It is the mission of Community Collaborative Charter School to provide high quality Instruction, instructional Support, and Community and Social Resources to families and students in our Community.
**Winterstein Adult Center**

| Description: | Year Built: 1952  
| | Total Square Feet of Floor Space: 28,374  
| | Acres 8.0  |

| Address: | 900 Morse Ave Sacramento, CA 95864  |

| Generated on: | 7/16/13  |

| Building stages: | - Facilities Assessment  |

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

| Stakeholder: |  |

| Drawings: | - Winterstein (Facilities Assessment)  
| | - Winterstein 2013 (Facilities Assessment)  |
A-SHELL

Observation #12

WALL FINISH - Exterior wood siding on MP room is full of dry rot and peeling paint.
Recommend all new siding on MP.

ROOM OPENINGS - Windows on MP room are painted over.
Recommend new windows on MP building.

Observation #13

OPENINGS - Single pane wood windows on all buildings. Caulking is missing from some windows.
Recommend all new double pane window system with operables and security glass as needed.

Observation #33

ROOF COVERINGS - Excessive abandoned conduit on underside of walkway canopies.
Recommend removal and re-routing where possible.
Observation #36

OPENINGS - Old exterior wood door and wood door frames are security hazard and have rot.

Recommend all new classroom doors and frames.
B-INTERIOR

Observation #24

FLOOR FINISH - Gym floor is heavily damaged and some sections (approx. 40%) has been replaced with rough plywood.

Recommend all new gym floor.

Observation #26

FLOOR FINISH - Asbestos VCT floor in kitchen.

WALL FINISH - Peeling paint and stains on walls in kitchen area.

Recommend new flooring and wall finishes.

Observation #29

WALL FINISHES - Old 1970’s wood paneling on thin walls.

Recommend new walls with painted gyp.
**Observation #34**

FLOOR FINISH - Asbestos VCT in 90% of classrooms.

Recommend new floor finish.

**Observation #37**

CEILING FINISHES - Acoustic tiles are damaged in 50% of classrooms.

Recommend new acoustic ceilings.
Observation #14
HVAC - Window mounted AC units are old and do not perform well. Safety hazard due to poor attachment to window frames.
Recommend new roof mounted heating and cooling systems on all buildings.

Observation #25
LINE VOLTAGE - Poor dim lighting in kitchen and MP room.
Recommend all new efficient brighter lighting.

Observation #27
HVAC - Boiler in basement has leaking water around it.

Observation #28
LINE VOLTAGE - Lighting in office is old strip fixtures with exposed bulbs.
Recommend new ACT ceiling with lay in light fixtures.
**Observation #30**

HVAC - Old window mounted AC UNIT and fan.

Recommend new roof top units for this building. Repair window systems.

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**Observation #38**

LINE VOLTAGE - Dim old lighting in classrooms.

Recommend new efficient brighter fixtures in all classrooms.
D-EQUIPMENT AND FURNISHINGS

Observation #31
CASEWORK - Old casework and counter tops in staff room.
Recommend new kitchenette for staff.

Observation #35
CASEWORK - Casework and countertops are old and worn.
Recommend new solid wood casework and countertops in all classrooms.
**E-OTHER BUILDING CONSTRUCTION**

**Observation #1**

ADA - No lift for stage.

Recommend new lift for stage.

**Observation #17**

ADA - Student restrooms are not complaint for ADA. No clearances and doors are too small.

Recommend all new student restrooms and doors.

**Observation #18**

LIFE SAFETY - Electrical panel is full of exposed wires and is at the reception desk out in the open.

Recommend moving electrical panel to electrical closet.

**Observation #19**

ADA - Doors between offices a too narrow.

Recommend reconfiguring office area for accessibility and better function.
Observation #20
ADA - Staff restrooms do not have required clearances and doors are too narrow.
Recommend all new staff restrooms.

Observation #21
ADA - Door thresholds and door hardware are not compliant on all doors to MP room.

Observation #22
ADA - Stair from rear of stage is not compliant and no ramp is provided for exist.
Recommend new stair and ramp at stage exit.
Observation #23
ADA - Interior stairs to stage are to narrow and do not meet clearance requirements.
Recommend new stairs to stage.

Observation #32
ADA - Drinking fountains are non compliant.
Recommend all new drinking fountains throughout campus.
F-BUILDING SITE WORK

Observation #15
SITE DEVELOPMENT - Concrete in all quads is buckled and cracked.
Recommend all new concrete and landscape at quads.

Observation #16
LANDSCAPE - Broken irrigation systems in quads and overgrown plants.
Recommend all new irrigation and landscaping in all quads.
A-SHELL

Observation #6

STRUCTURE - Extensive dry rot on both PE trailers.

Recommend replacement of trailers with new PE office and storage building.
E-OTHER BUILDING CONSTRUCTION

Observation #2

ADA - Non compliant accessible parking stalls and no path of travel to school office.

Recommend new accessible parking stalls, signage, new path of travel to school office.

Observation #7

LIFE SAFETY - Both trailers are over full with equipment and a fire hazard.

Recommend new storage buildings.

Observation #9

LIFE SAFETY - Fire lane is blocked by she’d buildings and is rutted.

Recommend all new fire lane and striping.
Observation #11

ADA - Rear parking lot does not have compliant accessible parking spaces or path of travel to office.

Recommend all new compliant parking lot and accessible spaces and path of travel.
F-BUILDING SITE WORK

Observation #3
SITE DEVELOPMENT - Entry fence to office area is old and hardware is not to code.
Recommend new entry fence with accessible pedestrian gate.

Observation #4
SITE DEVELOPMENT - No perimeter fence at parking.
Recommend new steel perimeter fence and parking and accessible pedestrian gates.

Observation #5
SITE DEVELOPMENT - Broken and hazardous wooden benches at entry and in quads.
Recommend new metal benches per district standard.

Observation #8
HARDSCAPE - Parking area and playground asphalt is extensively cracked and buckled.
Recommend new parking lot and play areas.
Observation #10

SITE DEVELOPMENT - No trash enclosure. Trash is in fire lane.

Recommend new trash enclosure with compliant gates on site.