

261	Kellogg Middle School
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School and Site Level Deficiencies

Site

Deficiency	ID	Qty	UoM	Priority
Concrete Walks Are Damaged And Require Replacement	1642	2,500	SF	3
Backstops Are Damaged And Require Replacement	1647	2	Ea.	4
Exterior Basketball Goals Are Damaged And Require Replacement	1648	6	Ea.	4
Fencing Is Damaged And Should Be Replaced (8' Chain Link Fence)	1711	2,500	LF	4
Site Drainage is Inadequate and Requires Regrading	1640	90,000	SF	4
Bollards Are Damaged And Require Replacement	1644	10	Ea.	5
Paved Play Requires Recoating And Resurfacing	1646	75,000	SF	5
Paving Requires Restriping	1710	70	CAR	5
Play Field Requires Regrading	11315	87,120	SF Surf	5
School lacks marquee or marquee in poor condition.	11304	1	Ea.	5
Site Signage Is Damaged And Requires Replacement	1639	12	Ea.	5
Small Benches Are Damaged And Require Replacement	1643	10	Ea.	5
Sub Total for System		12		

Electrical

Deficiency	ID	Qty	UoM	Priority
Generator Is Damaged And Requires Repair	1706	15	KW	2
The Mounted Building Lighting Is Missing And Needed	1705	14	Ea.	3
The Pole Lighting Is Damaged And Should Be Repaired	1704	2	Ea.	3
Sub Total for System		3		
Sub Total for School and Site Level		15		

Building: A - Main Building

Roofing

Deficiency	ID	Qty	UoM	Priority
The Multi-Ply Bitumen Roof Covering Is Damaged And Requires Replacement	11710	23,023	SF	1
Membrane Flashings At Equipment Curbs Are Damaged And Should Be Repaired	11693	450	LF	2
Sealant At Pitch Pan Is Damaged And Should Be Repaired	11708	50	Ea.	2
Overflow Drain And Piping Is Missing And Is Needed	11687	8	Ea.	3
Skylight Is Damaged And Should Be Repaired	11705	2	Ea.	3
Tapered Insulation Is Required To Eliminate Ponding When Re-Roofing	11685	23,023	SF	3
The Roof Operable Hatch Is Damaged And Requires Replacement	11683	1	Ea.	3
Containment At Grease Fan Unit Is Dirty And Should Be Cleaned	11701	1	Ea.	4
Sub Total for System		8		

Exterior

Deficiency	ID	Qty	UoM	Priority
The Aluminum Window Is Damaged And Requires Replacement	1657	400	Ea.	2
The Glass Pane Is Damaged In The Exterior Window:	1655	75	SF	2
The Metal Exterior Door Is Damaged And Requires Replacement	1652	3	Door	2
The Wood Window Is Damaged And Requires Replacement	1656	6	Ea.	2
Exterior door hardware is damaged and should be replaced	1654	3	Ea.	3
Exterior Doors is not equipped with Card Key Access	17808	12	Ea.	3
Exterior Metal Door Requires Repainting	1653	7	Door	3
The Brick Exterior Is Damaged And Requires Repointing	1650	2,500	SF Wall	3
The Metal Exterior Door Is Damaged And Requires Repair	1713	12	Door	3
The Concrete / CMU Exterior Is Damaged And Requires Repair	1651	500	SF Wall	4
The Exterior Requires Cleaning	1649	6,000	SF Wall	5
Sub Total for System		11		

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Interior

Deficiency	ID	Qty	UoM	Priority
Door is not equiped with Card Key Access	17646	150	Ea.	3
Interior Doors Require Replacement	1669	10	Door	3
The Carpet Flooring Is Damaged And Requires Replacement	1665	20,000	SF	3
The Vinyl Composition Tile Flooring Is Damaged And Requires Replacement	1666	20,000	SF	3
The Wood Flooring Is Damaged And Requires Replacement	1675	20,000	SF	3
Interior Ceramic Walls Require Repair Or Replacement	1664	10,000	SF Wall	4
The Plaster Ceilings Are Damaged And Requires Repair	1659	2,500	SF	4
Interior Doors Require Repainting	1670	25	Door	5
Interior Doors Require Repair	1668	15	Door	5
Interior Gypboard Walls Require Repainting	1662	7,500	SF Wall	5
Interior Wood Walls Require Repainting	1663	3,000	SF Wall	5
The Acoustical Ceilings Tiles Are Damaged And Require Replacement	1658	25,000	SF	5
The Concrete Flooring Requires Repair or Repainting	1667	6,000	SF	5
The Exposed Ceilings Are Damaged And Requires Repainting	1661	2,000	SF	5
The Gypboard Ceilings Are Damaged And Requires Repainting	1660	3,000	SF	5
Sub Total for System		15		

Mechanical

Deficiency	ID	Qty	UoM	Priority
Kitchen Fire Suppression Hood is Missing	1686	1	Ea.	2
The Boiler HVAC Component Is Damaged And Requires Replacement	1693	6,000	MBH	2
The Radiant Heat HVAC Component Is Damaged And Requires Replacement	1694	7	Ea.	2
The Roof Air Handler/Exhaust is Damaged And Requires Replacement	1682	18	TonAC	2
Ductwork Is Damaged And Should Be Replaced	1689	66,387	LF	3
Ductwork Is Damaged And Should Be Replaced	9891	200	LF	3
Kitchen Air/Exhaust is Inadequate and Should be Repaired	1685	2	Ea.	3
Test And Balancing Required	1687	66,387	SF	3
The 2 X 4 Exhausts/Hoods Are Missing/Damaged And Require Replacement	1679	3	Ea.	3
The 4 X 4 Exhausts/Hoods Are Missing/Damaged And Require Replacement	1681	5	Ea.	3
Abandoned equipment left in place	9894	1	Ea.	4
Complete Kitchen HVAC Installation For Non-Air-Conditioned Facility?	1684	500	SF	4
Controls Are Inadequate And Should Be Replaced With DDC Controls	1688	66,387	SF	4
Exhaust Fan Ventilation Is Damaged And Should Be Replaced	1692	5	Ea.	4
The 2 X 2 Exhausts/Hoods Are Missing/Damaged And Require Replacement	1680	3	Ea.	4
The Small Diameter Exhausts/Hoods Are Missing/Damaged And Require Replacement	1677	15	Ea.	4
Duct Grill is Damaged And Should Be Replaced	1691	36	Ea.	5
Duct Register is Damaged And Should Be Replaced	1690	65	Ea.	5
Sub Total for System		18		

Electrical

Deficiency	ID	Qty	UoM	Priority
LC: The Electrical / Lighting Fixtures and Branch Wiring system is beyond its useful life.	1708	52,387	SF	3
The 1 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	1707	175	Ea.	4
Sub Total for System		2		

Plumbing

Deficiency	ID	Qty	UoM	Priority
Pump - 2" requires replacement	1712	6	Ea.	2
The Water Heater Plumbing Fixtures Are Damaged And Should Be Replaced	1695	1	Ea.	2
Install Fire Sprinklers	1702	20,000	SF	3
LC: The Plumbing / Faucets & Fixt (Count Basis) / Faucets and Fixtures system is beyond its useful life.	1703	56	Ea.	3

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Plumbing

Deficiency	ID	Qty	UoM	Priority
The Toilets Plumbing Fixtures Are Damaged And Should Be Replaced	1700	22	Ea.	3
The Urinal Plumbing Fixtures Are Damaged And Should Be Replaced	1701	10	Ea.	3
The Class Room Lavatories Plumbing Fixtures Are Damaged And Should Be Replaced	1697	5	Ea.	4
The Custodial Mop Or Service Sink Is Damaged And Should Be Replaced	1698	5	Ea.	4
The Non-Refrigerated Drinking Fountain is Damaged And Should Be Replaced	1696	6	Ea.	4
The Rest Room Lavatories Plumbing Fixtures Are Damaged And Should Be Replaced	1699	20	Ea.	4
Sub Total for System		10		

Fire and Life Safety

Deficiency	ID	Qty	UoM	Priority
Security Alarm is Missing or Inadequate	1709	66,387	SF	2
Building not equipped with Card Key Access Control	18060	1	Ea.	3
Computer room lacks independent AC.	18142	1	Ea.	3
Sub Total for System		3		

Technology

Deficiency	ID	Qty	UoM	Priority
Administrative / Support area lacks data drop(s)	17255	22	Ea.	3
Administrative or support area lacks VOIP phone handset	17449	22	Ea.	3
Sub Total for System		2		

Conveyances

Deficiency	ID	Qty	UoM	Priority
Elevator Is Missing And Needed	18298	1	Ea.	1
Sub Total for System		1		

Specialties

Deficiency	ID	Qty	UoM	Priority
The Base Storage Cabinets Require Replacement	1671	150	LF	4
The Fixed Shelving Storage Cabinets Require Replacement	1674	300	LF	4
The Upper Storage Cabinets Require Replacement	1672	150	LF	4
The Wardrobe Storage Cabinets Require Repainting	1673	100	LF	5
Sub Total for System		4		

Other

Deficiency	ID	Qty	UoM	Priority
General hazardous materials deficiency	13673	1	LS	2
Sub Total for System		1		
Sub Total for Building A - Main Building		75		

Building: B - North Addition

Roofing

Deficiency	ID	Qty	UoM	Priority
The Multi-Ply Bitumen Roof Covering Is Damaged And Requires Replacement	11714	24,697	SF	1
The Roof Operable Hatch Is Damaged And Requires Replacement	11712	2	Ea.	3
Sub Total for System		2		

Exterior

Deficiency	ID	Qty	UoM	Priority
The Aluminum Window Is Damaged And Requires Replacement	1718	3	Ea.	2
The Glass Pane Is Damaged In The Exterior Window:	1717	6	SF	2
Exterior Doors is not equipped with Card Key Access	17807	15	Ea.	3
Exterior Metal Door Requires Repainting	1716	15	Door	3
The Brick Exterior Is Damaged And Requires Repointing	1715	500	SF Wall	3

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Exterior

Deficiency	ID	Qty	UoM	Priority
The Concrete / CMU Exterior Is Damaged And Requires Repair	1714	200	SF Wall	4
Sub Total for System		6		

Interior

Deficiency	ID	Qty	UoM	Priority
Door is not equiped with Card Key Access	17645	30	Ea.	3
The Carpet Flooring Is Damaged And Requires Replacement	1723	2,500	SF	3
The Suspended Ceiling Grid is Damaged And Require Replacement	1719	3,000	SF	3
The Vinyl Composition Tile Flooring Is Damaged And Requires Replacement	1724	1,000	SF	3
Interior Ceramic Walls Require Repair Or Replacement	1722	2,000	SF Wall	4
Interior Ceilings Requires Repainting	1721	2,000	SF	5
Interior Doors Require Repainting	1725	21	Door	5
Interior Walls Require Repainting	1720	5,000	SF	5
Sub Total for System		8		

Mechanical

Deficiency	ID	Qty	UoM	Priority
LC: The Mechanical / xRadiant Heaters (Bldg SF Basis) / Fin Tube - Water system is beyond its useful life.	9925	750	SF	2
Small HVAC Circulating Pump requies Replacement	9917	7	Ea.	2
Steam Condensate Reciever requires Replacement	9899	1	Ea.	2
The Air Handler HVAC Component Is Damaged And Requires Replacement	9910	25,000	CFM	2
The Fan Coil HVAC Component Is Damaged And Requires Replacement	9908	2	TonAC	2
Test And Balancing Required	1731	17,880	SF	3
Exhaust Fan Ventilation Is Damaged And Should Be Replaced	1734	1	Ea.	4
Make-Up Air Inadequate And Should Be Increased	1730	17,880	SF	4
Duct Register is Damaged And Should Be Replaced	1732	8	Ea.	5
Sub Total for System		9		

Electrical

Deficiency	ID	Qty	UoM	Priority
LC: The Electrical / Lighting Fixtures and Branch Wiring system is beyond its useful life.	1737	14,280	SF	3
The 2 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	1735	59	Ea.	4
Sub Total for System		2		

Plumbing

Deficiency	ID	Qty	UoM	Priority
The Non-Refrigerated Drinking Fountain is Damaged And Should Be Repaired	1733	1	Ea.	3
Sub Total for System		1		

Fire and Life Safety

Deficiency	ID	Qty	UoM	Priority
Security Alarm is Missing or Inadequate	1738	17,880	SF	2
Computer room lacks independent AC.	18141	1	Ea.	3
Sub Total for System		2		

Technology

Deficiency	ID	Qty	UoM	Priority
Administrative / Support area lacks data drop(s)	17254	2	Ea.	3
Administrative or support area lacks VOIP phone handset	17448	2	Ea.	3
Sub Total for System		2		

Specialties

Deficiency	ID	Qty	UoM	Priority
The Retractable Bleachers are Damaged and Require Repair	1729	300	Seat	3
The Base Storage Cabinets Require Repainting	1726	150	LF	5

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Specialties

Deficiency	ID	Qty	UoM	Priority
The Upper Storage Cabinets Require Repainting	1727	100	LF	5
The Wardrobe Storage Cabinets Require Repainting	1728	100	LF	5
Sub Total for System		4		
Sub Total for Building B - North Addition		36		

Building: C - Annex Building

Roofing

Deficiency	ID	Qty	UoM	Priority
The Multi-Ply Bitumen Roof Covering Is Damaged And Requires Replacement	11720	11,160	SF	1
Overflow Drain And Piping Is Missing And Is Needed	11716	2	Ea.	3
Sub Total for System		2		

Exterior

Deficiency	ID	Qty	UoM	Priority
LC: The Exterior / Windows (Bldg SF Basis) / Wood - Moderate system is beyond its useful life.	1829	4,670	SF	2
The Glass Pane Is Damaged In The Exterior Window:	1792	12	SF	2
Exterior Doors is not equipped with Card Key Access	17806	7	Ea.	3
Exterior Metal Door Requires Repainting	1791	7	Door	3
The Brick Exterior Is Damaged And Requires Repointing	1787	500	SF Wall	3
The Stucco Exterior Is Damaged And Requires Repair	1789	500	SF Wall	3
The Exterior Requires Cleaning	1778	2,000	SF Wall	5
The Exterior Requires Painting	1785	5,000	SF Wall	5
The Exterior Soffit Is Damaged And Requires Repainting	1786	5,000	SF	5
Sub Total for System		9		

Interior

Deficiency	ID	Qty	UoM	Priority
Door is not equipped with Card Key Access	17644	17	Ea.	3
The Ceramic Tile Flooring Is Damaged And Requires Replacement	1803	200	SF	3
The Suspended Ceiling Grid is Damaged And Require Replacement	1795	500	SF	3
The Vinyl Composition Tile Flooring Is Damaged And Requires Replacement	1815	500	SF	3
Interior Ceramic Walls Require Repair Or Replacement	1801	400	SF Wall	4
Interior Gypboard Walls Require Repair	1800	100	SF Wall	4
Interior Doors Require Repainting	1805	16	Door	5
Interior Walls Require Repainting	1799	2,500	SF	5
The Gypboard Ceilings Are Damaged And Requires Repainting	1797	200	SF	5
Sub Total for System		9		

Mechanical

Deficiency	ID	Qty	UoM	Priority
The Fan Coil HVAC Component Is Damaged And Requires Replacement	1822	3	TonAC	2
Unit Ventilator requires Replacement	11544	3	Ea.	2
Test And Balancing Required	1818	5,838	SF	3
Controls Are Inadequate And Should Be Replaced With DDC Controls	1819	5,838	SF	4
Exhaust Fan Ventilation Is Damaged And Should Be Replaced	1824	12	Ea.	4
Make-Up Air Inadequate And Should Be Increased	1817	5,838	SF	4
The Small Diameter Exhausts/Hoods Are Missing/Damaged And Require Replacement	1816	2	Ea.	4
Duct Cleaning Required	1820	5,838	SF	5
Sub Total for System		8		

Electrical

Deficiency	ID	Qty	UoM	Priority
LC: The Electrical / Lighting Fixtures and Branch Wiring system is beyond its useful life.	1827	4,838	SF	3

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Electrical

Deficiency	ID	Qty	UoM	Priority
The Mounted Building Lighting Is Damaged And Should Be Replaced	1825	10	Ea.	3
The 2 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	1826	59	Ea.	4
Sub Total for System		3		

Plumbing

Deficiency	ID	Qty	UoM	Priority
LC: The Plumbing / Faucets & Fixt (Count Basis) / Faucets and Fixtures system is beyond its useful life.	1832	21	Ea.	3
The Non-Refrigerated Drinking Fountain is Damaged And Should Be Replaced	1823	3	Ea.	4
Sub Total for System		2		

Fire and Life Safety

Deficiency	ID	Qty	UoM	Priority
Security Alarm is Missing or Inadequate	1828	5,838	SF	2
Sub Total for System		1		

Technology

Deficiency	ID	Qty	UoM	Priority
Administrative / Support area lacks data drop(s)	17253	1	Ea.	3
Administrative or support area lacks VOIP phone handset	17447	1	Ea.	3
Sub Total for System		2		

Specialties

Deficiency	ID	Qty	UoM	Priority
The Base Storage Cabinets Require Repainting	1806	100	LF	5
The Upper Storage Cabinets Require Repainting	1808	50	LF	5
The Wardrobe Storage Cabinets Require Repainting	1809	50	LF	5
Sub Total for System		3		
Sub Total for Building C - Annex Building		39		
Total for Campus		165		