

283	Sellwood Middle School
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School and Site Level Deficiencies

Site

Deficiency	ID	Qty	UoM	Priority
Asphalt Walks Are Damaged And Require Replacement	6042	5,000	SF	3
Concrete Walks Are Damaged And Require Replacement	6043	5,000	SF	3
Exterior Basketball Goals Are Damaged And Require Replacement	6045	2	Ea.	4
Bus drop-off area does not have a canopy.	14017	250	LF	5
Paved Play Requires Recoating And Resurfacing	6044	10,000	SF	5
Paving Requires Restriping	6041	43	CAR	5
School lacks marquee or marquee in poor condition.	13887	1	Ea.	5
Sub Total for System		7		

Electrical

Deficiency	ID	Qty	UoM	Priority
Generator Is Damaged And Requires Replacement	6074	15	KW	1
The Mounted Building Lighting Is Damaged And Should Be Replaced	6073	9	Ea.	3
The Pole Lighting Is Damaged And Should Be Replaced	6071	3	Ea.	3
The Canopy Lighting Is Damaged And Should Be Replaced	6072	4	Ea.	4
School site lacks appropriate lighting.	14110	10	Ea.	5
Sub Total for System		5		

Technology

Deficiency	ID	Qty	UoM	Priority
Facility lacks centralized video distribution equipment	16725	1	Ea.	3
Facility lacks VOIP central equipment	16814	1	Ea.	3
Sub Total for System		2		
Sub Total for School and Site Level		14		

Building: A - Main Building

Site

Deficiency	ID	Qty	UoM	Priority
Elevation changes prevent access (curbs, stairs, stages, doorway thresholds etc.)	11904	1	LF	1
Elevation changes prevent access (curbs, stairs, stages, doorway thresholds etc.)	13025	1	LF	1
Elevation changes prevent access (curbs, stairs, stages, doorway thresholds etc.)	13131	20	LF	1
Signage missing or not compliant.	12940	1	Ea.	5
Sub Total for System		4		

Roofing

Deficiency	ID	Qty	UoM	Priority
The Multi-Ply Bitumen Roof Covering Is Damaged And Requires Replacement	9189	1,000	SF	1
The Multi-Ply Bitumen Roof Covering Is Damaged And Requires Replacement	9190	1,120	SF	1
The Multi-Ply Bitumen Roof Covering Is Damaged And Requires Replacement	9191	1,400	SF	1
The Multi-Ply Bitumen Roof Covering Is Damaged And Requires Replacement	9192	3,690	SF	1
The Multi-Ply Bitumen Roof Covering Is Damaged And Requires Replacement	9193	20,450	SF	1
Wood roof diaphragms need enhancement	13585	1	LS	2
Sub Total for System		6		

Structural

Deficiency	ID	Qty	UoM	Priority
Wall or parapet requires lateral bracing.	13584	1	LS	1
Wall or parapet requires lateral bracing.	13586	1	LS	1
Wall to roof connections require enhancement	13583	1	LS	1
Sub Total for System		3		

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Exterior

Deficiency	ID	Qty	UoM	Priority
The Aluminum Window Is Damaged And Requires Replacement	6053	61	Ea.	2
The Steel Window Is Damaged And Requires Replacement	6054	2	Ea.	2
The Wood Exterior Door Is Damaged And Requires Replacement	6049	10	Door	2
The Wood Window Is Damaged And Requires Replacement	6052	11	Ea.	2
Exterior door hardware is damaged and should be replaced	6051	10	Ea.	3
Exterior Doors is not equipped with Card Key Access	17774	18	Ea.	3
Exterior Metal Door Requires Repainting	6050	8	Door	3
The Storefront / Curtain Wall Is Damaged And Requires Replacement	6048	936	SF Wall	3
The Stucco Exterior Is Damaged And Requires Repair	6047	50	SF Wall	3
The Exterior Requires Painting	6046	36,000	SF Wall	5
Sub Total for System		10		

Interior

Deficiency	ID	Qty	UoM	Priority
Door opening width insufficient.	13059	8	Ea.	2
Door opening width insufficient.	13251	12	Ea.	2
Maneuvering clearance insufficient at doorway.	13220	1	Ea.	2
Acoustical Wall Treatment is missing and is needed	14445	2,784	SF	3
Door is not equiped with Card Key Access	17619	73	Ea.	3
Handrail/Railing needs minor repairs	6069	100	LF	3
Interior Doors Require Replacement	6064	43	Door	3
The Carpet Flooring Is Damaged And Requires Replacement	6059	12,000	SF	3
The Vinyl Composition Tile Flooring Is Damaged And Requires Replacement	6060	45,000	SF	3
Blinds are missing or in poor condition.	14453	380	SF Surf	4
Miscellaneous ADA deficiency	11905	1	Ea.	4
The Plaster Ceilings Are Damaged And Requires Repair	6056	3,000	SF	4
The Wood Flooring Is Damaged And Requires Repair	6061	5,000	SF	4
Interior Ceilings Requires Repainting	6057	4,000	SF	5
Interior Doors Require Repainting	6065	20	Door	5
Interior Doors Require Repair	6063	10	Door	5
Interior Walls Require Repainting	6058	65,000	SF	5
Large rooms lack capacity signs.	14454	6	Ea.	5
The Acoustical Ceilings Tiles Are Damaged And Require Replacement	6055	55,000	SF	5
The Concrete Flooring Requires Repair or Repainting	6062	3,000	SF	5
Sub Total for System		20		

Mechanical

Deficiency	ID	Qty	UoM	Priority
Kitchen Fire Suppression Hood is Missing	6088	1	Ea.	2
The Boiler HVAC Component Is Damaged And Requires Replacement	6096	8,000	MBH	2
The Fan Coil HVAC Component Is Damaged And Requires Replacement	6095	3	TonAC	2
The Radiant Heat HVAC Component Is Damaged And Requires Replacement	6097	43	Ea.	2
The Roof Condenser Is Damaged And Requires Replacement	6087	4	TonAC	2
Unit Ventilator requires Replacement	6098	16	Ea.	2
Air Compressor is Inoperable and Requires Replacement	6100	1	Ea.	3
Test And Balancing Required	6089	20,000	SF	3
Controls Are Inadequate And Should Be Replaced With DDC Controls	6090	65,016	SF	4
Exhaust Fan Ventilation Is Damaged And Should Be Replaced	6093	6	Ea.	4
Industrial Dust Collection System requires replacement	6099	1	Ea.	4
The Chemistry Lab Fume Hood(S) Is Missing And Should Be Installed	6094	2	Ea.	4

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Mechanical

Deficiency	ID	Qty	UoM	Priority
Duct Cleaning Required	6091	20,000	SF	5
Exhaust Fan Ventilation Is Missing And Should Be Installed	6092	11	Ea.	5
Sub Total for System		14		

Electrical

Deficiency	ID	Qty	UoM	Priority
The Distribution Panel Is Damaged And Should Be Replaced	6079	1,000	Amps	2
The Panelboard Is Damaged And Should Be Replaced	6080	1,200	Amps	2
Circuits need to be added to support additional outlets	16623	5	Ea.	3
LC: The Electrical / Lighting Fixtures and Branch Wiring system is beyond its useful life.	6075	13,000	SF	3
The Electrical Receptacles Are Inadequate And Require Replacement	6085	20	Ea.	3
The GFCI Electrical Receptacles Are Inadequate And More Are Needed	6086	6	Ea.	3
The H.I.D. Lighting Is Damaged And Should Be Replaced	6078	18	Ea.	3
The 1 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	6076	18	Ea.	4
The Electrical Circuit Capacity Is Inadequate	6081	20	EACH	4
The Incandescent Lighting Is Damaged And Should Be Replaced	6077	7	Ea.	4
Room has insufficient electrical outlets.	14446	48	Ea.	5
Sub Total for System		11		

Plumbing

Deficiency	ID	Qty	UoM	Priority
Completely nonaccessible toilet room.	13062	2	Ea.	1
Completely nonaccessible toilet room.	13222	1	Ea.	1
The Water Heater Plumbing Fixtures Are Damaged And Should Be Replaced	6101	1	Ea.	2
Install Fire Sprinklers	6137	65,016	SF	3
LC: The Plumbing / Domestic Water Piping System system is beyond its useful life.	6110	65,016	SF	3
The Showers Plumbing Fixtures Are Damaged And Should Be Replaced	6108	12	Ea.	3
The Toilets Plumbing Fixtures Are Damaged And Should Be Replaced	6106	21	Ea.	3
The Urinal Plumbing Fixtures Are Damaged And Should Be Replaced	6107	12	Ea.	3
Drinking Fountain unit not accessible.	13060	1	Ea.	4
Drinking Fountain unit not accessible.	13061	2	Ea.	4
The Class Room Lavatories Plumbing Fixtures Are Damaged And Should Be Replaced	6103	3	Ea.	4
The Custodial Mop Or Service Sink Is Damaged And Should Be Replaced	6104	6	Ea.	4
The Non-Refrigerated Drinking Fountain is Damaged And Should Be Replaced	6102	8	Ea.	4
The Rest Room Lavatories Plumbing Fixtures Are Damaged And Should Be Replaced	6105	20	Ea.	4
Room lacks a drinking fountain.	14452	3	Ea.	5
The Class Room Lavatories Plumbing Fixtures Are Missing And Should Be Installed	14451	21	Ea.	5
Sub Total for System		16		

Fire and Life Safety

Deficiency	ID	Qty	UoM	Priority
Fire Alarm is Missing or Inadequate	6084	65,016	SF	1
Emergency Lighting Is Inadequate Or Not Present And Should Be Installed	6082	65,016	SF	2
Security Alarm is Missing or Inadequate	6083	65,016	SF	2
Building not equipped with Card Key Access Control	18076	1	Ea.	3
Computer room lacks independent AC.	18122	1	Ea.	3
Sub Total for System		5		

Technology

Deficiency	ID	Qty	UoM	Priority
Administrative / Support area lacks data drop(s)	17281	23	Ea.	3
Administrative or support area lacks VOIP phone handset	17475	23	Ea.	3

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Technology

Deficiency	ID	Qty	UoM	Priority
Building lacks enough wireless data points	17072	7	Ea.	3
Classroom lacks technology upgrade	14455	26	Ea.	3
Room has insufficient dataports.	14447	184	Ea.	5
Sub Total for System		5		

Conveyances

Deficiency	ID	Qty	UoM	Priority
Elevation changes prevent access (curbs, stairs, stages, doorway thresholds etc.)	12939	1	Ea.	1
Elevation changes prevent access (curbs, stairs, stages, doorway thresholds etc.)	13186	1	Ea.	1
Elevation changes prevent access (curbs, stairs, stages, doorway thresholds etc.)	13298	1	Ea.	1
Elevator Is Missing And Needed	13036	1	Ea.	1
Sub Total for System		4		

Specialties

Deficiency	ID	Qty	UoM	Priority
Metal Locker requires replacement	6070	100	Ea.	4
The Base Storage Cabinets Require Replacement	6067	180	LF	4
The Upper Storage Cabinets Require Replacement	6068	180	LF	4
Room has insufficient tackboard area.	14449	9	Ea.	5
Room has insufficient writing area.	14448	26	Ea.	5
Room lacks appropriate amount of teacher storage.	14450	7	Ea.	5
Stage lacks necessary equipment.	11288	1	Ea.	5
Sub Total for System		7		

Other

Deficiency	ID	Qty	UoM	Priority
General hazardous materials deficiency	13705	1	LS	2
Sub Total for System		1		
Sub Total for Building A - Main Building		106		

Building: B - East Addition

Roofing

Deficiency	ID	Qty	UoM	Priority
The Multi-Ply Bitumen Roof Covering Is Damaged And Requires Replacement	9185	700	SF	1
The Multi-Ply Bitumen Roof Covering Is Damaged And Requires Replacement	9186	1,600	SF	1
The Multi-Ply Bitumen Roof Covering Is Damaged And Requires Replacement	9187	3,400	SF	1
The Multi-Ply Bitumen Roof Covering Is Damaged And Requires Replacement	9188	3,600	SF	1
Sub Total for System		4		

Exterior

Deficiency	ID	Qty	UoM	Priority
The Aluminum Window Is Damaged And Requires Replacement	6114	3	Ea.	2
The Steel Window Is Damaged And Requires Replacement	6115	13	Ea.	2
Exterior Doors is not equipped with Card Key Access	17773	12	Ea.	3
Exterior Metal Door Requires Repainting	6113	12	Door	3
The Stucco Exterior Is Damaged And Requires Repair	6112	200	SF Wall	3
The Exterior Requires Painting	6111	32,000	SF Wall	5
Sub Total for System		6		

Interior

Deficiency	ID	Qty	UoM	Priority
Acoustical Wall Treatment is missing and is needed	14435	1,848	SF	3
Door is not equipped with Card Key Access	17618	20	Ea.	3
The Carpet Flooring Is Damaged And Requires Replacement	6118	900	SF	3

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Interior

Deficiency	ID	Qty	UoM	Priority
The Vinyl Composition Tile Flooring Is Damaged And Requires Replacement	6119	12,000	SF	3
The Wood Flooring Is Damaged And Requires Repair	6120	6,000	SF	4
Classroom door lacks the appropriate vision panel.	14437	1	Ea.	5
Interior Doors Require Repainting	6122	20	Door	5
Interior Walls Require Repainting	6117	22,000	SF	5
Large rooms lack capacity signs.	14443	4	Ea.	5
The Concrete Flooring Requires Repair or Repainting	6121	3,000	SF	5
The Gypboard Ceilings Are Damaged And Requires Repainting	6116	2,000	SF	5
Sub Total for System		11		

Mechanical

Deficiency	ID	Qty	UoM	Priority
The Radiant Heat HVAC Component Is Damaged And Requires Replacement	6133	2	Ea.	2
Test And Balancing Required	6128	22,483	SF	3
The 2 X 4 Exhausts/Hoods Are Missing/Damaged And Require Replacement	6127	5	Ea.	3
Controls Are Inadequate And Should Be Replaced With DDC Controls	6129	22,483	SF	4
Exhaust Fan Ventilation Is Damaged And Should Be Replaced	6131	7	Ea.	4
The Chemistry Lab Fume Hood(S) Is Missing And Should Be Installed	6132	3	Ea.	4
Duct Cleaning Required	6130	22,483	SF	5
Sub Total for System		7		

Electrical

Deficiency	ID	Qty	UoM	Priority
The Panelboard Is Damaged And Should Be Replaced	6141	800	Amps	2
LC: The Electrical / Lighting Fixtures and Branch Wiring system is beyond its useful life.	6138	5,000	SF	3
The Electrical Receptacles Are Inadequate And Require Replacement	6147	10	Ea.	3
The GFCI Electrical Receptacles Are Inadequate And More Are Needed	6148	4	Ea.	3
The H.I.D. Lighting Is Damaged And Should Be Replaced	6139	2	Ea.	3
The Electrical Circuit Capacity Is Inadequate	6142	10	EACH	4
Sub Total for System		6		

Plumbing

Deficiency	ID	Qty	UoM	Priority
Install Fire Sprinklers	6136	21,683	SF	3
The Showers Plumbing Fixtures Are Damaged And Should Be Replaced	6135	5	Ea.	3
The Rest Room Lavatories Plumbing Fixtures Are Damaged And Should Be Replaced	6134	13	Ea.	4
Room lacks a drinking fountain.	14442	6	Ea.	5
The Class Room Lavatories Plumbing Fixtures Are Missing And Should Be Installed	14441	1	Ea.	5
Sub Total for System		5		

Fire and Life Safety

Deficiency	ID	Qty	UoM	Priority
Fire Alarm is Missing or Inadequate	6146	22,483	SF	1
Emergency Exit Signage Is Damaged Or Missing And Should Be Replaced	6144	4	Ea.	2
Emergency Lighting System Is Damaged Or Missing And Should Be Replaced	6143	22,483	SF	2
Security Alarm is Missing or Inadequate	6145	22,483	SF	2
Computer room lacks independent AC.	18121	1	Ea.	3
Sub Total for System		5		

Technology

Deficiency	ID	Qty	UoM	Priority
Administrative / Support area lacks data drop(s)	17280	2	Ea.	3
Administrative or support area lacks VOIP phone handset	17474	2	Ea.	3

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Technology

Deficiency	ID	Qty	UoM	Priority
Building lacks enough wireless data points	16996	2	Ea.	3
Classroom lacks technology upgrade	14444	6	Ea.	3
Room has insufficient dataports.	14436	20	Ea.	5
Sub Total for System		5		

Specialties

Deficiency	ID	Qty	UoM	Priority
Room has insufficient tackboard area.	14439	6	Ea.	5
Room has insufficient writing area.	14438	16	Ea.	5
Room lacks appropriate amount of teacher storage.	14440	19	Ea.	5
The Base Storage Cabinets Require Repainting	6124	100	LF	5
The Upper Storage Cabinets Require Repainting	6125	40	LF	5
The Wardrobe Storage Cabinets Require Repainting	6126	12	LF	5
Sub Total for System		6		
Sub Total for Building B - East Addition		55		
Total for Campus		175		