

136	Astor K-8 School
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School and Site Level Deficiencies

Site

Deficiency	ID	Qty	UoM	Priority
Concrete Walks Are Damaged And Require Replacement	8202	500	SF	3
Asphalt Paving Is Damaged And Requires Replacement	8196	15	CAR	4
Site Drainage is Inadequate and Requires Regrading	8194	250	SF	4
Bus drop-off area does not have a canopy.	13966	200	LF	5
K playground not appropriately fenced or buffered.	14027	1	Ea.	5
Paved Play Requires Recoating And Resurfacing	8213	100,000	SF	5
Paving Requires Restriping	8199	15	CAR	5
Playground Requires Replacement	13901	1	Ea.	5
School lacks marquee or marquee in poor condition.	11308	1	Ea.	5
School lacks marquee or marquee in poor condition.	13821	1	Ea.	5
Sub Total for System		10		

Electrical

Deficiency	ID	Qty	UoM	Priority
School site lacks appropriate lighting.	14062	10	Ea.	5
Sub Total for System		1		

Technology

Deficiency	ID	Qty	UoM	Priority
Facility lacks centralized video distribution equipment	16792	1	Ea.	3
Facility lacks VOIP central equipment	16880	1	Ea.	3
Sub Total for System		2		
Sub Total for School and Site Level		13		

Building: A - Main Building

Roofing

Deficiency	ID	Qty	UoM	Priority
The Multi-Ply Bitumen Roof Covering Is Damaged And Requires Replacement	9	12,250	SF	1
The Multi-Ply Bitumen Roof Covering Is Damaged And Requires Replacement	9556	900	SF	1
The Multi-Ply Bitumen Roof Covering Is Damaged And Requires Replacement	9557	2,100	SF	1
The Multi-Ply Bitumen Roof Covering Is Damaged And Requires Replacement	9558	3,724	SF	1
The Multi-Ply Bitumen Roof Covering Is Damaged And Requires Replacement	9559	5,440	SF	1
The Roof Operable Hatch Is Damaged And Requires Replacement	8	2	Ea.	3
Sub Total for System		6		

Exterior

Deficiency	ID	Qty	UoM	Priority
The Wood Window Is Damaged And Requires Replacement	8223	48	Ea.	2
The Wood Window Is Damaged And Requires Replacement	8224	2	Ea.	2
Exterior Doors is not equipped with Card Key Access	17937	15	Ea.	3
Exterior Metal Door Requires Repainting	8222	2	Door	3
The Wood Exterior Door Requires Repainting	8221	13	Door	3
The Exterior Requires Cleaning	8218	7,000	SF Wall	5
The Exterior Requires Painting	8219	7,000	SF Wall	5
The Exterior Soffit Is Damaged And Requires Repainting	8220	2,100	SF	5
Sub Total for System		8		

Interior

Deficiency	ID	Qty	UoM	Priority
Acoustical Wall Treatment is missing and is needed	16151	840	SF	3
Door is not equipped with Card Key Access	17558	32	Ea.	3

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Interior

Deficiency	ID	Qty	UoM	Priority
The Carpet Flooring Is Damaged And Requires Replacement	8227	800	SF	3
The Vinyl Composition Tile Flooring Is Damaged And Requires Replacement	8228	2,700	SF	3
Counter not accessible.	12515	8	Ea.	4
Interior Walls Require Repainting	8226	17,300	SF	5
The Acoustical Ceilings Tiles Are Damaged And Require Replacement	8225	3,850	SF	5
Sub Total for System		7		

Mechanical

Deficiency	ID	Qty	UoM	Priority
Complete HVAC Systemwide Replacement	8231	17,300	SF	2
Air Compressor is Inoperable and Requires Replacement	8240	1	Ea.	3
Duct Damper is Damaged And Should Be Replaced	8238	4	Ea.	3
Ductwork Is Damaged And Should Be Replaced	8235	500	LF	3
Test And Balancing Required	8232	17,300	SF	3
The 4 X 8 Exhausts/Ventilators Are Missing/Damaged And Require Replacement	8230	2	Ea.	3
Controls Are Inadequate And Should Be Replaced With DDC Controls	8233	17,300	SF	4
Exhaust Fan Ventilation Is Damaged And Should Be Replaced	8239	3	Ea.	4
Exhaust Fan Ventilation Is Damaged And Should Be Replaced	9936	2	Ea.	4
Duct Cleaning Required	8234	10,000	SF	5
Duct Grill is Damaged And Should Be Replaced	8237	2	Ea.	5
Duct Register is Damaged And Should Be Replaced	8236	9	Ea.	5
Sub Total for System		12		

Electrical

Deficiency	ID	Qty	UoM	Priority
The Panelboard Is Damaged And Should Be Replaced	8252	1,800	Amps	2
The Power Service Is Inadequate And Should Be Replaced	8251	800	Amps	2
The GFCI Electrical Receptacles Are Inadequate And More Are Needed	8255	20	Ea.	3
The Mounted Building Lighting Is Damaged And Should Be Replaced	8249	15	Ea.	3
The 1 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	8250	51	Ea.	4
Room does not have tamper-proof light switching.	16154	1	Ea.	5
Room has insufficient electrical outlets.	16152	18	Ea.	5
Sub Total for System		7		

Plumbing

Deficiency	ID	Qty	UoM	Priority
The Water Heater Plumbing Fixtures Are Damaged And Should Be Replaced	8241	1	Ea.	2
LC: The Plumbing / Domestic Water Piping System system is beyond its useful life.	9560	17,300	SF	3
The Toilets Plumbing Fixtures Are Damaged And Should Be Replaced	8247	7	Ea.	3
The Urinal Plumbing Fixtures Are Damaged And Should Be Replaced	8248	4	Ea.	3
The Class Room Lavatories Plumbing Fixtures Are Damaged And Should Be Replaced	8244	8	Ea.	4
The Custodial Mop Or Service Sink Is Damaged And Should Be Replaced	8245	2	Ea.	4
The Non-Refrigerated Drinking Fountain is Damaged And Should Be Replaced	8243	5	Ea.	4
The Rest Room Lavatories Plumbing Fixtures Are Damaged And Should Be Replaced	8246	9	Ea.	4
Room lacks private toilets.	16158	4	Ea.	5
The Class Room Lavatories Plumbing Fixtures Are Missing And Should Be Installed	16159	1	Ea.	5
Sub Total for System		10		

Fire and Life Safety

Deficiency	ID	Qty	UoM	Priority
Fire Alarm is Missing or Inadequate	8254	17,300	SF	1
Emergency Lighting Is Inadequate Or Not Present And Should Be Installed	8253	17,300	SF	2

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Fire and Life Safety

Deficiency	ID	Qty	UoM	Priority
Computer room lacks independent AC.	18239	1	Ea.	3
Sub Total for System		3		

Technology

Deficiency	ID	Qty	UoM	Priority
Administrative / Support area lacks data drop(s)	17145	5	Ea.	3
Administrative or support area lacks VOIP phone handset	17339	5	Ea.	3
Building lacks enough wireless data points	16985	2	Ea.	3
Classroom lacks technology upgrade	16160	14	Ea.	3
Room has insufficient dataports.	16153	84	Ea.	5
Sub Total for System		5		

Specialties

Deficiency	ID	Qty	UoM	Priority
Room has insufficient tackboard area.	16156	9	Ea.	5
Room has insufficient writing area.	16155	4	Ea.	5
Room lacks appropriate amount of teacher storage.	16157	1	Ea.	5
Stage lacks necessary equipment.	11294	1	Ea.	5
The Base Storage Cabinets Require Repainting	8229	121	LF	5
Sub Total for System		5		
Sub Total for Building A - Main Building		63		

Building: B - North Addition

Site

Deficiency	ID	Qty	UoM	Priority
Elevation changes prevent access (curbs, stairs, stages, doorway thresholds etc.)	13133	1	LF	1
Sub Total for System		1		

Roofing

Deficiency	ID	Qty	UoM	Priority
The Multi-Ply Bitumen Roof Covering Is Damaged And Requires Replacement	2744	15,600	SF	1
The Multi-Ply Bitumen Roof Covering Is Damaged And Requires Replacement	2746	12,720	SF	1
The Roof Operable Hatch Is Damaged And Requires Replacement	2741	1	Ea.	3
Sub Total for System		3		

Exterior

Deficiency	ID	Qty	UoM	Priority
The Glass Pane Is Damaged In The Exterior Window:	8260	5	SF	2
The Wood Exterior Is Damaged And Requires Replacement	8257	40	SF Wall	2
Exterior Doors is not equipped with Card Key Access	17936	24	Ea.	3
Exterior Metal Door Requires Repainting	8259	23	Door	3
The Wood Exterior Door Requires Repainting	8258	1	Door	3
The Exterior Soffit Is Damaged And Requires Repainting	8256	2,600	SF	5
Sub Total for System		6		

Interior

Deficiency	ID	Qty	UoM	Priority
Acoustical Wall Treatment is missing and is needed	16140	1,536	SF	3
Door is not equiped with Card Key Access	17557	40	Ea.	3
Interior Doors Require Replacement	8267	25	Door	3
The Carpet Flooring Is Damaged And Requires Replacement	8264	1,300	SF	3
The Vinyl Composition Tile Flooring Is Damaged And Requires Replacement	8265	600	SF	3
Blinds are missing or in poor condition.	16148	128	SF Surf	4
Counter not accessible.	13089	8	Ea.	4

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Interior

Deficiency	ID	Qty	UoM	Priority
Interior Gypboard Walls Require Repair	9399	4,000	SF Wall	4
The Wood Flooring Is Damaged And Requires Repair	8266	5,400	SF	4
Classroom door lacks the appropriate vision panel.	16143	2	Ea.	5
Interior Gypboard Walls Require Repainting	8263	26,000	SF Wall	5
Large rooms lack capacity signs.	16149	4	Ea.	5
The Acoustical Ceilings Tiles Are Damaged And Require Replacement	8261	5,400	SF	5
Sub Total for System			13	

Mechanical

Deficiency	ID	Qty	UoM	Priority
Complete HVAC Systemwide Replacement	8272	26,000	SF	2
Kitchen Fire Suppression Hood is Missing	8275	1	Ea.	2
Duct Damper is Damaged And Should Be Replaced	8282	6	Ea.	3
Ductwork Is Damaged And Should Be Replaced	8279	700	LF	3
Kitchen Air/Exhaust Inadequate And Should Be Increased	8274	2	Ea.	3
Test And Balancing Required	8276	26,000	SF	3
The 4 X 6 Exhausts/Ventilators Are Missing/Damaged And Require Replacement	8270	9	Ea.	3
The 4 X 8 Exhausts/Ventilators Are Missing/Damaged And Require Replacement	8271	7	Ea.	3
Complete Kitchen HVAC Installation For Non-Air-Conditioned Facility?	8273	1,500	SF	4
Controls Are Inadequate And Should Be Replaced With DDC Controls	8277	26,000	SF	4
Exhaust Fan Ventilation Is Damaged And Should Be Replaced	8283	6	Ea.	4
Duct Cleaning Required	8278	20,000	SF	5
Duct Grill is Damaged And Should Be Replaced	8281	6	Ea.	5
Duct Register is Damaged And Should Be Replaced	8280	15	Ea.	5
Sub Total for System			14	

Electrical

Deficiency	ID	Qty	UoM	Priority
The Panelboard Is Damaged And Should Be Replaced	8296	1,000	Amps	2
Circuits need to be added to support additional outlets	16695	5	Ea.	3
The Electrical Receptacles Are Inadequate And Require Replacement	8303	10	Ea.	3
The GFCI Electrical Receptacles Are Inadequate And More Are Needed	8304	15	Ea.	3
The H.I.D. Lighting Is Damaged And Should Be Replaced	8294	9	Ea.	3
The 1 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	8292	68	Ea.	4
The Electrical Circuit Capacity Is Inadequate	8298	5	EACH	4
The Incandescent Lighting Is Damaged And Should Be Replaced	8293	11	Ea.	4
Room has insufficient electrical outlets.	16141	48	Ea.	5
Sub Total for System			9	

Plumbing

Deficiency	ID	Qty	UoM	Priority
Completely nonaccessible toilet room.	13299	2	Ea.	1
Fire Sprinklers Heads Are Damaged And Require Replacement	8291	15	Ea.	1
LC: The Plumbing / Domestic Water Piping System system is beyond its useful life.	9555	26,000	SF	3
The Showers Plumbing Fixtures Are Damaged And Should Be Replaced	8290	1	Ea.	3
The Toilets Plumbing Fixtures Are Damaged And Should Be Replaced	8288	14	Ea.	3
The Urinal Plumbing Fixtures Are Damaged And Should Be Replaced	8289	4	Ea.	3
Drinking Fountain unit not accessible.	13057	2	Ea.	4
Drinking Fountain unit not accessible.	13203	1	Ea.	4
Pipe Insulation is missing and is needed	9932	200	LF	4
The Class Room Lavatories Plumbing Fixtures Are Damaged And Should Be Replaced	8285	10	Ea.	4

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Plumbing

Deficiency	ID	Qty	UoM	Priority
The Custodial Mop Or Service Sink Is Damaged And Should Be Replaced	8286	4	Ea.	4
The Non-Refrigerated Drinking Fountain is Damaged And Should Be Replaced	8284	6	Ea.	4
The Rest Room Lavatories Plumbing Fixtures Are Damaged And Should Be Replaced	8287	12	Ea.	4
Room lacks a drinking fountain.	16147	4	Ea.	5
Sub Total for System		14		

Fire and Life Safety

Deficiency	ID	Qty	UoM	Priority
Fire Alarm is Missing or Inadequate	8302	26,000	SF	1
LC: The Fire and Life Safety / Fire Sprinkler System system is beyond its useful life.	9930	1,000	SF	1
Emergency Lighting Is Inadequate Or Not Present And Should Be Installed	8300	26,000	SF	2
Building not equipped with Card Key Access Control	18002	1	Ea.	3
Computer room lacks independent AC.	18238	1	Ea.	3
Sub Total for System		5		

Technology

Deficiency	ID	Qty	UoM	Priority
Administrative / Support area lacks data drop(s)	17144	5	Ea.	3
Administrative or support area lacks VOIP phone handset	17338	5	Ea.	3
Building lacks enough wireless data points	17002	3	Ea.	3
Classroom lacks technology upgrade	16150	10	Ea.	3
Room has insufficient dataports.	16142	60	Ea.	5
Sub Total for System		5		

Conveyances

Deficiency	ID	Qty	UoM	Priority
Elevation changes prevent access (curbs, stairs, stages, doorway thresholds etc.)	13088	1	Ea.	1
Elevation changes prevent access (curbs, stairs, stages, doorway thresholds etc.)	13145	1	Ea.	1
Sub Total for System		2		

Specialties

Deficiency	ID	Qty	UoM	Priority
The Base Storage Cabinets Require Replacement	8268	12	LF	4
Room has insufficient tackboard area.	16145	6	Ea.	5
Room has insufficient writing area.	16144	7	Ea.	5
Room lacks appropriate amount of teacher storage.	16146	17	Ea.	5
The Base Storage Cabinets Require Repainting	8269	12	LF	5
Sub Total for System		5		

Other

Deficiency	ID	Qty	UoM	Priority
General hazardous materials deficiency	13637	1	LS	2
Sub Total for System		1		
Sub Total for Building B - North Addition		78		

Building: C - Covered Play Area

Site

Deficiency	ID	Qty	UoM	Priority
Exterior Basketball Goals Are Damaged And Require Replacement	8308	1	Ea.	4
Sub Total for System		1		

Roofing

Deficiency	ID	Qty	UoM	Priority
Ballast Coating Is Missing Or Damaged And Should Be Replaced	10	5,000	SF	3

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Roofing

Deficiency	ID	Qty	UoM	Priority
The Roof Requires Cleaning	11	5,000	SF	4
Sub Total for System		2		

Exterior

Deficiency	ID	Qty	UoM	Priority
The Exterior Requires Painting	8310	500	SF Wall	5
Sub Total for System		1		

Electrical

Deficiency	ID	Qty	UoM	Priority
The Canopy Lighting Is Damaged And Should Be Replaced	8313	8	Ea.	4
Sub Total for System		1		
Sub Total for Building C - Covered Play Area		5		
Total for Campus		159		