



ROSE CITY HIGH SCHOOL

351 So. Hudson Ave.
Pasadena CA 91109

(626) 798-7878

Year Built: 1903
 Site Acreage: 1.00
 Grade Levels: 9-12
 Enrollment: N/A
 Permanent Capacity: 108
 Classrooms:
 Permanent: 4
 Portables: 10

Assessment Summary:

Offices, circulation and support spaces will need maintenance and repair to include painting and floor replacement and acoustic tile ceilings replacement. ADA upgrades include replacement of door hardware, rebuild clearances around door openings and provide drinking fountain.

Provide outdoor area and athletic field in accordance with District standards for high schools. Provide irrigation to courtyard landscaping.

Building B requires additional detailed seismic evaluation. In addition, all seismic and equipment anchoring throughout the site will need to be upgraded to meet current code requirements.

Mechanical/Electrical/Plumbing systems are generally in good condition. Equipment and fixtures that should be replaced with high-efficiency lighting include light fixtures in the permanent school buildings. Replace all HVAC units and central boilers in the permanent school buildings with a new energy efficient central HVAC system. Replace the wall mounted HVAC units in modular buildings with new efficient units. Accessibility / code work to include plumbing fixture replacement at restrooms.

The roof report is combined with the Ed Center and Oak Knoll ES. This facility has both tile and built-up roofs. The built-up roofs are in fair condition with one major leak reported are in need of maintenance. The tile roofs are in fair condition and show signs of deterioration and broken tiles. Tile roofs are in need of maintenance.

The District's 2004 AHERA hazardous material reinspection report identified 91 locations at this site (combined with the Ed Center and Oak Knoll ES) with hazardous material. Of the 91 locations on site, 78 are ranked at very low priority. The most significant of the remaining thirteen locations ranked priority 1 was pipe insulation at the main hallway near a manhole access.