The mission of Will Rogers, a high performing middle school that values diversity, is to ensure all students utilize 21st century skills to achieve their highest potential, grow in self-confidence, and attain individual excellence, by providing meaningful learning experiences, challenging and innovative instruction and by building strong partnerships between students, staff, parents, and the community.
Will Rogers Middle School

**Description:**
Year Built: 1963  
Total Square Feet of Floor Space: 76,791  
Acres: 20.82

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

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

**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:**
- Rogers (Physical Assessment Report)  
- Rogers_AREAS-INT (Physical Assessment Report)  
- Will Rogers_2013 (Physical Assessment Report)
A-SHELL

Observation #3

OPENINGS - Windows at locker rooms damaged and single plane.

Recommend replacement of these windows.

Observation #4

OPENINGS - Classrooms and corridors typically have single pane glazing in storefront system with limited to no operable windows.

Recommend operable windows at classrooms, and double pane storefront system.

WALL FINISHES - Soffit at all buildings has some dry rot. Typical of all buildings on campus with wood soffit.

Recommend replacement of soffit boards as needed to repair approx. 25% of soffits.

Observation #5

OPENINGS - Rusted metal screens on this classroom window system.

Recommend removal of security screen since site is fenced in.

Recommend additional camera in this area.

Observation #10

OPENINGS - Non compliant gate at kitchen janitor area.

Recommend new secure door at this location.
Observation #13
FLOOR FINISH - Cracked VCT In the center of this room. Slab is also cracked.
Recommend repairing underlying slab prior to installing new flooring.

Observation #19
WALL FINISHES - Extensive dry rot.
OPENINGS - Single pane poorly maintained windows system.
STRUCTURE - Wood structure is full of dry rot and settling at foundation.
Recommend replacement to portable classroom.
B-INTERIOR

Observation #1
CEILING FINISHES - Couple of ceiling tiles coming loose. Typical throughout campus.
Recommend repair as needed.

Observation #8
FLOOR FINISHES - Tile from old shoe area is damaged and a trip hazard.
Recommend removal of tile and new floor finish for both men and women's locker rooms.

Observation #14
FLOOR FINISH - Cracked VCT and cracked new epoxy in restroom. Slab appears to be cracked.
Recommend repair of underlying slab prior to floor finish repair.

Observation #20
CEILING FINISHES - Extensively damaged lighting panels.
Recommend replacement of portable.
C-SERVICES

Observation #7

DOMESTIC PLUMBING - Old non-functioning showers in girl’s locker room.
Recommend removal of old showers.

Observation #18

HVAC SYSTEM - No air conditioning at locker rooms.
Recommend air conditioning system at locker rooms
D-EQUIPMENT AND FURNISHINGS

Observation #6

LOCKERS - Damaged lockers.

Recommend replacement of student lockers.

Observation #12

CASEWORK - Old painted cabinets and countertops in approx. 75% of non-science rooms.

Recommend new casework and counter tops.
E-OTHER BUILDING CONSTRUCTION

Observation #2
ADA - Drinking fountains not up to code. Typical of campus.
Recommend replace approx. 10 drinking fountains.

Observation #9
ADA - No ramp access to music rooms from this area.
Recommend replacement of stair with ramp.

Observation #11
ADA – Non-compliant staff restrooms, typical of admin building as well.
Recommend new staff restrooms throughout campus. 3 restrooms are too small and will require new square footage to meet current code.

Observation #21
ADA - Round 1950's communal sink does not meet code requirements.
Recommend replacement of sink.
F-BUILDING SITE WORK

Observation #15

HARDSCAPE - This quad has some cracked concrete.
Recommend new concrete in quad.

SITE UTILITIES - No irrigation in this quad.
Recommend new irrigation system here.

Observation #22

SITE UTILITIES - Irrigation caps are not attached to sleeve. Maintenance hazard.
Recommend repair of caps and attachment to sleeves.
**F-BUILDING SITE WORK**

**Observation #16**

SITE UTILITIES - No irrigation to trees in this area.

Recommend extending irrigation from front of school to this area.

**Observation #17**

HARDSCAPE - No concrete path to backstop.

Recommend new concrete path.