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Sabin K-8 School

School Deficiency Listing

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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 Ea. 5

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	Fotal 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

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Site			
Deficiency	ID	Qty UoM	Priority
ree 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
Vall or parapet requires lateral bracing.	13572	1 LS	1
Vall to roof connections require enhancement	13574	1 LS	1
Vall to roof connections require enhancement	13575	1 LS	1
Vall 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	0
nterior		3	
	ID	Qty UoM	Driority
Deficiency Door opening width insufficient.	11915	6 Ea.	Priority 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
nterior Gypboard Walls Require Repainting	206	500 SF Wall	5
arge rooms lack capacity signs.	14500	6 Ea.	5
The Acoustical Ceilings Tiles Are Damaged And Require Replacement	205	7,000 SF	5
	205	8,000 SF	5
The Concrete Flooring Requires Repair or Repainting	Sub Total for System	8,000 SF	5
Mochanical		12	
Mechanical		_	
Deficiency	ID	Qty UoM	Priority

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Deficiency	ID	Qty Uo	M Priority
Heat Exchanger Requires Replacement	11718	1 Ea	a. 2
Lab lacks an air exchange system.	14492	2 Ea	a. 2
The Package Unit HVAC Component Is Damaged And Requires Replacement	192	11 To	nAC 2
The Radiant Heat HVAC Component Is Damaged And Requires Replacement	193	15 Ea	a. 2
Kitchen Air/Exhaust Inadequate And Should Be Increased	188	2 Ea	a. 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	a. 3
Abandoned equipment left in place	10342	2 Ea	a. 4
Abandoned equipment left in place	10345	1 Ea	a. 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	a. 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	a. 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
C: 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 Fa	1

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Fire and Life Safety

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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

Specialties

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	

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	-

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1

2

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Sub Total for System

Sub Total for System

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Interior

Deficiency	ID	Qty	UoM	Priority
Interior Wood Walls Require Repainting	119	4,900	SF Wall	5
	Sub Total for System	1		
	Sub Total for Building B - Covered Play Area	9		

Building: P1 - Portable Classroom

Roofing

The Metal Roof Structural Roof Covering Is Damaged And Requires Replacement115162,114 SF1Debris In Gutters Should Be Removed11416120 LF2Gutters Are Damaged11417120 LF2The Metal Downspouts Are Damaged Or Missing And Requires Replacement1141840 LF3Sub Total for System4ExteriorDeficiencyIDQty UoMPriorityExterior Doors is not equipped with Card Key Access177802 Ea.3Sub Total for System1InteriorDeficiencyIDQty UoMPriorityExterior Doors is not equipped with Card Key Access177802 Ea.3DeficiencyIDQty UoMPriorityDeficiencyIDQty UoMPriorityExterior110SF3Birds are missing or in poor condition.1448240 SF Surf4	Deficiency	ID	Qty UoM	Priority
Gutters Are Damaged 11417 120 LF 2 The Metal Downspouts Are Damaged Or Missing And Requires Replacement 11418 40 LF 3 Sub Total for System 4 4 4 4 Exterior DD Qty UoM Priority Exterior Doors is not equipped with Card Key Access 17780 2 Ea. 3 Sub Total for System 1 1 1 1 Exterior Doors is not equipped with Card Key Access 17780 2 Ea. 3 Bub Total for System 1 1 1 1 Deficiency ID Qty UoM Priority Deficiency ID Qty UoM Priority Deficiency ID Qty UoM Priority The Vinyl Composition Tile Flooring Is Damaged And Requires Replacement 146 120 SF 3	The Metal Roof Structural Roof Covering Is Damaged And Requires Replacement	11516	2,114 SF	1
The Metal Downspouts Are Damaged Or Missing And Requires Replacement 11418 40 LF 3 Sub Total for System 4 Exterior Deficiency ID Qty UoM Priority Exterior Doors is not equipped with Card Key Access 17780 2 Ea. 3 Sub Total for System 1 1 1 Enterior Deficiency 1 1 Deficiency 10 Qty UoM Priority Deficiency 1 1 1 Deficiency 1 1 1 Deficiency 1 1 1 Deficiency 1D Qty UoM Priority The Vinyl Composition Tile Flooring Is Damaged And Requires Replacement 146 120 SF 3	Debris In Gutters Should Be Removed	11416	120 LF	2
Sub Total for System 4 Exterior ID Qty UoM Deficiency ID Qty UoM Exterior Doors is not equipped with Card Key Access 17780 2 Ea. Sub Total for System 1 Interior Deficiency ID Qty UoM Priority 1 Deficiency ID Qty UoM The Vinyl Composition Tile Flooring Is Damaged And Requires Replacement 146 120 SF	Gutters Are Damaged	11417	120 LF	2
Exterior ID Qty UoM Priority Exterior Doors is not equipped with Card Key Access 17780 2 Ea. 3 Sub Total for System 1 I Interior ID Qty UoM Priority Deficiency ID Qty UoM Priority The Vinyl Composition Tile Flooring Is Damaged And Requires Replacement 146 120 SF 3	The Metal Downspouts Are Damaged Or Missing And Requires Replacement	11418	40 LF	3
Deficiency ID Qty Vol Priority Exterior Doors is not equipped with Card Key Access 17780 2 Ea. 3 Sub Total for System 1 Interior Deficiency ID Qty VolM Priority The Vinyl Composition Tile Flooring Is Damaged And Requires Replacement 146 120 SF 3		Sub Total for System	4	
Exterior Doors is not equipped with Card Key Access 17780 2 Ea. 3 Sub Total for System 1 Interior Deficiency ID Qty UoM The Vinyl Composition Tile Flooring Is Damaged And Requires Replacement 146 120 SF 3	Exterior			
Sub Total for System 1 Interior Deficiency ID Qty UoM Priority The Vinyl Composition Tile Flooring Is Damaged And Requires Replacement 146 120 SF 3	Deficiency	ID	Qty UoM	Priority
Interior ID Qty UoM Priority Deficiency ID Qty UoM Priority The Vinyl Composition Tile Flooring Is Damaged And Requires Replacement 146 120 SF 3	Exterior Doors is not equipped with Card Key Access	17780	2 Ea.	3
Deficiency ID Qty UoM Priority The Vinyl Composition Tile Flooring Is Damaged And Requires Replacement 146 120 SF 3		Sub Total for System	1	
The Vinyl Composition Tile Flooring Is Damaged And Requires Replacement 146 120 SF 3	Interior			
	Deficiency	ID	Qty UoM	Priority
Blinds are missing or in poor condition.1448240SF Surf4	The Vinyl Composition Tile Flooring Is Damaged And Requires Replacement	146	120 SF	3
	Blinds are missing or in poor condition.	14482	40 SF Surf	4

Mechanical

Deficiency	ID	Qty UoM	Priority
Test And Balancing Required	140	1,879 SF	3
Exhaust Fan Ventilation Is Damaged And Should Be Replaced	142	1 Ea.	4
Duct Cleaning Required	141	1,879 SF	5
	Sub Total for System	3	
Electrical			

Deficiency	ID	Qty UoM	Priority
The GFCI Electrical Receptacles Are Inadequate And More Are Needed	145	1 Ea.	3
The Mounted Building Lighting Is Damaged And Should Be Replaced	143	6 Ea.	3
The 2 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	144	16 Ea.	4
	Sub Total for System	3	

ID Qty UoM Priority Deficiency ID Qty UoM Priority Building lacks enough wireless data points 16932 1 Ea. 3 Sub Total for System 1 Sub Total for System 1

Building: P2 - Portable Classroom

Roofing

Deficiency	ID	Qty UoM	Priority
The Metal Roof Structural Roof Covering Is Damaged And Requires Replacement	11517	1,182 SF	1
Debris In Gutters Should Be Removed	11419	80 LF	2
Gutters Are Damaged	11420	80 LF	2
The Metal Downspouts Are Damaged Or Missing And Requires Replacement	11421	40 LF	3
	Sub Total for System	4	

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Exterior

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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

Mechanical

Electrical

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	

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 2 897 SF Test And Balancing Required 3 152 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

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

Technology Deficiency ID Qty UoM Build

uilding lacks enough wireless data points	16894	1 Ea.	3
	Sub Total for System	1	
necialties			

Sub Total for System

2

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	

Priority

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Exterior

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Deficiency	ID	Qty UoM	Priority
The Aluminum Window Is Damaged And Requires Replacement	125	8 Ea.	2
Exterior Doors is not equipped with Card Key Access	17778	4 Ea.	3
Exterior Metal Door Requires Repainting	124	4 Door	3
The Metal Panel Exterior Is Damaged And Requires Replacement	123	16,800 SF Wall	3
The Exterior Requires Cleaning	120	8,500 SF Wall	5
The Exterior Requires Painting	121	8,500 SF Wall	5
The Exterior Soffit Is Damaged And Requires Repair	122	40 SF	5
	Sub Total for System	7	
Interior			
Deficiency	ID	Qty UoM	Priority
The Vinyl Composition Tile Flooring Is Damaged And Requires Replacement	129	1,879 SF	3
Interior Doors Require Repainting	130	6 Door	5
Interior Gypboard Walls Require Repainting	128	11,000 SF Wall	5
Interior Walls Require Repainting	127	1,879 SF	5

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Deficiency	ID	Qty UoM	Priority
The Heat Pump HVAC Component Is Damaged And Requires Replacement	135	4 TonAC	2
Exhaust Fan Ventilation Is Damaged And Should Be Replaced	134	1 Ea.	4
Make-Up Air Inadequate And Should Be Increased	133	1,879 SF	4
	Sub Total for System	3	
Electrical			

Sub Total for System

5

Deficiency	ID	Qty UoM	Priority
The Mounted Building Lighting Is Damaged And Should Be Replaced	138	4 Ea.	3
The 2 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	139	20 Ea.	4
	Sub Total for System	2	

Plumbing			
Deficiency	ID	Qty UoM	Priority
The Water Heater Plumbing Fixtures Are Damaged And Should Be Replaced	11721	1 Ea.	2
The Toilets Plumbing Fixtures Are Damaged And Should Be Installed	137	2 Ea.	3
The Rest Room Lavatories Plumbing Fixtures Are Damaged And Should Be Cleaned	136	3 Ea.	5
	Sub Total for System	3	

Technology

Deficiency	ID	Qty UoM	Priority
Administrative / Support area lacks data drop(s)	17276	2 Ea.	3
Administrative or support area lacks VOIP phone handset	17470	2 Ea.	3
Building lacks enough wireless data points	16925	1 Ea.	3
	Sub Total for System	3	

Specialties

Deficiency	ID	Qty UoM	Priority
The Base Storage Cabinets Require Replacement	131	30 LF	4
The Upper Storage Cabinets Require Replacement	132	30 LF	4
	Sub Total for System	2	
	Sub Total for Building P3 - Portable Classroom	27	
	Total for Campus	195	