to allow water to drain away.

Exterior security window screens at the training center buildings are rusting and should be prepped and repainted. Install additional skirting or screening to infill gaps at grade level for better rodent protection.

INTERIORS

Room finishes in the purchasing area are generally in acceptable condition. Mismatched wall finish was observed in a 200 sf area and should be repainted. Install approximately 20 lf of trim at top of wall near reception, and replace 5 sf of mismatched carpet and wall base. Replace approximately 50 broken and mismatched suspended acoustic ceiling tiles throughout. Almost 70% of corridor doors and frames in the area are scuffed, and should be repainted. Kickplates are recommended at corridor doors, and doors into other heavy traffic areas.

It appears the bottom of the roof deck is visible in the adjacent technology services area. Recommend installation of a suspended acoustical ceiling with insulation above. VCT flooring is heavily stained, patched and indented in a break room and hallway at the southern technology services area, and should be replaced.

Remove approximately 2,000 sf of old vinyl asbestos floor tiles under padding in the printing area, as it is partially patched and portions have been removed. Evaluate ceiling tile stain and adjust diffuser in an adjacent conference room.

Replacing heavily worn and stained carpet throughout the Food Services office area. Repaint all interior doors and frames, and install kickplates. Wall and floor finishes in a back open office area were observed to be in very poor condition after removal of existing furnishings (personnel relocation), and should be replaced. Walls are heavily scuffed in the food services warehouse area, and should be repainted. Re-secure approximately 50 sf of exposed roof batt insulation.

Replace the heavily stained carpet at the training center entry door with walk-off mats.

Replace heavily stained and worn floor finishes in the main hallway of the roofing / paint shop.

SERVICES

HVAC supply air diffusers in the purchasing reception area have suspended deflectors. Evaluate the HVAC system and adjust as needed.
EQUIPMENT AND FURNISHINGS
The open office area in technology services does not provide adequate privacy for staff. Replace the existing furnishings with a system that includes minimum 6’ high partitions.

OTHER BUILDING CONSTRUCTION
Exterior stair treads on the east side are slippery when wet and have no visual warning stripes. Handrails are not extended to meet code. Recommend installing abrasive treads with warning stripes, and extend handrails as required.

Three exterior wall-mounted HVAC units at the southwest Training Center do not have protective barriers around them. Install painted steel bollards near the outboard corners of each unit.

Side clearance at the exterior door and the reception counter height the technology services relocatable are not fully compliant with ADA requirements. Remove the partial height wall next to the door or modify the door swing. Replace a section of modular furniture with a lower ADA-compliant counter.

Reconfigure the men’s restroom in the technology services area to meet ADA compliance.

Install an accessible counter in the food services reception area. Provide accessible counters and equipment in the Food Services demonstration kitchen.

Replace two drinking fountains (food services warehouse and technology services) with code-compliant models, and install protective barriers on each side.

Reconfigure the restrooms in the print shop to meet accessibility requirements. Replace the counters (and sinks) in the shop and adjacent break room as well.

Reconfigure existing rooms in order to provide accessible restrooms in the roofing / paint shop.

SITE WORK
The large parking areas can be accessed from three adjacent streets, and vehicular gates are provided at each entrance. The finished floor level of the main warehouse building is near grade level at the north end, while the parking lot is much lower on the south end. Staff and visitors access the building by way of an exterior walk at the north end, ramps near the south end, and a series of steps in between. Raised truck loading docks on the east side provide direct access to the main warehouse structure, as well as the food service department at the north end.

The parking lot pavement is in poor condition and needs to be replaced in the short term. The ramp and access to technology services and the training center is metal and showing wear. Some awkward conditions occur with its interface to steps, some of which is not code compliant.

SUMMARY RECOMMENDATIONS
The warehouse facilities are aesthetically unappealing. The Digital Edge training facility has a new and modernized interior complete with technology and new furnishings. It is an impressive facility in an old and unattractive (exterior) portable. Access is hard to find and has ADA issues. It is recommended that upgrades to access issues, entries and exteriors be undertaken to freshen all the facilities.
EXISTING SITE AERIAL PLAN

District Office Warehouse
3738 Walnut Avenue, Carmichael, CA 95660

SITE SUMMARY
TOTAL ACREAGE: 10 ACRES
SCHOOL SF: 92,025 SF
YEAR BUILT: 1958
EXISTING FLOOR PLAN

District Office Warehouse
3738 Walnut Avenue, Carmichael, CA 95660
STORAGE YARD / BUS BARN

ELCAMINO

VA L U I N G
DIVERSITY and EXCELLENCE

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I N S P I R E each student to

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i n n o v a t i v e, r i g o r o u s,

S T U D E N T-F O C U S E D

instruction and programs in a S A F E,

C A R I N G, and C O L L A B O R A T I V E

learning community.

DLR Group
El Camino Storage Yard/Bus Barn

2300 Eastern Avenue
Sacramento, CA 95821

Phone: 916.971.7430
Fax: 916.971.7429

Statistics

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<th>Classification</th>
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<td>Modernizations</td>
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Facility Data

Projects Completed Under Measure J

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<th>Project Code</th>
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<tr>
<td>500-9020-1A</td>
<td>ADA</td>
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<tr>
<td>500-9020-2A</td>
<td>ADA (incr.2)</td>
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Projects NOT Completed Under Measure J

DSA Non-Certified Projects

[Images of El Camino Storage Yard/Bus Barn]
ASSESSMENT SUMMARY

The building on the site has been abandoned for school district purposes and the site has been given to El Camino HS for use of the site and building. Currently El Camino High School PTA, Drama, and “All Night” grad materials are stored in this building. Recommend demolition of building and re-purposing the site.

SHELL

It is an old pre-engineered metal Butler building. Recommend demolition of building and re-purposing the site.

INTERIORS

Exposed metal building components with wood stairs and platform.

SERVICES

No services in this building beyond power and lighting. Ventilation provided by roof ventcaps.

EQUIPMENT AND FURNISHINGS

No equipment and furnishings in this building.

OTHER BUILDING CONSTRUCTION

There are two metal storage containers used for soccer storage and one abandoned restroom building.

Recommend removal of abandoned restroom building.

SITE WORK

Hardscape is in deteriorating condition. Recommend complete replacement of site work.
EXISTING SITE AERIAL PLAN

El Camino Storage Yard/Bus Barn
2313 Eastern Avenue, Sacramento, CA 95864

SITE SUMMARY
TOTAL ACREAGE: 1.0 ACRES
SCHOOL SF: 4,000 SF
YEAR BUILT: 2002
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Garfield Elementary School

3700 Garfield Ave.  Principal: N/A
Carmichael, CA 95608  Phone: 916.726.5826

Statistics

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<td>1953</td>
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<td>0</td>
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<td>Site Area:</td>
<td>10 acres</td>
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<td>Total SF of Floor Space</td>
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Current Use:
Garfield Elementary School is currently being utilized by the San Juan Unified School District as the main enrollment office, San Juan Central.
### Educational Facility Data

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<tr>
<td></td>
<td>2 Kinder Rooms</td>
<td>1102</td>
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<td>3 PreSchool Rooms</td>
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<td></td>
<td>Staff Room</td>
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<td>Nurse</td>
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<td></td>
<td>2 Private Office</td>
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<td>2 Dept. of Visually Impaired</td>
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<td>2 Clothes Closet</td>
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<td>2 Food Closet</td>
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<td>Restrooms</td>
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### Measure J and Non DSA Certified Projects

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<th>Projects Completed Under Measure J</th>
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<tr>
<td>118-9449-1A Landscape &amp; Irrigation 2009 Complete</td>
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<td>118-9285-1A Low Voltage (incr. 1) Complete</td>
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<td>118-9495-1A Modernization Complete</td>
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<tr>
<td>118-9535-1A Paving Complete</td>
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<tr>
<td>118-9739-2A Restroom Repair</td>
<td>Not Completed</td>
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<td>118-9739-2A Tech Service Infrastructure</td>
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<th>DSA Non-Certified Projects</th>
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<tbody>
<tr>
<td>02-108673 Constr of One Shade Structure</td>
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ASSESSMENT SUMMARY

Garfield Elementary School was established on this site in 1953. The site is currently being reused by the San Juan Unified School District as the Enrolment Center for the District. The campus was constructed in 3 different phases over the course 7 years. The existing permanent buildings are built in the California finger-style and clad in stucco. The buildings are newly painted and in fair condition.

SHELL

Most exterior wall systems on campus are wood framed with stucco finish. The wall construction remains in decent shape in spite of the age of the structures. Exterior painting was recently completed in the summer of 2013.

All windows throughout the school are 50’s/60’s era steel angle framed windows with single-glazing with a few operable sections. Specific rooms have security screening that keeps rooms more secure and also keeps operable window sections from being opened.

Roofs on campus are a low-slope gable configuration with asphalt shingle or asphalt rolled roof covering and a wood trellis overhang. Roofs are reported to be in good condition; however the wood trellis overhangs are missing pieces. Several instances of roof downspouts draining onto walkway areas were observed. Roof drainage should be directed away from walkways or flow into an underground drainage system.

INTERIORS

The interiors of the permanent classroom and administration buildings are in need of a moderate amount of upgrades. Flooring systems are generally in marginal condition and should be replaced throughout much of the campus. Classroom interiors have poor quality of artificial light illuminated by old-style, energy inefficient fluorescent lights with wrap-around lenses.

Ceiling systems throughout the campus are predominantly glue-on acoustic ceiling tiles. Approximately 80% of the ceilings are in need of replacement due to damage, chipping, staining and general wear-and-tear. Most wall surfaces above 8-feet also feature glue-on acoustic tile. Replacing the glue-on tiles with a newer, more modern ceiling system and painted gypsum board walls would help update the look and feel of interior spaces. Most windows have no window coverings but there are a few with drapes or blinds.

The multi-purpose building has a wood floor and a raised stage. The building’s wood floor finish is in need of repair and refinishing with several areas requiring replacement. The finishes in the building are in poor condition, requiring significant modernization work or replacement.

SERVICES

The inefficiencies of the HVAC system create high energy bills and it is suggested that the system be replaced.

The main electrical service and electrical distribution system, while aging, is reported to be in satisfactory condition. Due to the current use of the school, there are not enough phone/data lines available on the campus.

Past electrical and mechanical service upgrades at the school relied on installation of exposed conduits on the exterior and interior of campus. Consideration should be given to the removal of unused conduit runs and the protection of exposed, active conduits within chases or behind permanent construction.

EQUIPMENT AND FURNISHINGS

Classroom cabinetry is old, not ADA compliant, and in many cases damaged to the point of being unusable due to broken doors and shelves. Most casework in the regular classrooms requires replacement. Consideration should be given to installing all new
food service equipment is old but remains serviceable. Several of the older and inefficient pieces of equipment should be replaced.

**OTHER BUILDING CONSTRUCTION**

Student and staff restrooms in the administration building are not ADA compliant and require reconfiguration to create adequate space for accessibility compliance. There are several other ADA issues on campus such as exterior paving system issues, rubber door thresholds, and secondary exits out of the classrooms.

There is one metal storage container located on site due to inadequate storage facilities. This container, if kept and not replaced, should be relocated to a more suitable location.

There are no portable classroom buildings on this campus.

**SITE WORK**

Site concrete is in poor condition with numerous large cracks and breakage and some areas of excessive slope. A concrete replacement program is suggested.

The asphalt play court areas are generally in poor condition with several large cracks present with vegetation growing through cracks. Consideration should be given to the replacement of hard court surfaces. Basketball standards at exterior hard courts are in poor condition and consideration should be given to their replaced. Play fields and equipment are in poor condition and replacement is suggested. Given that this site is currently not being used as a school, the above mentioned items should only be considered if the site returns to use as a school facility.
Facility Assessment School Report Card

Garfield Elementary School

Overall Grade

C-

1.72

Grading by Category

<table>
<thead>
<tr>
<th>Category</th>
<th>Grade</th>
<th>Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shell</td>
<td>C</td>
<td>2.00</td>
</tr>
<tr>
<td>Interior</td>
<td>C-</td>
<td>1.67</td>
</tr>
<tr>
<td>Services</td>
<td>C</td>
<td>2.00</td>
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<tr>
<td>Equipment &amp; Furnishings</td>
<td>C-</td>
<td>1.67</td>
</tr>
<tr>
<td>Other Building Construction</td>
<td>C-</td>
<td>1.67</td>
</tr>
<tr>
<td>Site Work</td>
<td>D+</td>
<td>1.33</td>
</tr>
</tbody>
</table>
EXISTING SITE AERIAL PLAN

Garfield Elementary School
3700 Garfield Avenue, Carmichael, CA 95608

SITE SUMMARY
TOTAL ACREAGE: 10 ACRES
SCHOOL SF: 26,818 SF
YEAR BUILT: 1953
EXISTING FLOOR PLAN

Garfield Elementary School
3700 Garfield Avenue, Carmichael, CA 95608

EXISTING PROGRAMMING

- Classroom
- Science Classroom
- Administration
- Multi-purpose / Athletics
- Building Support
- Music / Art
- Media Center
- Computer Lab
- Food Service
- Special Education
- CTE
- Restrooms / Lockers
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.
# Hemlock Maintenance & Operations Center

5320 Hemlock St.  
Sacramento, CA 95841

<table>
<thead>
<tr>
<th>Statistics</th>
</tr>
</thead>
<tbody>
<tr>
<td>Classification: District Facility</td>
</tr>
<tr>
<td>Purpose Served: Maintenance / Operations</td>
</tr>
<tr>
<td>Year Built: 1983</td>
</tr>
<tr>
<td>Modernizations: 0</td>
</tr>
<tr>
<td>Additions: 2009</td>
</tr>
<tr>
<td>Portables: 4 Units</td>
</tr>
<tr>
<td>Site Area: 19.7 acres including HS</td>
</tr>
<tr>
<td>Total SF of Floor Space: 4,976</td>
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## Facility Data

Projects Completed Under Measure J

<table>
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<tr>
<th>Project Code</th>
<th>Description</th>
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<tbody>
<tr>
<td>500-9020-1A</td>
<td>ADA</td>
</tr>
<tr>
<td>500-9020-2A</td>
<td>ADA (incr.2)</td>
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</table>

Projects NOT Completed Under Measure J

DSA Non-Certified Projects

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San Juan Unified School District

Educate | Inspire | Succeed | Contribute
ASSESSMENT SUMMARY

Hemlock Maintenance & Operations Center

**SHELL**
The shell of the building has wood siding and is in marginal condition and needs doors replaced, windows replaced, walls repaired, and to be painted.

**INTERIORS**
The interior of the office spaces are in need of a moderate amount of upgrades. Flooring systems are generally in moderate condition and consideration should be given to replacing the flooring systems throughout. This entails removing all VCT and refinishing concrete floor which will be left exposed. Recommend replacing carpet in office.

Walls are damaged and in need of repair and painting. Door jambs are also in need of painting.

**SERVICES**
If not in use, which it appears not to be, the removal of the battery back-up system is recommended. No other items reported.

**EQUIPMENT AND FURNISHINGS**
Casework is deteriorating and should be replaced throughout.

**OTHER BUILDING CONSTRUCTION**
Restrooms and casework do not appear to meet ADA standards. Recommend field verifying for ADA standards and to mitigate as needed.

**SITE WORK**
Hardscape is in deteriorating condition. Recommend complete replacement of site work in-kind with a stronger base to support the loads that come in and out of the center. Box Car, old trailers, and metal storage containers should be removed if not needed. If additional storage is needed it is recommended that some site space planning occur to place all building in one location. Remove all items that have been dumped on site that no longer has a use.

**SUMMARY RECOMMENDATIONS**
District maintenance, operations, facility and planning functions are spread out on various sites, such as this one. The concept uses facilities but is inefficient and inconvenient from a planning and operations perspective. It is recommended to consolidate all these operations into one facility. Consideration to bring everyone together at the M&O facility on Sutter should be explored.

Both the Hemlock and Sutter sites are adjacent to school sites, La Entrada Continuation High School and Carmichael Elementary School, respectively. Given enrollments at those sites, either could be used to provide an expanded and consolidated center.
EXISTING SITE AERIAL PLAN

Hemlock Maintenance & Operations Center
5320 Hemlock Street, Sacramento, CA 95841

SITE SUMMARY
TOTAL ACREAGE: 19.7 ACRES
SCHOOL SF: 4,976 SF
YEAR BUILT: 1983

La Entrada High School
EXISTING FLOOR PLAN

Hemlock Maintenance & Operations Center
5320 Hemlock Street, Sacramento, CA 95841
the San Juan Unified School District’s mission is to each student to to a radically evolving world by providing innovative, rigorous, instruction and programs in a SAFE, CARING, and COLLABORATIVE learning community.
Maintenance & Operations Center

6135 Sutter Ave.
Carmichael, CA 95660

Phone: 916.3971.574
Fax: 916.971.5799

Statistics

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<thead>
<tr>
<th>Classification:</th>
<th>District Facility</th>
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<td>Purpose Served:</td>
<td>Maintenance &amp; Operations</td>
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<td>Year Built:</td>
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<td>Additions:</td>
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<td>Portables:</td>
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<td>Site Area:</td>
<td>9.49 acres</td>
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<tr>
<td>Total SF of Floor Space:</td>
<td>50,601</td>
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Facility Data

<table>
<thead>
<tr>
<th>Projects Completed Under Measure J</th>
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<tbody>
<tr>
<td>000-9669-1A Shop Equipment</td>
</tr>
<tr>
<td>000-9669-6A Shop Equipment</td>
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<tr>
<td>000-9669-2A Shop Equipment (group 2)</td>
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<td>000-9669-3A Shop Equipment (group 3)</td>
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<td>000-9669-4A Shop Equipment (group 4)</td>
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<td>000-9669-5A Shop Equipment (group 5)</td>
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<td>000-9774-1A Vehicles</td>
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<td>000-9774-8A Vehicles</td>
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<tr>
<td>000-9774-2A Vehicles (group 2)</td>
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<tr>
<td>000-9774-3A Vehicles (group 3)</td>
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<td>000-9774-4A Vehicles (group 4)</td>
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<td>000-9774-5A Vehicles (group 5)</td>
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<td>000-9774-7A Vehicles (group 7)</td>
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<td>555-0400-1A DM</td>
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</table>
ASSESSMENT SUMMARY

The District’s Maintenance & Operations facility is an approximately 50,600 square foot multi-building complex on a very oddly shaped 9.49 acre site, and includes space for offices, shops and warehouse. The facility is accessed by Sutter Avenue and Fair Oaks Boulevard through long, narrow vehicular access drives with security gates. Most buildings are at grade level, but the main office building is constructed on a raised concrete slab, with a majority of operation offices on the second floor. The oddly shaped facility is landlocked between adjacent businesses and Carmichael Elementary School, and has no room for expansion.

SHELL

Exterior wall finishes throughout the complex are used with a combination of painted masonry block, wood, and metal. Roofs are low sloped with visible HVAC units, fans, and piping. Wall mounted HVAC equipment and conduits are also visible.

There is noticeable damage to metal wall panels at two corners of the east building. It is suggested that concrete-filled steel pipe bollards be installed for building protection along all drive aisles. Wall panels in one shop space in the east building do not fully continue to the floor slab, providing easy access to rodents.

INTERIORS

Interior finishes at administrative office spaces include a combination of carpet and vinyl flooring, painted gypsum board walls and ceilings, and suspended acoustical ceiling panels. Many doors and frames are scuffed and repainting is recommended. Installation of kickplates at the bottom of exterior and corridor doors is also suggested.

Interior finishes in shop related office, break room and restroom spaces are generally in very poor condition. Replacement of floor finishes is strongly recommended in these rooms.

Floor finishes in most shop spaces are primarily exposed concrete and is appropriate for the use.

SERVICES

Management suggests that a fire alarm upgrade to the entire complex is needed.

Staff has advised that up to 85% of roof-mounted HVAC units are at least 10 years old and should be replaced. Recommend additional swamp coolers be installed in the carpenter shop, as the existing units are unable to maintain manageable temperatures throughout the day.

EQUIPMENT AND FURNISHINGS

Base cabinets are used at many restroom and break room locations, but without the required knee space for wheelchair access. Provisions should be made for wheelchair access in these rooms.

OTHER BUILDING CONSTRUCTION

The two-story main office building is constructed on a raised concrete slab, with step up conditions at many first floor exterior doors. Most administrative offices are located on the second floor with access by means of exterior stairs only. Regrading the site or ramps are needed for first floor access to offices, conference room, break room and restrooms. An elevator or lift would be required for second floor ADA access to the main reception area, offices, and restrooms.

Second floor exterior doors swing out onto exterior stair landings, impeding the required landing area. Landings will need to be enlarged where doors cannot swing into the room. Several exterior doors do not have landings on the same level of the room, requiring stepping up at the threshold location. These will require modification to be code compliant.

It is strongly recommended to permanently secure the light gauge guard rails protecting a second floor sliding glass door with no balcony.

Many existing restrooms, break rooms, and drinking fountains are not ADA-compliant. Reconfiguration of rooms and replacement of plumbing fixtures (and casework) would be required to bring them up to code.
Although shops are constructed at or near grade level, landing levels vary at exterior doors. Many are landings require a slight step up or step down to enter the space.

It is recommended to install batt roof insulation with a scrim sheet at the automotive and carpenter shops. The addition of a protective scrim sheet is recommended below exposed fibrous batt roof insulation in the Welding Shop. Although its walls are of exposed concrete, more manageable temperatures should be attainable in the main warehouse with the addition of roof batt insulation.

**SITE WORK**

Site paving is a combination of concrete and asphalt. The western asphalt paved area is in poor condition and approximately 50% of it should be replaced. Install wheelstops throughout the facility to protect buildings from vehicles. Clear directional signal for visitors is suggested. ADA accessible parking stalls and specific visitor parking areas were not evident. A short retaining wall near the north gate parking area has failed and should be replaced.

**SUMMARY RECOMMENDATIONS**

District maintenance, operations, facility and planning functions are spread out on various sites, such as this one. The concept uses facilities but is inefficient and inconvenient from a planning and operations perspective. It is recommended to consolidate all these operations into one facility. Consideration to bring everyone together at the M&O facility on Sutter should be explored.

Both the Hemlock and Sutter sites are adjacent to school sites, La Entrada Continuation High School and Carmichael Elementary School, respectively. Given enrollments at those sites, either could be used to provide an expanded and consolidated center.
EXISTING SITE AERIAL PLAN

Maintenance & Operations Center
6135 Sutter Avenue, Carmichael, CA 95660

SITE SUMMARY
TOTAL ACREAGE: 9.49 ACRES
SCHOOL SF: 50,601 SF
YEAR BUILT: UNKNOWN
EXISTING FLOOR PLAN

Maintenance & Operations Center
6135 Sutter Avenue, Carmichael, CA 95660
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.
San Juan Transportation Center

3050 Orange Grove Ave.
North Highlands, CA 95660

Phone: 916.971.7720
Fax: 916.481.7825

Statistics

<table>
<thead>
<tr>
<th>Classification:</th>
<th>District Facility</th>
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<tbody>
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<td>Purpose Served:</td>
<td>Transportation Ctr.</td>
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<tr>
<td>Year Built:</td>
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<td>Additions:</td>
<td>0</td>
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<td>Portables:</td>
<td>0</td>
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<tr>
<td>Site Area:</td>
<td>3.6 acres</td>
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<tr>
<td>Total SF of Floor Space:</td>
<td>32,333</td>
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Facility Data

Projects Completed Under Measure J

- 206-9020-1A ADA
- 206-9020-3A ADA
- 206-9020-2A ADA (incr. 2)
- 206-9349-1A Flooring
- 206-9412-1A Infrastructure (incr. 1)
- 206-9412-2A Infrastructure (incr. 2)
- 206-9412-3A Infrastructure (incr. 3)
- 206-9449-1A Landscape & Irrigation
- 206-9449-3A Landscape & Irrigation (Track)
- 206-9449-2A Landscape & Irrigation 2010
- 206-9285-1A Low Voltage Painting 2007
- 206-9535-1A Paving
- 206-9535-2A Paving 2008
- 206-9568-2A Portable Classroom Improvement
- 206-9568-1A Portable Replacement
- 206-9591-1A Restroom Repair
- 206-9605-1A Roofing
- 206-9444-1A Science
- 206-9444-2A Science (lab F-1d & F-2)

Projects NOT Completed Under Measure J

- Portable Relocation
- Modernization (wing H, J, I, F)

DSA Non-Certified Projects
ASSESSMENT SUMMARY

San Juan Transportation Center is the facility in which all busses for San Juan Unified School district are stored.

SHELL
The shell of the building is tilt-up concrete and in good condition and only needs painting.

INTERIORS
The interior of the office spaces are in need of a moderate amount of upgrades. Flooring systems (carpet and tile) are generally in moderate condition and consideration should be given to replacing the flooring systems throughout. Walls are damaged and in need of repair and painting. Door jambs are also in need of painting.

The interior of the mechanical shop is in good condition for its use. There is minor cracking in the floors and recommendation is to fill cracks throughout and reseal concrete. Painting all interior walls is also suggested.

SERVICES
No issues reported. There is one small window mounted HVAC building. Recommend HVAC redesign so that the window mounted unit is no longer needed.

EQUIPMENT AND FURNISHINGS
Kitchen needs power upgrades.

OTHER BUILDING CONSTRUCTION
Restrooms appear to meet ADA standards. Recommend field verifying for ADA standards and to mitigate as needed.

SITE WORK
Hardscape is in deteriorating condition. Recommend complete replacement of site work in-kind with a stronger base to support the loads that busses bring. Also recommend to replace concrete entrance with asphalt. CMU wall at entry should be removed.

SUMMARY RECOMMENDATIONS
The facility is in good condition and appropriate for its use. It appears to be serviceable with a useful life for at least twenty more years given its structure. The facility needs some refreshing, inside and out, with paint and new finishes.
EXISTING SITE AERIAL PLAN

San Juan Transportation Center
3050 Orange Grove Avenue, North Highlands, CA 95660

SITE SUMMARY
TOTAL ACREAGE: 3.6 ACRES
SCHOOL SF: 32,333 SF
YEAR BUILT: UNKNOWN
EXISTING FLOOR PLAN

San Juan Transportation Center
3050 Orange Grove Avenue, North Highlands, CA 95660