

258 Kelly Elementary School / Kelly Center

School and Site Level Deficiencies

Site

Deficiency	ID	Qty	UoM	Priority
Concrete Walks Are Damaged And Require Replacement	5574	1,175	SF	3
K Play Area Requires Replacement	5576	1	Ea.	3
Playground Requires Replacement	5577	1	Ea.	3
Asphalt Paving Is Damaged And Requires Replacement	5572	75	CAR	4
Exterior Basketball Goals Are Damaged And Require Replacement	5579	4	Ea.	4
Bus drop-off area does not have a canopy.	14006	150	LF	5
Paved Play Requires Restriping	5578	6,500	SQFT	5
Small Benches Are Damaged And Require Replacement	5575	4	Ea.	5
Sub Total for System		8		

Electrical

Deficiency	ID	Qty	UoM	Priority
School site lacks appropriate lighting.	14101	10	Ea.	5
Sub Total for System		1		

Technology

Deficiency	ID	Qty	UoM	Priority
Facility lacks centralized video distribution equipment	16740	1	Ea.	3
Facility lacks VOIP central equipment	16829	1	Ea.	3
Sub Total for System		2		
Sub Total for School and Site Level		11		

Building: A - Main Building

Site

Deficiency	ID	Qty	UoM	Priority
Elevation changes prevent access (curbs, stairs, stages, doorway thresholds etc.)	12659	20	LF	1
Elevation changes prevent access (curbs, stairs, stages, doorway thresholds etc.)	12726	1	LF	1
Sub Total for System		2		

Roofing

Deficiency	ID	Qty	UoM	Priority
The Multi-Ply Bitumen Roof Covering Is Damaged And Requires Replacement	11730	8,319	SF	1
Debris In Gutters Should Be Removed	11733	250	LF	2
Gutters Are Damaged	11737	120	LF	2
Sub Total for System		3		

Exterior

Deficiency	ID	Qty	UoM	Priority
The Aluminum Window Is Damaged And Requires Replacement	5584	186	Ea.	2
Exterior door hardware is damaged and should be replaced	5583	37	Ea.	3
Exterior Doors is not equipped with Card Key Access	17812	37	Ea.	3
Exterior Metal Door Requires Repainting	5582	37	Door	3
The Wood Exterior Is Damaged And Requires Repair	5581	4,000	SF Wall	3
The Exterior Requires Painting	5580	1,600	SF Wall	5
Sub Total for System		6		

Interior

Deficiency	ID	Qty	UoM	Priority
Door opening width insufficient.	12692	1	Ea.	2
Maneuvering clearance insufficient at doorway.	12042	1	Ea.	2
Acoustical Wall Treatment is missing and is needed	14790	2,424	SF	3
Door is not equipped with Card Key Access	17650	45	Ea.	3

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Interior

Deficiency	ID	Qty	UoM	Priority
Interior Doors Require Replacement	5594	30	Door	3
The Carpet Flooring Is Damaged And Requires Replacement	5590	8,000	SF	3
The Suspended Ceiling Grid is Damaged And Require Replacement	5586	3,500	SF	3
The Vinyl Composition Tile Flooring Is Damaged And Requires Replacement	5591	50,000	SF	3
Blinds are missing or in poor condition.	14802	600	SF Surf	4
The Stone/Quarry Flooring Is Damaged And Requires Replacement	5593	2,000	SF	4
The Wood Flooring Is Damaged And Requires Repair	5592	6,500	SF	4
Classroom door lacks the appropriate vision panel.	14794	2	Ea.	5
Interior Doors Require Repainting	5595	15	Door	5
Interior Millwork Requires Repainting	5589	1,200	LF	5
Interior Walls Require Repainting	5588	82,895	SF	5
Large rooms lack capacity signs.	14803	4	Ea.	5
The Acoustical Ceilings Tiles Are Damaged And Require Replacement	5585	13,000	SF	5
The Gypboard Ceilings Are Damaged And Requires Repainting	5587	7,000	SF	5
Sub Total for System		18		

Mechanical

Deficiency	ID	Qty	UoM	Priority
Heat Exchanger Requires Replacement	11676	2	Ea.	2
Steam Condensate Reciever requires Replacement	11677	1	Ea.	2
The Air Handler HVAC Component Is Damaged And Requires Replacement	5607	19,000	CFM	2
The Boiler HVAC Component Is Damaged And Requires Replacement	5609	9,000	MBH	2
The Fan Coil HVAC Component Is Damaged And Requires Replacement	5608	60	TonAC	2
The HVAC Terminal Device Is Damaged And Requires Replacement	5611	4	Ea.	2
The Radiant Heat HVAC Component Is Damaged And Requires Replacement	5610	82	Ea.	2
Air Compressor is Inoperable and Requires Replacement	5613	2	Ea.	3
Ductwork Is Damaged And Should Be Replaced	5605	200	LF	3
Test And Balancing Required	5602	69,865	SF	3
The Evaporative Cooling Unit Is Damaged And Requires Replacement	5612	1	Ea.	3
Controls Are Inadequate And Should Be Replaced With DDC Controls	5603	69,865	SF	4
Exhaust Fan Ventilation Is Damaged And Should Be Replaced	5606	9	Ea.	4
Make-Up Air Inadequate And Should Be Increased	5600	800	SF	4
Duct Cleaning Required	5604	69,865	SF	5
Exhaust Fan Ventilation Is Missing And Should Be Installed	5601	1	Ea.	5
Sub Total for System		16		

Electrical

Deficiency	ID	Qty	UoM	Priority
The Panelboard Is Damaged And Should Be Replaced	5626	1,200	Amps	2
Circuits need to be added to support additional outlets	16640	6	Ea.	3
The Electrical Receptacles Are Inadequate And Require Replacement	5629	4	Ea.	3
The GFCI Electrical Receptacles Are Inadequate And More Are Needed	5630	20	Ea.	3
The Mounted Building Lighting Is Damaged And Should Be Replaced	5624	12	Ea.	3
The Pole Lighting Is Damaged And Should Be Replaced	5622	2	Ea.	3
The 1 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	5625	420	Ea.	4
The Canopy Lighting Is Damaged And Should Be Replaced	5623	7	Ea.	4
Room does not have tamper-proof light switching.	14793	1	Ea.	5
Room has insufficient electrical outlets.	14791	64	Ea.	5
Room lighting is inadequate or in poor condition.	14801	3,013	SF	5
Sub Total for System		11		

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Plumbing

Deficiency	ID	Qty	UoM	Priority
Completely nonaccessible toilet room.	12768	1	Ea.	1
Install Fire Sprinklers	5621	69,865	SF	3
The Showers Plumbing Fixtures Are Damaged And Should Be Replaced	5620	13	Ea.	3
The Toilets Plumbing Fixtures Are Damaged And Should Be Replaced	5618	34	Ea.	3
The Urinal Plumbing Fixtures Are Damaged And Should Be Replaced	5619	12	Ea.	3
Drinking Fountain unit not accessible.	12604	1	Ea.	4
Drinking Fountain unit not accessible.	12806	2	Ea.	4
The Class Room Lavatories Plumbing Fixtures Are Damaged And Should Be Replaced	5615	26	Ea.	4
The Custodial Mop Or Service Sink Is Damaged And Should Be Replaced	5616	5	Ea.	4
The Non-Refrigerated Drinking Fountain is Damaged And Should Be Replaced	5614	32	Ea.	4
The Rest Room Lavatories Plumbing Fixtures Are Damaged And Should Be Replaced	5617	30	Ea.	4
Room lacks a drinking fountain.	14800	3	Ea.	5
Room lacks private toilets.	14798	2	Ea.	5
The Class Room Lavatories Plumbing Fixtures Are Missing And Should Be Installed	14799	1	Ea.	5
Sub Total for System		14		

Fire and Life Safety

Deficiency	ID	Qty	UoM	Priority
Emergency Exit Signage Is Damaged Or Missing And Should Be Replaced	5628	75	Ea.	2
Emergency Lighting System Is Damaged Or Missing And Should Be Replaced	5627	69,895	SF	2
Building not equipped with Card Key Access Control	18058	1	Ea.	3
Computer room lacks independent AC.	18145	1	Ea.	3
Sub Total for System		4		

Technology

Deficiency	ID	Qty	UoM	Priority
Administrative / Support area lacks data drop(s)	17251	16	Ea.	3
Administrative or support area lacks VOIP phone handset	17445	16	Ea.	3
Building lacks enough wireless data points	17081	7	Ea.	3
Classroom lacks technology upgrade	14804	27	Ea.	3
Room has insufficient dataports.	14792	156	Ea.	5
Sub Total for System		5		

Conveyances

Deficiency	ID	Qty	UoM	Priority
Elevation changes prevent access (curbs, stairs, stages, doorway thresholds etc.)	12043	1	Ea.	1
Sub Total for System		1		

Specialties

Deficiency	ID	Qty	UoM	Priority
The Retractable Bleachers are Damaged and Require Repair	5599	140	Seat	3
The Base Storage Cabinets Require Replacement	5597	512	LF	4
The Upper Storage Cabinets Require Replacement	5598	160	LF	4
Room has insufficient tackboard area.	14796	6	Ea.	5
Room has insufficient writing area.	14795	48	Ea.	5
Room lacks appropriate amount of teacher storage.	14797	17	Ea.	5
Stage lacks necessary equipment.	11678	1	Ea.	5
Sub Total for System		7		

Other

Deficiency	ID	Qty	UoM	Priority
General hazardous materials deficiency	13674	1	LS	2
Sub Total for System		1		

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Sub Total for Building A - Main Building 88

Building: B - Music

Roofing

Deficiency	ID	Qty	UoM	Priority
The Multi-Ply Bitumen Roof Covering Is Damaged And Requires Replacement	3129	2,436	SF	1
Sub Total for System		1		

Exterior

Deficiency	ID	Qty	UoM	Priority
The Aluminum Window Is Damaged And Requires Replacement	5633	16	Ea.	2
Exterior Doors is not equipped with Card Key Access	17811	3	Ea.	3
Exterior Metal Door Requires Repainting	5632	3	Door	3
The Exterior Requires Painting	5631	3,000	SF Wall	5
Sub Total for System		4		

Interior

Deficiency	ID	Qty	UoM	Priority
Acoustical Wall Treatment is missing and is needed	14784	936	SF	3
Door is not equiped with Card Key Access	17649	4	Ea.	3
The Carpet Flooring Is Damaged And Requires Replacement	5636	2,000	SF	3
Interior Walls Require Repainting	5635	1,249	SF	5
The Exposed Ceilings Are Damaged And Requires Repainting	5634	1,249	SF	5
Sub Total for System		5		

Mechanical

Deficiency	ID	Qty	UoM	Priority
The Fan Coil HVAC Component Is Damaged And Requires Replacement	5642	5	TonAC	2
Ductwork Is Damaged And Should Be Replaced	5640	100	LF	3
Test And Balancing Required	5637	2,249	SF	3
Controls Are Inadequate And Should Be Replaced With DDC Controls	5638	2,249	SF	4
Duct Cleaning Required	5639	2,249	SF	5
Exhaust Fan Ventilation Is Missing And Should Be Installed	5641	2	Ea.	5
Sub Total for System		6		

Electrical

Deficiency	ID	Qty	UoM	Priority
The Panelboard Is Damaged And Should Be Replaced	5650	200	Amps	2
The GFCI Electrical Receptacles Are Inadequate And More Are Needed	5653	5	Ea.	3
The Mounted Building Lighting Is Damaged And Should Be Replaced	5648	3	Ea.	3
The 1 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	5649	8	Ea.	4
Room lighting is inadequate or in poor condition.	14788	1,509	SF	5
Sub Total for System		5		

Plumbing

Deficiency	ID	Qty	UoM	Priority
Install Fire Sprinklers	5647	2,249	SF	3
LC: The Plumbing / Domestic Water Piping System system is beyond its useful life.	11679	2,249	SF	3
The Toilets Plumbing Fixtures Are Damaged And Should Be Replaced	5646	1	Ea.	3
The Class Room Lavatories Plumbing Fixtures Are Damaged And Should Be Replaced	5644	1	Ea.	4
The Non-Refrigerated Drinking Fountain is Damaged And Should Be Replaced	5643	1	Ea.	4
The Rest Room Lavatories Plumbing Fixtures Are Damaged And Should Be Replaced	5645	1	Ea.	4
Sub Total for System		6		

Fire and Life Safety

Deficiency	ID	Qty	UoM	Priority
Emergency Lighting Is Inadequate Or Not Present And Should Be Installed	5651	2,249	SF	2

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Fire and Life Safety

Deficiency	ID	Qty	UoM	Priority
Security Alarm is Missing or Inadequate	5652	2,249	SF	2
Sub Total for System		2		

Technology

Deficiency	ID	Qty	UoM	Priority
Building lacks enough wireless data points	16936	1	Ea.	3
Classroom lacks technology upgrade	14789	1	Ea.	3
Room has insufficient dataports.	14785	4	Ea.	5
Sub Total for System		3		

Specialties

Deficiency	ID	Qty	UoM	Priority
Room has insufficient writing area.	14786	1	Ea.	5
Room lacks appropriate amount of teacher storage.	14787	6	Ea.	5
Sub Total for System		2		
Sub Total for Building B - Music		34		

Building: C - Annex Building

Exterior

Deficiency	ID	Qty	UoM	Priority
The Aluminum Window Is Damaged And Requires Replacement	5655	78	Ea.	2
Exterior Doors is not equipped with Card Key Access	17810	16	Ea.	3
Exterior Metal Door Requires Repainting	5654	16	Door	3
Sub Total for System		3		

Interior

Deficiency	ID	Qty	UoM	Priority
Door is not equipped with Card Key Access	17648	34	Ea.	3
The Carpet Flooring Is Damaged And Requires Replacement	5660	4,000	SF	3
The Suspended Ceiling Grid is Damaged And Require Replacement	5657	10,000	SF	3
The Vinyl Composition Tile Flooring Is Damaged And Requires Replacement	5661	10,000	SF	3
Interior Doors Require Repainting	5662	34	Door	5
Interior Walls Require Repainting	5659	14,000	SF	5
The Acoustical Ceilings Tiles Are Damaged And Require Replacement	5656	3,000	SF	5
The Gypboard Ceilings Are Damaged And Requires Repainting	5658	1,500	SF	5
Sub Total for System		8		

Mechanical

Deficiency	ID	Qty	UoM	Priority
The Boiler HVAC Component Is Damaged And Requires Replacement	5669	500	MBH	2
The Fan Coil HVAC Component Is Damaged And Requires Replacement	5668	10	TonAC	2
The HVAC Terminal Device Is Damaged And Requires Replacement	5670	12	Ea.	2
The Roof Condenser Is Damaged And Requires Replacement	5664	10	TonAC	2
Test And Balancing Required	5665	14,651	SF	3
Controls Are Inadequate And Should Be Replaced With DDC Controls	5666	14,651	SF	4
Duct Cleaning Required	5667	14,651	SF	5
Sub Total for System		7		

Electrical

Deficiency	ID	Qty	UoM	Priority
The GFCI Electrical Receptacles Are Inadequate And More Are Needed	5685	5	Ea.	3
The Mounted Building Lighting Is Damaged And Should Be Replaced	5680	2	Ea.	3
The Pole Lighting Is Damaged And Should Be Replaced	5678	2	Ea.	3
The 1 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	5682	90	Ea.	4

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Electrical

Deficiency	ID	Qty	UoM	Priority
The Canopy Lighting Is Damaged And Should Be Replaced	5679	4	Ea.	4
Room lighting is inadequate or in poor condition.	14782	5,790	SF	5
Sub Total for System		6		

Plumbing

Deficiency	ID	Qty	UoM	Priority
Install Fire Sprinklers	5677	14,651	SF	3
The Toilets Plumbing Fixtures Are Damaged And Should Be Replaced	5675	8	Ea.	3
The Urinal Plumbing Fixtures Are Damaged And Should Be Replaced	5676	2	Ea.	3
The Class Room Lavatories Plumbing Fixtures Are Damaged And Should Be Replaced	5672	9	Ea.	4
The Custodial Mop Or Service Sink Is Damaged And Should Be Replaced	5673	1	Ea.	4
The Non-Refrigerated Drinking Fountain is Damaged And Should Be Replaced	5671	4	Ea.	4
The Rest Room Lavatories Plumbing Fixtures Are Damaged And Should Be Replaced	5674	9	Ea.	4
Room lacks a drinking fountain.	14781	8	Ea.	5
Room lacks private toilets.	14780	13	Ea.	5
Sub Total for System		9		

Fire and Life Safety

Deficiency	ID	Qty	UoM	Priority
Emergency Exit Signage Is Damaged Or Missing And Should Be Replaced	5684	50	Ea.	2
Emergency Lighting System Is Damaged Or Missing And Should Be Replaced	5683	14,651	SF	2
Computer room lacks independent AC.	18144	1	Ea.	3
Sub Total for System		3		

Technology

Deficiency	ID	Qty	UoM	Priority
Administrative / Support area lacks data drop(s)	17250	14	Ea.	3
Administrative or support area lacks VOIP phone handset	17444	14	Ea.	3
Building lacks enough wireless data points	16976	1	Ea.	3
Classroom lacks technology upgrade	14783	9	Ea.	3
Room has insufficient dataports.	14776	36	Ea.	5
Sub Total for System		5		

Specialties

Deficiency	ID	Qty	UoM	Priority
Room has insufficient tackboard area.	14778	7	Ea.	5
Room has insufficient writing area.	14777	26	Ea.	5
Room lacks appropriate amount of teacher storage.	14779	1	Ea.	5
Sub Total for System		3		
Sub Total for Building C - Annex Building		44		

Building: D - Covered Play Area

Roofing

Deficiency	ID	Qty	UoM	Priority
The Multi-Ply Bitumen Roof Covering Is Damaged And Requires Replacement	11763	1,260	SF	1
Sub Total for System		1		
Sub Total for Building D - Covered Play Area		1		
Total for Campus		178		