

269

Llewellyn Elementary School

2/8/2008 1:41 PM

School and Site Level Deficiencies**Site**

Deficiency	ID	Qty	UoM	Priority
Existing curb ramp not compliant.	11777	1	Ea.	3
Playground Requires Replacement	10923	1	Ea.	3
Exterior Basketball Goals Are Damaged And Require Replacement	8079	2	Ea.	4
Bus drop-off area does not have a canopy.	14012	250	LF	5
Paved Play Requires Recoating And Resurfacing	8077	10,000	SF	5
Paved Play Requires Restriping	8078	10,000	SQFT	5
School lacks dedicated K playground/equipment.	13922	1	Ea.	5
School lacks marquee or marquee in poor condition.	13881	1	Ea.	5
Sub Total for System		8		

Electrical

Deficiency	ID	Qty	UoM	Priority
School site lacks appropriate lighting.	14106	10	Ea.	5
Sub Total for System		1		

Technology

Deficiency	ID	Qty	UoM	Priority
Facility lacks centralized video distribution equipment	16731	1	Ea.	3
Facility lacks VOIP central equipment	16820	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.)	11954	1	LF	1
Elevation changes prevent access (curbs, stairs, stages, doorway thresholds etc.)	12856	20	LF	1
Sub Total for System		2		

Roofing

Deficiency	ID	Qty	UoM	Priority
The Multi-Ply Bitumen Roof Covering Is Damaged And Requires Replacement	11333	29,060	SF	1
Thru-Wall Scuppers Are Clogged	11329	3	Ea.	2
Overflow Drain And Piping Is Missing And Is Needed	11332	7	Ea.	3
Strainers Are Missing And Needed	11330	7	Ea.	3
Tapered Insulation Is Required To Eliminate Ponding When Re-Roofing	11331	1,850	SF	3
The Roof Operable Hatch Is Damaged And Requires Replacement	11328	3	Ea.	3
Sub Total for System		6		

Structural

Deficiency	ID	Qty	UoM	Priority
Chimney requires lateral bracing.	13515	1	LS	1
Wall or parapet requires lateral bracing.	13513	1	LS	1
Wall or parapet requires lateral bracing.	13514	1	LS	1
Sub Total for System		3		

Exterior

Deficiency	ID	Qty	UoM	Priority
The Aluminum Window Is Damaged And Requires Replacement	8083	138	Ea.	2
The Steel Window Is Damaged And Requires Replacement	8084	26	Ea.	2
The Wood Exterior Door Is Damaged And Requires Replacement	8080	20	Door	2

269	Llewellyn Elementary School
-----	-----------------------------

Exterior

Deficiency	ID	Qty	UoM	Priority
The Wood Window Is Damaged And Requires Replacement	8082	6	Ea.	2
Exterior door hardware is damaged and should be replaced	8081	20	Ea.	3
Exterior Doors is not equipped with Card Key Access	17793	20	Ea.	3
The Exterior Requires Cleaning	8164	20,000	SF Wall	5
The Exterior Requires Painting	10398	4,037	SF Wall	5
Sub Total for System		8		

Interior

Deficiency	ID	Qty	UoM	Priority
Acoustical Wall Treatment is missing and is needed	14589	2,352	SF	3
Door is not equiped with Card Key Access	17630	140	Ea.	3
Interior Doors Require Replacement	8102	20	Door	3
The Carpet Flooring Is Damaged And Requires Replacement	8180	3,982	SF	3
The Vinyl Composition Tile Flooring Is Damaged And Requires Replacement	8181	39,821	SF	3
Blinds are missing or in poor condition.	14602	292	SF Surf	4
Counter not accessible.	11955	8	Ea.	4
Counter not accessible.	11956	8	Ea.	4
The Terrazzo Flooring Is Damaged And Requires Repair	8107	200	SF	4
The Wood Flooring Is Damaged And Requires Repair	8182	2,966	SF	4
Classroom door lacks the appropriate vision panel.	14594	1	Ea.	5
Elementary School lacks appropriate wayfinding system.	19011	1	Ea.	5
Interior Doors Require Repair	8101	120	Door	5
Interior Millwork Requires Repainting	8109	4,000	LF	5
Interior Walls Require Repainting	8108	49,755	SF	5
Large rooms lack capacity signs.	14603	6	Ea.	5
The Acoustical Ceilings Tiles Are Damaged And Require Replacement	8177	43,785	SF	5
The Gypboard Ceilings Are Damaged And Requires Repainting	8179	6,000	SF	5
The Plaster Ceilings Are Damaged And Requires Repainting	8178	5,000	SF	5
Sub Total for System		19		

Mechanical

Deficiency	ID	Qty	UoM	Priority
Complete HVAC Systemwide Replacement	8165	43,785	SF	2
Air Compressor is Inoperable and Requires Replacement	8094	1	Ea.	3
Duct Damper is Damaged And Should Be Replaced	8091	12	Ea.	3
Kitchen Air/Exhaust Inadequate And Should Be Increased	8168	1	Ea.	3
LC: The Mechanical / HVAC Piping / 2-Pipe Steam System (Hot) system is beyond its useful life.	10402	43,785	SF	3
Test And Balancing Required	8170	14,000	SF	3
The 2 X 4 Exhausts/Hoods Are Missing/Damaged And Require Replacement	8086	14	Ea.	3
Complete Kitchen HVAC Installation For Non-Air-Conditioned Facility?	8167	600	SF	4
Controls Are Inadequate And Should Be Replaced With DDC Controls	8171	43,785	SF	4
Ductwork Is Damaged And Should Be Repaired	8090	14,000	LF	4
Exhaust Fan Ventilation Is Damaged And Should Be Replaced	8093	4	Ea.	4
Make-Up Air Inadequate And Should Be Increased	8166	600	SF	4
The Small Diameter Exhausts/Hoods Are Missing/Damaged And Require Replacement	8085	22	Ea.	4
Duct Cleaning Required	8089	14,000	SF	5
Exhaust Fan Ventilation Is Missing And Should Be Installed	8092	2	Ea.	5
Exhaust Fan Ventilation Is Missing And Should Be Installed	8169	1	Ea.	5
Sub Total for System		16		

269

Llewellyn Elementary School

2/8/2008 1:41 PM

Electrical

Deficiency	ID	Qty	UoM	Priority
Generator Is Disconnected Or Damaged And Requires Reconnection	8095	15	KW	1
The Panelboard Is Damaged And Should Be Replaced	8117	800	Amps	2
Circuits need to be added to support additional outlets	16630	7	Ea.	3
The Electrical Receptacles Are Inadequate And Require Replacement	8099	20	Ea.	3
The GFCI Electrical Receptacles Are Inadequate And More Are Needed	8100	16	Ea.	3
The Mounted Building Lighting Is Damaged And Should Be Replaced	8098	10	Ea.	3
The 1 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	8096	160	Ea.	4
The Canopy Lighting Is Damaged And Should Be Replaced	8097	4	Ea.	4
The Electrical Circuit Capacity Is Inadequate	8118	20	EACH	4
Room does not have tamper-proof light switching.	14593	3	Ea.	5
Room has insufficient electrical outlets.	14590	69	Ea.	5
Room lacks controls to partially dim lights.	14601	13	Ea.	5
Room lighting is inadequate or in poor condition.	14600	17,960	SF	5
Sub Total for System		13		

Plumbing

Deficiency	ID	Qty	UoM	Priority
Completely nonaccessible toilet room.	11951	1	Ea.	1
The Water Heater Plumbing Fixtures Are Damaged And Should Be Replaced	8087	1	Ea.	2
LC: The Plumbing / Domestic Water Piping System system is beyond its useful life.	10401	43,785	SF	3
The Toilets Plumbing Fixtures Are Damaged And Should Be Replaced	8175	33	Ea.	3
The Urinal Plumbing Fixtures Are Damaged And Should Be Replaced	8176	22	Ea.	3
Drinking Fountain unit not accessible.	11957	1	Ea.	4
Drinking Fountain unit not accessible.	11958	2	Ea.	4
The Class Room Lavatories Plumbing Fixtures Are Damaged And Should Be Replaced	8172	12	Ea.	4
The Custodial Mop Or Service Sink Is Damaged And Should Be Replaced	8173	4	Ea.	4
The Non-Refrigerated Drinking Fountain is Damaged And Should Be Replaced	8088	12	Ea.	4
The Rest Room Lavatories Plumbing Fixtures Are Damaged And Should Be Replaced	8174	19	Ea.	4
Room lacks a drinking fountain.	14599	14	Ea.	5
The Class Room Lavatories Plumbing Fixtures Are Missing And Should Be Installed	14598	8	Ea.	5
Sub Total for System		13		

Fire and Life Safety

Deficiency	ID	Qty	UoM	Priority
Fire Alarm is Missing or Inadequate	8125	43,785	SF	1
Emergency Exit Signage Is Damaged Or Missing And Should Be Replaced	8123	20	Ea.	2
Emergency Lighting System Is Damaged Or Missing And Should Be Replaced	8120	16,000	SF	2
PA Speakers are missing or need to be replaced	18970	9	Ea.	2
Building not equipped with Card Key Access Control	18068	1	Ea.	3
Computer room lacks independent AC.	18131	1	Ea.	3
Sub Total for System		6		

Technology

Deficiency	ID	Qty	UoM	Priority
Administrative / Support area lacks data drop(s)	17268	13	Ea.	3
Administrative or support area lacks VOIP phone handset	17462	13	Ea.	3
Building lacks enough wireless data points	17091	8	Ea.	3
Classroom lacks technology upgrade	14604	23	Ea.	3
Classroom lacks VOIP phone handset	18438	23	Ea.	3
Room has insufficient dataports.	14591	140	Ea.	5

269

Llewellyn Elementary School

2/8/2008 1:41 PM

Technology

Deficiency	ID	Qty	UoM	Priority
Room lacks telephone wiring for VOIP system.	14592	2	Ea.	5
Sub Total for System		7		

Conveyances

Deficiency	ID	Qty	UoM	Priority
Elevation changes prevent access (curbs, stairs, stages, doorway thresholds etc.)	11952	1	Ea.	1
Elevation changes prevent access (curbs, stairs, stages, doorway thresholds etc.)	11953	1	Ea.	1
Elevator Is Missing And Needed	11949	1	Ea.	1
Sub Total for System		3		

Specialties

Deficiency	ID	Qty	UoM	Priority
LC: The Specialties / Lockers system is beyond its useful life.	10400	300	Student	4
The Base Storage Cabinets Require Replacement	8104	150	LF	4
The Upper Storage Cabinets Require Replacement	8105	150	LF	4
The Wardrobe Storage Cabinets Require Replacement	8106	70	LF	4
Room has insufficient tackboard area.	14596	12	Ea.	5
Room has insufficient writing area.	14595	8	Ea.	5
Room lacks appropriate amount of teacher storage.	14597	35	Ea.	5
Stage lacks necessary equipment.	10399	1	Ea.	5
Sub Total for System		8		

Other

Deficiency	ID	Qty	UoM	Priority
Crawlspace has asbestos containing material	18333	24,883	SF	2
General hazardous materials deficiency	13682	1	LS	2
Sub Total for System		2		
Sub Total for Building A - Main Building		106		

Building: B - Covered Play Area**Roofing**

Deficiency	ID	Qty	UoM	Priority
The Multi-Ply Bitumen Roof Covering Is Damaged And Requires Replacement	11334	4,900	SF	1
Sub Total for System		1		

Exterior

Deficiency	ID	Qty	UoM	Priority
The Wood Exterior Is Damaged And Requires Repair	8184	80	SF Wall	3
The Exterior Requires Painting	8183	1,000	SF Wall	5
Sub Total for System		2		

Interior

Deficiency	ID	Qty	UoM	Priority
The Exposed Ceilings Are Damaged And Requires Repainting	8186	4,900	SF	5
Sub Total for System		1		

Electrical

Deficiency	ID	Qty	UoM	Priority
The Canopy Lighting Is Damaged And Should Be Replaced	8185	8	Ea.	4
Sub Total for System		1		

Fire and Life Safety

Deficiency	ID	Qty	UoM	Priority
PA Speakers are missing or need to be replaced	18969	1	Ea.	2
Sub Total for System		1		

269

Llewellyn Elementary School

2/8/2008 1:41 PM

Sub Total for Building B - Covered Play Area

6

Building: P1 - Portable Classroom**Roofing**

Deficiency	ID	Qty	UoM	Priority
The Metal Roof Structural Roof Covering Is Damaged And Requires Replacement	11515	1,080	SF	1
Gutter Screens Are Missing And Needed	11335	20	LF	2
Gutters Are Damaged	11336	30	LF	2
The Metal Downspouts Are Damaged Or Missing And Requires Replacement	11337	20	LF	3
Sub Total for System		4		

Exterior

Deficiency	ID	Qty	UoM	Priority
The Aluminum Window Is Damaged And Requires Replacement	8191	3	Ea.	2
Exterior door hardware is damaged and should be replaced	8190	1	Ea.	3
Exterior Doors is not equipped with Card Key Access	17792	1	Ea.	3
Exterior Metal Door Requires Repainting	8189	1	Door	3
The Exterior Requires Painting	8187	1,500	SF Wall	5
The Exterior Soffit Is Damaged And Requires Repainting	8188	200	SF	5
Sub Total for System		6		

Interior

Deficiency	ID	Qty	UoM	Priority
The Suspended Ceiling Grid is Damaged And Require Replacement	8211	896	SF	3
The Vinyl Composition Tile Flooring Is Damaged And Requires Replacement	8214	896	SF	3
Classroom door lacks the appropriate vision panel.	14584	1	Ea.	5
Interior Walls Require Repainting	8212	896	SF	5
Sub Total for System		4		

Mechanical

Deficiency	ID	Qty	UoM	Priority
Package Roof Top Unit Is Damaged And Requires Replacement	8192	4	TonAC	2
Controls Are Inadequate And Should Be Replaced With DDC Controls	8193	896	SF	4
Ductwork Is Damaged And Should Be Repaired	8197	896	LF	4
Duct Cleaning Required	8195	896	SF	5
Duct Grill is Damaged And Should Be Replaced	8198	8	Ea.	5
Sub Total for System		5		

Electrical

Deficiency	ID	Qty	UoM	Priority
The Distribution Panel Is Damaged And Should Be Replaced	8204	200	Amps	2
The Electrical Receptacles Are Inadequate And Require Replacement	8208	4	Ea.	3
The GFCI Electrical Receptacles Are Inadequate And More Are Needed	8209	2	Ea.	3
Room lacks controls to partially dim lights.	14587	1	Ea.	5
Sub Total for System		4		

Plumbing

Deficiency	ID	Qty	UoM	Priority
The Water Heater Plumbing Fixtures Are Damaged And Should Be Replaced	8200	1	Ea.	2
LC: The Plumbing / Domestic Water Piping System system is beyond its useful life.	10403	896	SF	3
The Class Room Lavatories Plumbing Fixtures Are Damaged And Should Be Replaced	8201	1	Ea.	4
Sub Total for System		3		

Fire and Life Safety

Deficiency	ID	Qty	UoM	Priority
Fire Alarm is Missing or Inadequate	8207	896	SF	1

269	Llewellyn Elementary School
-----	-----------------------------

Fire and Life Safety

Deficiency	ID	Qty	UoM	Priority
Emergency Exit Signage Is Damaged Or Missing And Should Be Replaced	8206	2	Ea.	2
Emergency Lighting Is Inadequate Or Not Present And Should Be Installed	8205	896	SF	2
Sub Total for System		3		

Technology

Deficiency	ID	Qty	UoM	Priority
Building lacks enough wireless data points	16893	1	Ea.	3
Classroom lacks technology upgrade	14588	1	Ea.	3
Room has insufficient dataports.	14583	4	Ea.	5
Sub Total for System		3		

Specialties

Deficiency	ID	Qty	UoM	Priority
The Base Storage Cabinets Require Replacement	8215	12	LF	4
The Upper Storage Cabinets Require Replacement	8216	6	LF	4
The Wardrobe Storage Cabinets Require Replacement	8217	4	LF	4
Room has insufficient tackboard area.	14586	2	Ea.	5
Room has insufficient writing area.	14585	3	Ea.	5
Sub Total for System		5		
Sub Total for Building P1 - Portable Classroom		37		
Total for Campus		160		