

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.
- 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.
- F3. The parking lot directional markings contradict the parking lot traffic flow and are severely faded.
- F4. The parking lot is inadequate and limits the full use of the facility.
- F5. Sidewalk to exterior patio is cracked and uneven.
- F6. The exterior patio is visually uninviting.
- 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.
- F8. Several doors have been relocated resulting in incorrect signage.
- F9. Entry/hallway ceiling tiles are sagging and hanging loose.
- F10. The interior paint is showing signs of age and wear.
- F11. The building HVAC vents and registers are dirty with the exception of the kitchen.
- F12. The hall exit sign to the sidewalk leading to the patio is not illuminated.
- F13. The dining room ceiling evidences various stages of leakage which results in a stained saggy condition.
- F14. A fire extinguisher is blocked behind the furniture in the dining room storage area.
- F15. Hair nets/hats are not worn by all food handlers.
- F16. The caulking on the kitchen hand sink is aged, cracked and discolored.
- F17. The stairwell to the basement is dirty.
- F18. The basement space is utilized, but cluttered.

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

Recommendations

- R1. The building exterior should be painted.
- R2. The parking lot should be repaired and resurfaced.
- R3. Directional arrows should show proper traffic flow.
- R4. The sidewalk to exterior patio should be repaired.
- R5. The carpeting should be replaced.
- R6. Incorrect signage should be removed.
- R7. Sagging and hanging ceiling tiles in entry/hallway should be replaced.
- R8. The interior should be repainted.
- R9. All HVAC vents should be cleaned.
- R10. The hall exit sign to the sidewalk leading to the patio should be repaired.
- R11. The roof should be inspected for leaks and repaired as needed.
- R12. The dining room ceiling should be replaced.
- R13. The dining room storage area fire extinguisher should be made accessible.
- R14. All kitchen food handlers should wear hair nets/hats.
- R15. The kitchen hand sink should be re-caulked.
- R16. The stairwell to the basement should be cleaned and maintained on a regular basis.
- R17. The basement clutter should be addressed.
- R18. The broken pottery kiln transite heat shield should be replaced.

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

F1 through F19 El Dorado County Board of Supervisors
El Dorado County Department of General Services
El Dorado County Department of Community Services

Responses Required for Recommendations

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