

183	Rieke Elementary School
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School and Site Level Deficiencies

Site

Deficiency	ID	Qty	UoM	Priority
Playground Requires Impact Resistant Material	10404	1	Ea.	2
Concrete Walks Are Damaged And Require Replacement	6342	2,650	SF	3
Asphalt Paving Is Damaged And Requires Replacement	6341	123	CAR	4
Site Drainage is Inadequate and Requires Regrading	6340	5,000	SF	4
Bus drop-off area does not have a canopy.	13982	250	LF	5
Paved Play Requires Recoating And Resurfacing	6343	3,000	SF	5
School lacks dedicated K playground/equipment.	13916	1	Ea.	5
School lacks marquee or marquee in poor condition.	13845	1	Ea.	5
Sub Total for System		8		

Electrical

Deficiency	ID	Qty	UoM	Priority
The Pole Lighting Is Damaged And Should Be Replaced	6371	3	Ea.	3
School site lacks appropriate lighting.	14078	10	Ea.	5
Sub Total for System		2		

Technology

Deficiency	ID	Qty	UoM	Priority
Facility lacks centralized video distribution equipment	16768	1	Ea.	3
Facility lacks VOIP central equipment	16857	1	Ea.	3
Sub Total for System		2		
Sub Total for School and Site Level		12		

Building: A - Main Building

Site

Deficiency	ID	Qty	UoM	Priority
Elevation changes prevent access (curbs, stairs, stages, doorway thresholds etc.)	13135	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	11379	29,953	SF	1
The Roof Drains Are Clogged	11377	9	Ea.	2
The Tectum Decking is Damaged and Requires Replacement	11378	400	SF	2
Wood roof diaphragms need enhancement	13558	1	LS	2
Wood roof diaphragms need enhancement	13560	1	LS	2
Sub Total for System		5		

Structural

Deficiency	ID	Qty	UoM	Priority
Chimney requires lateral bracing.	13559	1	LS	1
Sub Total for System		1		

Exterior

Deficiency	ID	Qty	UoM	Priority
Exterior Doors is not equipped with Card Key Access	17891	14	Ea.	3
Exterior Metal Door Requires Repainting	6345	14	Door	3
The Storefront / Curtain Wall Is Damaged And Requires Replacement	6344	500	SF Wall	3
Sub Total for System		3		

Interior

Deficiency	ID	Qty	UoM	Priority
Acoustical Wall Treatment is missing and is needed	15638	1,008	SF	3

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Interior

Deficiency	ID	Qty	UoM	Priority
Door is not equiped with Card Key Access	17523	32	Ea.	3
Interior Doors Require Replacement	6349	3	Door	3
The Carpet Flooring Is Damaged And Requires Replacement	6347	3,200	SF	3
The Vinyl Composition Tile Flooring Is Damaged And Requires Replacement	6348	5,000	SF	3
Counter not accessible.	12265	8	Ea.	4
Interior Ceramic Walls Require Repair Or Replacement	10407	850	SF Wall	4
Interior Toilet Partition Require Repair Or Replacement	10406	4	Ea.	4
Interior Gypboard Walls Require Repainting	10408	4,200	SF Wall	5
Large rooms lack capacity signs.	15646	2	Ea.	5
The Acoustical Ceilings Tiles Are Damaged And Require Replacement	6346	500	SF	5
The Acoustical Ceilings Tiles Are Damaged And Require Replacement	10405	1,500	SF	5
Sub Total for System		12		

Mechanical

Deficiency	ID	Qty	UoM	Priority
Complete HVAC Systemwide Replacement	6353	20,045	SF	2
The Large Diameter Exhausts/Hoods Are Missing/Damaged And Require Replacement	6351	1	Ea.	2
Air Compressor is Inoperable and Requires Replacement	6363	1	Ea.	3
Test And Balancing Required	6354	20,045	SF	3
The 2 X 4 Exhausts/Hoods Are Missing/Damaged And Require Replacement	6352	1	Ea.	3
Controls Are Inadequate And Should Be Replaced With DDC Controls	6355	20,045	SF	4
Ductwork Is Damaged And Should Be Repaired	6357	600	LF	4
Exhaust Fan Ventilation Is Damaged And Should Be Replaced	6358	3	Ea.	4
The Small Diameter Exhausts/Hoods Are Missing/Damaged And Require Replacement	6350	1	Ea.	4
Duct Cleaning Required	6356	5,000	SF	5
Sub Total for System		10		

Electrical

Deficiency	ID	Qty	UoM	Priority
The Distribution Panel Is Damaged And Should Be Replaced	6375	1,350	Amps	2
The Panelboard Is Damaged And Should Be Replaced	6377	500	Amps	2
The Power Service Is Inadequate And Should Be Replaced	10411	1,350	Amps	2
The Electrical Receptacles Are Inadequate And Require Replacement	6379	8	Ea.	3
The GFCI Electrical Receptacles Are Inadequate And More Are Needed	6380	4	Ea.	3
The Mounted Building Lighting Is Damaged And Should Be Replaced	6372	3	Ea.	3
The 1 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	6373	75	Ea.	4
The Electrical Circuit Capacity Is Inadequate	6378	4	EACH	4
The Incandescent Lighting Is Damaged And Should Be Replaced	6374	12	Ea.	4
Room does not have tamper-proof light switching.	15641	1	Ea.	5
Room has insufficient electrical outlets.	15639	20	Ea.	5
Room lighting is inadequate or in poor condition.	15645	12,062	SF	5
Sub Total for System		12		

Plumbing

Deficiency	ID	Qty	UoM	Priority
Completely nonaccessible toilet room.	13283	1	Ea.	1
The Water Heater Plumbing Fixtures Are Damaged And Should Be Replaced	6364	1	Ea.	2
LC: The Plumbing / Domestic Water Piping System system is beyond its useful life.	10928	20,045	SF	3
The Toilets Plumbing Fixtures Are Damaged And Should Be Replaced	6369	13	Ea.	3
The Urinal Plumbing Fixtures Are Damaged And Should Be Replaced	6370	6	Ea.	3
Drinking Fountain unit not accessible.	13017	2	Ea.	4

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Plumbing

Deficiency	ID	Qty	UoM	Priority
Drinking Fountain unit not accessible.	13029	1	Ea.	4
Drinking Fountain unit not accessible.	13213	1	Ea.	4
The Class Room Lavatories Plumbing Fixtures Are Damaged And Should Be Replaced	6366	12	Ea.	4
The Custodial Mop Or Service Sink Is Damaged And Should Be Replaced	6367	2	Ea.	4
The Non-Refrigerated Drinking Fountain is Damaged And Should Be Replaced	6365	4	Ea.	4
The Rest Room Lavatories Plumbing Fixtures Are Damaged And Should Be Replaced	6368	15	Ea.	4
Room lacks private toilets.	15644	5	Ea.	5
Sub Total for System		13		

Fire and Life Safety

Deficiency	ID	Qty	UoM	Priority
Building not equipped with Card Key Access Control	18028	1	Ea.	3
Computer room lacks independent AC.	18208	1	Ea.	3
Sub Total for System		2		

Technology

Deficiency	ID	Qty	UoM	Priority
Administrative / Support area lacks data drop(s)	17180	6	Ea.	3
Administrative or support area lacks VOIP phone handset	17374	6	Ea.	3
Building lacks enough wireless data points	16992	2	Ea.	3
Classroom lacks technology upgrade	15647	12	Ea.	3
Room has insufficient dataports.	15640	76	Ea.	5
Sub Total for System		5		

Specialties

Deficiency	ID	Qty	UoM	Priority
The Base Storage Cabinets Require Replacement	10409	240	LF	4
The Upper Storage Cabinets Require Replacement	10410	240	LF	4
Room has insufficient writing area.	15642	10	Ea.	5
Room lacks appropriate amount of teacher storage.	15643	1	Ea.	5
Stage lacks necessary equipment.	11300	1	Ea.	5
Sub Total for System		5		

Other

Deficiency	ID	Qty	UoM	Priority
General hazardous materials deficiency	13698	1	LS	2
Sub Total for System		1		
Sub Total for Building A - Main Building		70		

Building: B - North Addition

Roofing

Deficiency	ID	Qty	UoM	Priority
The Multi-Ply Bitumen Roof Covering Is Damaged And Requires Replacement	11383	664	SF	1
Debris In Gutters Should Be Removed	11380	220	LF	2
Gutter Joints Require Repair	11381	20	Ea.	2
Loose/Missing Exposed Panel Fasteners	11386	1,000	Ea.	2
Re-Seal Metal Roof Panel Laps (Seams) Require Repair And Re-Seal	11384	1,050	LF	2
Architectural Metal Roof Side Laps Require Resealing	11385	525	LF	3
The Metal Downspouts Are Damaged Or Missing And Requires Replacement	11382	30	LF	3
Sub Total for System		7		

Exterior

Deficiency	ID	Qty	UoM	Priority
The Aluminum Window Is Damaged And Requires Replacement	6385	4	Ea.	2

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Exterior

Deficiency	ID	Qty	UoM	Priority
The Aluminum Window Is Damaged And Requires Replacement	6386	12	Ea.	2
Exterior Doors is not equipped with Card Key Access	17890	11	Ea.	3
The Metal Exterior Door Is Damaged And Requires Repair	6384	2	Door	3
The Exterior Soffit Is Damaged And Requires Replacement	6382	100	SF	4
The Exterior Requires Cleaning	10412	1,000	SF Wall	5
The Exterior Requires Painting	6381	5,000	SF Wall	5
The Exterior Soffit Is Damaged And Requires Repainting	6383	500	SF	5
Sub Total for System			8	

Interior

Deficiency	ID	Qty	UoM	Priority
Door is not equipped with Card Key Access	17720	12	Ea.	3
Interior Doors Require Replacement	6390	1	Door	3
Interior Gypboard Walls Require Repair	6389	100	SF Wall	4
Interior Walls Require Repainting	6388	3,000	SF	5
Large rooms lack capacity signs.	15636	2	Ea.	5
The Acoustical Ceilings Tiles Are Damaged And Require Replacement	6387	1,000	SF	5
The Concrete Flooring Requires Repair or Repainting	10413	400	SF	5
Sub Total for System			7	

Mechanical

Deficiency	ID	Qty	UoM	Priority
Kitchen Fire Suppression Hood is Missing	10414	1	Ea.	2
Small HVAC Circulating Pump requies Replacement	10926	1	Ea.	2
The Air Handler HVAC Component Is Damaged And Requires Replacement	6403	5,000	CFM	2
The Fan Coil HVAC Component Is Damaged And Requires Replacement	6404	3	TonAC	2
The Radiant Heat HVAC Component Is Damaged And Requires Replacement	6405	2	Ea.	2
Unit Ventilator requires Replacement	10927	2	Ea.	2
Kitchen Air/Exhaust Inadequate And Should Be Increased	6397	1	Ea.	3
Test And Balancing Required	6399	7,848	SF	3
Complete Kitchen HVAC Installation For Non-Air-Conditioned Facility?	6396	500	SF	4
Controls Are Inadequate And Should Be Replaced With DDC Controls	6400	7,848	SF	4
Exhaust Fan Ventilation Is Damaged And Should Be Replaced	6402	1	Ea.	4
Make-Up Air Inadequate And Should Be Increased	6395	500	SF	4
Duct Cleaning Required	6401	7,848	SF	5
Sub Total for System			13	

Electrical

Deficiency	ID	Qty	UoM	Priority
The Panelboard Is Damaged And Should Be Replaced	6417	100	Amps	2
The Electrical Receptacles Are Inadequate And Require Replacement	10415	8	Ea.	3
The GFCI Electrical Receptacles Are Inadequate And More Are Needed	6419	4	Ea.	3
The H.I.D. Lighting Is Damaged And Should Be Replaced	6415	8	Ea.	3
The Mounted Building Lighting Is Damaged And Should Be Replaced	6412	4	Ea.	3
The 1 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	6413	12	Ea.	4
The Canopy Lighting Is Damaged And Should Be Replaced	6411	18	Ea.	4
The Electrical Circuit Capacity Is Inadequate	6418	2	EACH	4
The Incandescent Lighting Is Damaged And Should Be Replaced	6414	6	Ea.	4
Room lighting is inadequate or in poor condition.	15635	4,414	SF	5
Sub Total for System			10	

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Plumbing

Deficiency	ID	Qty	UoM	Priority
LC: The Plumbing / Domestic Water Piping System system is beyond its useful life.	10925	7,848	SF	3
The Toilets Plumbing Fixtures Are Damaged And Should Be Replaced	6410	1	Ea.	3
The Class Room Lavatories Plumbing Fixtures Are Damaged And Should Be Replaced	6407	2	Ea.	4
The Custodial Mop Or Service Sink Is Damaged And Should Be Replaced	6408	2	Ea.	4
The Non-Refrigerated Drinking Fountain is Damaged And Should Be Replaced	6406	2	Ea.	4
The Rest Room Lavatories Plumbing Fixtures Are Damaged And Should Be Replaced	6409	2	Ea.	4
Room lacks a drinking fountain.	15634	1	Ea.	5
Sub Total for System		7		

Technology

Deficiency	ID	Qty	UoM	Priority
Administrative / Support area lacks data drop(s)	17179	2	Ea.	3
Administrative or support area lacks VOIP phone handset	17373	2	Ea.	3
Building lacks enough wireless data points	16962	1	Ea.	3
Classroom lacks technology upgrade	15637	2	Ea.	3
Room has insufficient dataports.	15632	4	Ea.	5
Sub Total for System		5		

Specialties

Deficiency	ID	Qty	UoM	Priority
The Base Storage Cabinets Require Replacement	6391	30	LF	4
Room has insufficient writing area.	15633	4	Ea.	5
The Upper Storage Cabinets Require Repainting	6392	12	LF	5
The Wardrobe Storage Cabinets Require Repainting	6393	6	LF	5
Sub Total for System		4		
Sub Total for Building B - North Addition		61		

Building: C - Covered Play Area

Roofing

Deficiency	ID	Qty	UoM	Priority
The Multi-Ply Bitumen Roof Covering Is Damaged And Requires Replacement	11514	4,900	SF	1
Flashings At Scupper Is Damaged And Should Be Repaired	11388	4	Ea.	2
Membrane Flashings At Drain Is Damaged And Should Be Repaired	11389	4	Ea.	2
Thru-Wall Scuppers Are Clogged	11387	4	Ea.	2
Sub Total for System		4		

Exterior

Deficiency	ID	Qty	UoM	Priority
The Exterior Requires Painting	6420	2,400	SF Wall	5
Sub Total for System		1		

Electrical

Deficiency	ID	Qty	UoM	Priority
The H.I.D. Lighting Is Damaged And Should Be Replaced	6421	8	Ea.	3
Sub Total for System		1		
Sub Total for Building C - Covered Play Area		6		
Total for Campus		149		