

279	Sabin K-8 School
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School and Site Level Deficiencies

Site

Deficiency	ID	Qty	UoM	Priority
Playground Requires Impact Resistant Material	171	2	Ea.	2
Concrete Walks Are Damaged And Require Replacement	167	8,200	SF	3
Grating requires replacement	9616	48	SF	3
K Play Area Requires Replacement	170	1	Ea.	3
Asphalt Paving Is Damaged And Requires Replacement	166	8	CAR	4
Backstops Are Damaged And Require Replacement	175	1	Ea.	4
Canopies Require Painting	10339	120	SF	4
Exterior Basketball Goals Are Damaged And Require Replacement	176	4	Ea.	4
Site Drainage is Inadequate and Installation of Drainage Piping	165	200	LF	4
Soccer goals require replacement	10340	2	Ea.	4
Backstops Are Damaged And Require Repair	174	1	Ea.	5
Bollards Are Damaged And Require Replacement	169	10	Ea.	5
Bus drop-off area does not have a canopy.	14015	250	LF	5
Paved Play Requires Recoating And Resurfacing	173	15,000	SF	5
Play Field Requires Regrading	11310	90,000	SF Surf	5
School lacks marquee or marquee in poor condition.	13885	1	Ea.	5
Small Benches Are Damaged And Require Replacement	168	8	Ea.	5
Tree Requires Trimming	10337	20	Ea.	5
Sub Total for System		18		

Exterior

Deficiency	ID	Qty	UoM	Priority
The Exterior Requires Painting	9617	1,000	SF Wall	5
Sub Total for System		1		

Interior

Deficiency	ID	Qty	UoM	Priority
Elementary School lacks appropriate wayfinding system.	14148	1	Ea.	5
Sub Total for System		1		

Electrical

Deficiency	ID	Qty	UoM	Priority
School site lacks appropriate lighting.	14109	10	Ea.	5
Sub Total for System		1		

Technology

Deficiency	ID	Qty	UoM	Priority
Facility lacks centralized video distribution equipment	16727	1	Ea.	3
Facility lacks VOIP central equipment	16816	1	Ea.	3
Sub Total for System		2		
Sub Total for School and Site Level		23		

Building: A - Main Building

Site

Deficiency	ID	Qty	UoM	Priority
Elevation changes prevent access (curbs, stairs, stages, doorway thresholds etc.)	11919	1	LF	1
Elevation changes prevent access (curbs, stairs, stages, doorway thresholds etc.)	11920	3	LF	1
Elevation changes prevent access (curbs, stairs, stages, doorway thresholds etc.)	11921	1	LF	1
Elevation changes prevent access (curbs, stairs, stages, doorway thresholds etc.)	12862	40	LF	1
Seismic bracing required	9552	1	LS	2

279	Sabin K-8 School
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Site

Deficiency	ID	Qty	UoM	Priority
Tree Requires Trimming	215	30	Ea.	5
Sub Total for System		6		

Roofing

Deficiency	ID	Qty	UoM	Priority
The Multi-Ply Bitumen Roof Covering Is Damaged And Requires Replacement	11409	18,437	SF	1
Debris In Gutters Should Be Removed	11406	580	LF	2
Membrane Flashings At Drain Is Damaged And Should Be Repaired	11408	8	Ea.	2
The Metal Downspouts Are Damaged Or Missing And Requires Replacement	11407	150	LF	3
The Roof Operable Hatch Is Damaged And Requires Replacement	10344	1	Ea.	3
The Roof Operable Hatch Is Damaged And Requires Replacement	11405	2	Ea.	3
Sub Total for System		6		

Structural

Deficiency	ID	Qty	UoM	Priority
Chimney requires lateral bracing.	13573	1	LS	1
Wall or parapet requires lateral bracing.	13572	1	LS	1
Wall to roof connections require enhancement	13574	1	LS	1
Wall to roof connections require enhancement	13575	1	LS	1
Wall to roof connections require enhancement	13576	1	LS	1
Sub Total for System		5		

Exterior

Deficiency	ID	Qty	UoM	Priority
The Steel Window Is Damaged And Requires Replacement	183	7	Ea.	2
The Wood Exterior Door Is Damaged And Requires Repair	179	17	Door	2
The Wood Window Is Damaged And Requires Replacement	181	6	Ea.	2
Exterior door hardware is damaged and should be replaced	180	17	Ea.	3
Exterior Doors is not equipped with Card Key Access	17781	17	Ea.	3
The Aluminum Window Is Damaged And Requires Repair	182	2	Ea.	3
The Wood Window Is Damaged And Requires Repair	184	2	Ea.	3
The Exterior Requires Painting	177	9,000	SF Wall	5
The Exterior Soffit Is Damaged And Requires Repainting	178	7,000	SF	5
Sub Total for System		9		

Interior

Deficiency	ID	Qty	UoM	Priority
Door opening width insufficient.	11915	6	Ea.	2
Acoustical Wall Treatment is missing and is needed	14483	1,416	SF	3
Door is not equiped with Card Key Access	17623	107	Ea.	3
The Carpet Flooring Is Damaged And Requires Replacement	207	30,000	SF	3
The Ceramic Tile Flooring Is Damaged And Requires Replacement	211	8,000	SF	3
The Vinyl Composition Tile Flooring Is Damaged And Requires Replacement	208	20,000	SF	3
The Wood Flooring Is Damaged And Requires Replacement	209	1,000	SF	3
Blinds are missing or in poor condition.	14499	629	SF Surf	4
Interior Gypboard Walls Require Repainting	206	500	SF Wall	5
Large rooms lack capacity signs.	14500	6	Ea.	5
The Acoustical Ceilings Tiles Are Damaged And Require Replacement	205	7,000	SF	5
The Concrete Flooring Requires Repair or Repainting	210	8,000	SF	5
Sub Total for System		12		

Mechanical

Deficiency	ID	Qty	UoM	Priority
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279	Sabin K-8 School
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Mechanical

Deficiency	ID	Qty	UoM	Priority
Heat Exchanger Requires Replacement	11718	1	Ea.	2
Lab lacks an air exchange system.	14492	2	Ea.	2
The Package Unit HVAC Component Is Damaged And Requires Replacement	192	11	TonAC	2
The Radiant Heat HVAC Component Is Damaged And Requires Replacement	193	15	Ea.	2
Kitchen Air/Exhaust Inadequate And Should Be Increased	188	2	Ea.	3
Test And Balancing Required	189	69,070	SF	3
The 2 X 4 Exhausts/Hoods Are Missing/Damaged And Require Replacement	186	3	Ea.	3
Abandoned equipment left in place	10342	2	Ea.	4
Abandoned equipment left in place	10345	1	Ea.	4
Controls Are Inadequate And Should Be Replaced With DDC Controls	190	69,070	SF	4
Exhaust Fan Ventilation Is Damaged And Should Be Replaced	191	4	Ea.	4
Make-Up Air Inadequate And Should Be Increased	187	2,000	SF	4
The Small Diameter Exhausts/Hoods Are Missing/Damaged And Require Replacement	185	7	Ea.	4
Sub Total for System		13		

Electrical

Deficiency	ID	Qty	UoM	Priority
Generator Is Damaged And Requires Replacement	195	20	KW	1
The Electrical Transformer Is Damaged And Should Be Replaced	198	300	KVA	2
Circuits need to be added to support additional outlets	16625	16	Ea.	3
The Mounted Building Lighting Is Damaged And Should Be Replaced	194	8	Ea.	3
The Power Service Is Inadequate And Should Be Upgraded	197	2,000	Amps	3
The 1 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	196	140	Ea.	4
Room does not have tamper-proof light switching.	14487	2	Ea.	5
Room has insufficient electrical outlets.	14484	160	Ea.	5
Room lacks controls to partially dim lights.	14498	16	Ea.	5
Room lighting is inadequate or in poor condition.	14497	19,258	SF	5
Sub Total for System		10		

Plumbing

Deficiency	ID	Qty	UoM	Priority
Completely nonaccessible toilet room.	11916	2	Ea.	1
Completely nonaccessible toilet room.	11917	1	Ea.	1
The Water Heater Plumbing Fixtures Are Damaged And Should Be Replaced	201	1	Ea.	2
LC: The Plumbing / Domestic Water Piping System system is beyond its useful life.	10343	69,070	SF	3
The Toilets Plumbing Fixtures Are Damaged And Should Be Installed	203	25	Ea.	3
The Urinal Plumbing Fixtures Are Damaged And Should Be Replaced	204	10	Ea.	3
Drinking Fountain unit not accessible.	11922	1	Ea.	4
Drinking Fountain unit not accessible.	11923	1	Ea.	4
Drinking Fountain unit not accessible.	11924	2	Ea.	4
Drinking Fountain unit not accessible.	11925	2	Ea.	4
Room lacks a drinking fountain.	14495	8	Ea.	5
Room lacks private toilets.	14493	6	Ea.	5
The Class Room Lavatories Plumbing Fixtures Are Missing And Should Be Installed	202	10	Ea.	5
The Class Room Lavatories Plumbing Fixtures Are Missing And Should Be Installed	14494	16	Ea.	5
Sub Total for System		14		

Fire and Life Safety

Deficiency	ID	Qty	UoM	Priority
Fire Alarm Strobe Is Missing And Is Needed	199	10	Ea.	1
Room lacks an appropriate eyewash.	14496	2	Ea.	1

279	Sabin K-8 School
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Fire and Life Safety

Deficiency	ID	Qty	UoM	Priority
Closed-circuit TV security system at end of life	18357	1	Ea.	2
Building not equipped with Card Key Access Control	18074	1	Ea.	3
Computer room lacks independent AC.	18124	1	Ea.	3
Sub Total for System		5		

Technology

Deficiency	ID	Qty	UoM	Priority
Administrative / Support area lacks data drop(s)	17277	18	Ea.	3
Administrative or support area lacks VOIP phone handset	17471	18	Ea.	3
Building lacks enough wireless data points	17078	7	Ea.	3
Classroom lacks technology upgrade	14501	25	Ea.	3
Room has insufficient dataports.	14485	184	Ea.	5
Room lacks telephone wiring for VOIP system.	14486	1	Ea.	5
Sub Total for System		6		

Conveyances

Deficiency	ID	Qty	UoM	Priority
Elevation changes prevent access (curbs, stairs, stages, doorway thresholds etc.)	11918	1	Ea.	1
Elevator Cab Is Damaged And Requires Replacement	18303	1	Ea.	3
Elevator Electrical System Should Be Cleaned And Inspected	200	1	Stop	4
Sub Total for System		3		

Specialties

Deficiency	ID	Qty	UoM	Priority
Moveable Partitions Are Damaged And Require Replacement	214	480	SF	4
Room has insufficient tackboard area.	14489	3	Ea.	5
Room has insufficient writing area.	14488	48	Ea.	5
Room lacks appropriate amount of teacher storage.	14490	35	Ea.	5
Room lacks the required demonstration table.	14491	3	Ea.	5
The Base Storage Cabinets Require Repainting	212	250	LF	5
The Upper Storage Cabinets Require Repainting	213	250	LF	5
Sub Total for System		7		

Other

Deficiency	ID	Qty	UoM	Priority
General hazardous materials deficiency	13702	1	LS	2
Sub Total for System		1		
Sub Total for Building A - Main Building		97		

Building: B - Covered Play Area

Roofing

Deficiency	ID	Qty	UoM	Priority
The Multi-Ply Bitumen Roof Covering Is Damaged And Requires Replacement	11415	4,900	SF	1
Flashings At Scupper Is Damaged And Should Be Repaired	11411	4	Ea.	2
Membrane Flashings At Drain Is Damaged And Should Be Repaired	11414	4	Ea.	2
The Roof Drains Are Clogged	11412	4	Ea.	2
Thru-Wall Scuppers Are Clogged	11410	4	Ea.	2
Strainers Are Missing And Needed	11413	4	Ea.	3
Bird Stop Is Damaged	10341	5,000	Ea.	4
Sub Total for System		7		

Exterior

Deficiency	ID	Qty	UoM	Priority
The Exterior Requires Painting	118	1,500	SF Wall	5

279	Sabin K-8 School
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Exterior

Deficiency	ID	Qty	UoM	Priority
The Aluminum Window Is Damaged And Requires Replacement	150	5	Ea.	2
The Metal Exterior Door Is Damaged And Requires Replacement	148	1	Door	2
Exterior door hardware is damaged and should be replaced	149	2	Ea.	3
Exterior Doors is not equipped with Card Key Access	17779	1	Ea.	3
The Metal Panel Exterior Is Damaged And Requires Replacement	147	1,000	SF Wall	3
The Exterior Requires Painting	11719	897	SF Wall	5
Sub Total for System			6	

Interior

Deficiency	ID	Qty	UoM	Priority
Interior Doors Require Replacement	162	2	Door	3
The Vinyl Composition Tile Flooring Is Damaged And Requires Replacement	161	897	SF	3
Interior Walls Require Repainting	160	897	SF	5
The Acoustical Ceilings Tiles Are Damaged And Require Replacement	159	897	SF	5
Sub Total for System			4	

Mechanical

Deficiency	ID	Qty	UoM	Priority
The Exterior Air Handler Is Damaged And Requires Replacement	151	1	TonAC	2
The Heat Pump HVAC Component Is Damaged And Requires Replacement	155	1	TonAC	2
Test And Balancing Required	152	897	SF	3
Controls Are Inadequate And Should Be Replaced With DDC Controls	153	897	SF	4
Ductwork Is Damaged And Should Be Repaired	154	20	LF	4
Sub Total for System			5	

Electrical

Deficiency	ID	Qty	UoM	Priority
The Mounted Building Lighting Is Damaged And Should Be Replaced	156	4	Ea.	3
Sub Total for System			1	

Fire and Life Safety

Deficiency	ID	Qty	UoM	Priority
Fire Alarm is Missing or Inadequate	158	897	SF	1
Security Alarm is Missing or Inadequate	157	897	SF	2
Sub Total for System			2	

Technology

Deficiency	ID	Qty	UoM	Priority
Building lacks enough wireless data points	16894	1	Ea.	3
Sub Total for System			1	

Specialties

Deficiency	ID	Qty	UoM	Priority
The Base Storage Cabinets Require Replacement	163	10	LF	4
The Upper Storage Cabinets Require Replacement	164	10	LF	4
Sub Total for System			2	
Sub Total for Building P2 - Portable Classroom			25	

Building: P3 - Portable Classroom

Roofing

Deficiency	ID	Qty	UoM	Priority
Debris In Gutters Should Be Removed	11422	140	LF	2
Gutter Joints Require Repair	11423	10	Ea.	2
Sub Total for System			2	

