

PUBLIC BUILDINGS AND PROPERTY COMMITTEE

Community Services / Senior Nutrition Center– Building 470 937 Spring Street Placerville

Reason for the Report

The Grand Jury selected the Community Services/Senior Nutrition Center (Senior Center) (Building 470) as one of its general reviews for 2002/2003.

Scope of the Investigation

The members of the Grand Jury:

- Made an unannounced visit to the Senior Center on November 7, 2002;
- Toured the facilities and grounds with the Assistant Director of Community Services;
- Were briefed on the Senior Center operations, including the Senior Nutrition program, Storm-window program, and senior activities;
- Interviewed various members of staff;
- Inspected the building, grounds, and programs;
- Reviewed previous Grand Jury reports for year's 1999/2000, 2000/2001 and 2001/2002 and found no findings or recommendations pertaining to this building.

Background

The building, originally constructed in the 1950's, was converted to the Senior Center in 1980. Meals served to seniors in the cafeteria, as well as meals for "Meals-on-Wheels," are prepared in the center's kitchen. It is also a meeting place for senior activities. The basement is used for storage and has a workshop for the Storm-window Program.

The parking lot is shared with the Senior Day-Care Center, Psychiatric Health Facility, and the Health Department. The poor condition of the parking lot surface poses a safety hazard to users. Parking is limited, directional markings go against traffic flow, and overall surface is in poor condition. This poses a safety hazard to users, especially seniors and disabled individuals.

The kitchen area is exceptionally clean and neat. Meal preparation and meal assembly appears to be well organized.

It should be noted that the electrical system and restrooms, though functional, are antiquated.

Findings

F1. The building exterior paint is peeling.

Response to F1: The respondent agrees with the finding.

F2. The parking lot surfaces are severely checked and cracked. The parking lot surface poses a danger to users and potential liability to the county.

Response to F2: The respondent disagrees partially with the finding. General Services agrees that the subject parking lot is in need of repairs. General Services does not feel that there is any extraordinary damage to the parking lot (such as severe raised bumps) that would subject the County to anything other than the normal liability that parking lots present.

F3. The parking lot directional markings contradict the parking lot traffic flow and are severely faded.

Response to F3: The respondent agrees with the finding.

F4. The parking lot is inadequate and limits the full use of the facility.

Response to F4: The respondent agrees with the finding.

F5. Sidewalk to exterior patio is cracked and uneven.

Response to F5: The respondent agrees with the finding.

F6. The exterior patio is visually uninviting.

Response to F6: The respondent agrees with the finding.

F7. The carpeting is stretched with age resulting in long ripples that may be hazardous to users and is a potential liability to the county.

Response to F7: The respondent agrees with the finding.

F8. Several doors have been relocated resulting in incorrect signage.

Response to F8: The respondent agrees with the finding.

F9. Entry/hallway ceiling tiles are sagging and hanging loose.

Response to F9: The respondent agrees with the finding.

F10. The interior paint is showing signs of age and wear.

Response to F10: The respondent agrees with the finding.

F11. The building HVAC vents and registers are dirty with the exception of the kitchen.

Response to F11: The respondent agrees with the finding.

F12. The hall exit sign to the sidewalk leading to the patio is not illuminated.

Response to F12: The respondent agrees with the finding.

F13. The dining room ceiling evidences various stages of leakage which results in a stained saggy condition.

Response to F13: The respondent agrees with the finding.

F14. A fire extinguisher is blocked behind the furniture in the dining room storage area.

Response to F14: The respondent agrees with the finding.

F15. Hair nets/hats are not worn by all food handlers.

Response to F15: The respondent agrees with the finding.

F16. The caulking on the kitchen hand sink is aged, cracked and discolored.

Response to F16: The respondent agrees with the finding.

F17. The stairwell to the basement is dirty.

Response to F17: The respondent agrees with the finding.

F18. The basement space is utilized, but cluttered.

Response to F18: The respondent agrees with the finding.

F19. The transit heat shield of the pottery kiln is broken in two, resulting in asbestos fiber exposure.

Response to F19: The respondent agrees with the finding.

Recommendations

R1. The building exterior should be painted.

Response to R1: The recommendation has not yet been implemented, but will be implemented in the future. Funding for this project is not included in the FY 2003/04 budget. General Services will obtain funding in the FY 2004/05 budget and will paint the exterior of the building by April 30, 2005.

R2. The parking lot should be repaired and resurfaced.

Response to R2: The recommendation has not yet been implemented, but will be implemented in the future. A detailed topographic survey has been conducted of the parking lot together with the existing drainage structures. Improvement plans together with technical specifications are nearly complete with bid solicitation to follow. Repair and resurfacing of the parking lot is scheduled for completion by October 31, 2003.

R3. Directional arrows should show proper traffic flow.

Response to R3: The recommendation has not yet been implemented, but will be implemented in the future. The parking lot together with the driveway will receive new striping (paint) as a component of the parking lot repair and resurfacing project as described in R2 above. New directional arrows will be placed in the project and completed by October 31, 2003.

R4. The sidewalk to exterior patio should be repaired.

Response to R4: The recommendation has not yet been implemented, but will be implemented in the future. General Services has scheduled the sidewalk to the exterior patio for repair and will complete the necessary work by November 30, 2003.

R5. The carpeting should be replaced.

Response to R5: The recommendation has not yet been implemented, but will be implemented in the future. General Services recently met with Community Services and are moving forward with carpet replacement with an anticipated date of completion of October 2003.

R6. Incorrect signage should be removed.

Response to R6: The recommendation has not yet been implemented, but will be implemented in the future. Community Services will correct the signage by September 30, 2003.

R7. Sagging and hanging ceiling tiles in entry/hallway should be replaced.

Response to R7: The recommendation has not yet been implemented, but will be implemented in the future. General Services has scheduled the sagging and hanging

ceiling tiles in the entry/hallway for repair and will complete the work by September 30, 2003.

R8. The interior should be repainted.

Response to R8: The recommendation has not yet been implemented, but will be implemented in the future. General Services will paint the interior of the building and complete the work by July 31, 2004.

R9. All HVAC vents should be cleaned.

Response to R9: The recommendation has not yet been implemented, but will be implemented in the future. General Services has scheduled the cleaning of all HVAC vents and will complete the work by October 31, 2003.

R10. The hall exit sign to the sidewalk leading to the patio should be repaired.

Response to R10: The recommendation has been implemented. General Services has scheduled the repair of the exit sign and work will be completed by July 31, 2003.

R11. The roof should be inspected for leaks and repaired as needed.

Response to R11: The recommendation has been implemented. The roof was replaced in 1998 and is inspected annually as a preventive maintenance item. At the last inspection no leaks or damage were noted.

R12. The dining room ceiling should be replaced.

Response to R12: The recommendation has not yet been implemented, but will be implemented in the future. General Services has scheduled the dining room ceiling for replacement. The work will be completed by November 30, 2003.

R13. The dining room storage area fire extinguisher should be made accessible.

Response to R13: The recommendation has been implemented. The fire extinguisher in the dining room storage area has been made accessible

R14. All kitchen food handlers should wear hair nets/hats.

Response to R14: The recommendation has been implemented. The department policy has been for all food handlers to wear hair nets/hats. Due to this finding Community Services has re-affirmed the policy, with no exceptions, to all staff involved in food handling.

R15. The kitchen hand sink should be re-caulked.

Response to R15: The recommendation has been implemented. The kitchen sink has been re-caulked.

R16. The stairwell to the basement should be cleaned and maintained on a regular basis.

Response to R16: The recommendation has been implemented. General Services will have custodial staff clean periodically and maintain on a regular basis.

R17. The basement clutter should be addressed.

Response to R17: The recommendation has been implemented. Community Services has cleared the clutter. Limited storage space and extensive storage needs make this an on-going concern. Community Services will research the storage needs of its various programs to determine if records retention is still required and to ascertain if other methods of storage such as microfiche, computer disks, etc. can be utilized. In addition, Community Services will work with General Services Records Management section to remove as many files as possible to central storage areas.

R18. The broken pottery kiln transite heat shield should be replaced.

Response to R18: The recommendation has not yet been implemented, but will be implemented in the future. Community Services will inspect the heat shield and repair or replace it by December 31, 2003.

Commendations

The Grand Jury commends the Senior Center for apparent outstanding job performance under challenging circumstances. The staff was competent, courteous and very open.

Responses Required for Findings

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| F1 through F19 | El Dorado County Board of Supervisors El Dorado County Department of General Services El Dorado County Department of Community Services |
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Responses Required for Recommendations

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| R1 through R18 | El Dorado County Board of Supervisors El Dorado County Department of General Services El Dorado County Department of Community Services |
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