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Tubman Middle School

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**School and Site Level Deficiencies****Site**

Deficiency	ID	Qty	UoM	Priority
Concrete Walks Are Damaged And Require Replacement	5224	200	SF	3
Exterior Basketball Goals Are Damaged And Require Replacement	5226	2	Ea.	4
Fencing Is Damaged And Should Be Replaced (8' Chain Link Fence)	5220	300	LF	4
Gate Is Damaged And Requires Replacement	5221	2	Ea.	4
Bollards Are Damaged And Require Replacement	5225	5	Ea.	5
Paving Requires Restriping	5223	25	CAR	5
School lacks marquee or marquee in poor condition.	11309	1	Ea.	5
School lacks marquee or marquee in poor condition.	13851	1	Ea.	5
Tree Replacement Required	5222	12	Ea.	5
<b>Sub Total for System</b>		<b>9</b>		

**Interior**

Deficiency	ID	Qty	UoM	Priority
Middle School lacks appropriate wayfinding system.	14163	1	Ea.	5
<b>Sub Total for System</b>		<b>1</b>		

**Electrical**

Deficiency	ID	Qty	UoM	Priority
School site lacks appropriate lighting.	14083	10	Ea.	5
<b>Sub Total for System</b>		<b>1</b>		

**Technology**

Deficiency	ID	Qty	UoM	Priority
Facility lacks centralized video distribution equipment	16762	1	Ea.	3
Facility lacks Distribution Closet for IDF	18379	2	Ea.	3
Facility lacks VOIP central equipment	16851	1	Ea.	3
<b>Sub Total for System</b>		<b>3</b>		
<b>Sub Total for School and Site Level</b>		<b>14</b>		

**Building: A - Main Building****Site**

Deficiency	ID	Qty	UoM	Priority
Elevation changes prevent access (curbs, stairs, stages, doorway thresholds etc.)	12948	1	LF	1
Handrails missing or not compliant.	12947	20	LF	4
Foundation appears to have settlement issues	10066	250	SF	5
Foundation appears to have settlement issues	10069	100	SF	5
Signage missing or not compliant.	13109	1	Ea.	5
<b>Sub Total for System</b>		<b>5</b>		

**Roofing**

Deficiency	ID	Qty	UoM	Priority
The Multi-Ply Bitumen Roof Covering Is Damaged And Requires Replacement	2072	14,224	SF	1
The Multi-Ply Bitumen Roof Covering Is Damaged And Requires Replacement	2125	5,093	SF	1
The Multi-Ply Bitumen Roof Covering Is Damaged And Requires Replacement	2128	12,287	SF	1
The Multi-Ply Bitumen Roof Covering Is Damaged And Requires Replacement	2131	5,436	SF	1
The Multi-Ply Bitumen Roof Covering Is Damaged And Requires Replacement	2133	5,454	SF	1
The Multi-Ply Bitumen Roof Covering Is Damaged And Requires Replacement	2134	1,519	SF	1
The Multi-Ply Bitumen Roof Covering Is Damaged And Requires Replacement	2135	420	SF	1
The Multi-Ply Bitumen Roof Covering Is Damaged And Requires Replacement	2136	821	SF	1
The Multi-Ply Bitumen Roof Covering Is Damaged And Requires Replacement	11732	11,476	SF	1
<b>Sub Total for System</b>		<b>9</b>		

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**Structural**

Deficiency	ID	Qty	UoM	Priority
Chimney requires lateral bracing.	13604	1	LS	1
Wall to roof connections require enhancement	13605	1	LS	1
Wall to roof connections require enhancement	13606	1	LS	1
<b>Sub Total for System</b>		<b>3</b>		

**Exterior**

Deficiency	ID	Qty	UoM	Priority
The Aluminum Window Is Damaged And Requires Replacement	5236	85	Ea.	2
Exterior door hardware is damaged and should be replaced	5235	5	Ea.	3
Exterior Doors is not equipped with Card Key Access	17879	20	Ea.	3
Exterior Metal Door Requires Repainting	5233	15	Door	3
Glass Masonry Unit requires replacement	10081	150	SF	3
The Brick Exterior Is Damaged And Requires Repointing	5229	1,000	SF Wall	3
The Metal Exterior Door Is Damaged And Requires Repair	5232	5	Door	3
The Metal Panel Exterior Is Damaged And Requires Replacement	5231	200	SF Wall	3
The Stucco Exterior Is Damaged And Requires Repair	5230	500	SF Wall	3
The Exterior Requires Cleaning	5227	2,500	SF Wall	5
The Exterior Requires Painting	5228	500	SF Wall	5
The Exterior Requires Painting	10071	1,000	SF Wall	5
<b>Sub Total for System</b>		<b>12</b>		

**Interior**

Deficiency	ID	Qty	UoM	Priority
Maneuvering clearance insufficient at doorway.	13142	1	Ea.	2
Acoustical Wall Treatment is missing and is needed	15508	2,832	SF	3
Door is not equiped with Card Key Access	17708	102	Ea.	3
Interior Doors Require Replacement	5251	5	Door	3
The Ceramic Tile Flooring Is Damaged And Requires Replacement	5248	50	SF	3
The Suspended Ceiling Grid is Damaged And Require Replacement	5239	5,000	SF	3
Interior Gypboard Walls Require Repair	5245	250	SF Wall	4
Interior Toilet Partition Require Repair Or Replacement	5246	12	Ea.	4
The Wood Flooring Is Damaged And Requires Repair	5247	5,000	SF	4
Interior Ceilings Requires Repainting	5243	55,198	SF	5
Interior Doors Require Repainting	5252	52	Door	5
Interior Doors Require Repair	5250	45	Door	5
Interior Walls Require Repainting	5241	30,000	SF	5
Large rooms lack capacity signs.	15517	4	Ea.	5
The Acoustical Ceilings Tiles Are Damaged And Require Replacement	5238	10,000	SF	5
The Concrete Flooring Requires Repair or Repainting	5249	200	SF	5
<b>Sub Total for System</b>		<b>16</b>		

**Mechanical**

Deficiency	ID	Qty	UoM	Priority
Controls Are Inadequate And Should Be Repaired?	5268	55,198	SF	2
Small HVAC Circulating Pump requies Replacement	10051	4	Ea.	2
Steam Condensate Reciever requires Replacement	10049	2	Ea.	2
The Large Diameter Exhausts/Hoods Are Missing/Damaged And Require Replacement	5259	32	Ea.	2
The Radiant Heat HVAC Component Is Damaged And Requires Replacement	5276	126	Ea.	2
Air Compressor is Inoperable and Requires Replacement	5277	2	Ea.	3
Test And Balancing Required	5267	55,198	SF	3
The 4 X 4 Exhausts/Hoods Are Missing/Damaged And Require Replacement	5263	3	Ea.	3

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**Mechanical**

Deficiency	ID	Qty	UoM	Priority
The 4 X 6 Exhausts/Ventilators Are Missing/Damaged And Require Replacement	5264	4	Ea.	3
Abandoned equipment left in place	10047	13	Ea.	4
Exhaust Fan Ventilation Is Damaged And Should Be Replaced	5274	11	Ea.	4
Exhaust Fan Ventilation Is Damaged And Should Be Replaced	10054	1	Ea.	4
The 2 X 2 Exhausts/Hoods Are Missing/Damaged And Require Replacement	5260	4	Ea.	4
Duct Cleaning Required	5270	55,198	SF	5
Duct Register is Damaged And Should Be Replaced	5271	150	Ea.	5
Exhaust Fan Ventilation Is Missing And Should Be Installed	5273	7	Ea.	5
<b>Sub Total for System</b>		<b>16</b>		

**Electrical**

Deficiency	ID	Qty	UoM	Priority
The Exterior Meter Service Is Damaged And Should Be Replaced	5289	2,500	Amps	2
Circuits need to be added to support additional outlets	16667	15	Ea.	3
The Mounted Building Lighting Is Damaged And Should Be Replaced	5288	6	Ea.	3
The 1 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	5293	75	Ea.	4
The 2 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	5295	52	Ea.	4
The Canopy Lighting Is Damaged And Should Be Replaced	5287	4	Ea.	4
The Pendant Lighting Is Damaged And Should Be Replaced	5296	60	Ea.	4
Room has insufficient electrical outlets.	15509	146	Ea.	5
<b>Sub Total for System</b>		<b>8</b>		

**Plumbing**

Deficiency	ID	Qty	UoM	Priority
Completely nonaccessible toilet room.	12880	1	Ea.	1
Completely nonaccessible toilet room.	13121	1	Ea.	1
The Toilets Plumbing Fixtures Are Damaged And Should Be Replaced	5285	35	Ea.	3
The Urinal Plumbing Fixtures Are Damaged And Should Be Replaced	5286	14	Ea.	3
Drinking Fountain unit not accessible.	12878	2	Ea.	4
Drinking Fountain unit not accessible.	12879	1	Ea.	4
Drinking Fountain unit not accessible.	13111	2	Ea.	4
Drinking Fountain unit not accessible.	13119	1	Ea.	4
The Class Room Lavatories Plumbing Fixtures Are Damaged And Should Be Replaced	5281	20	Ea.	4
The Custodial Mop Or Service Sink Is Damaged And Should Be Replaced	5283	3	Ea.	4
The Non-Refrigerated Drinking Fountain is Damaged And Should Be Replaced	5279	6	Ea.	4
The Rest Room Lavatories Plumbing Fixtures Are Damaged And Should Be Replaced	5284	29	Ea.	4
Room lacks a drinking fountain.	15516	6	Ea.	5
The Class Room Lavatories Plumbing Fixtures Are Missing And Should Be Installed	15515	3	Ea.	5
<b>Sub Total for System</b>		<b>14</b>		

**Fire and Life Safety**

Deficiency	ID	Qty	UoM	Priority
Fire Alarm is Missing or Inadequate	13778	1	LS	1
PA Speakers are missing or need to be replaced	18889	8	Ea.	2
Building not equipped with Card Key Access Control	18035	1	Ea.	3
Computer room lacks independent AC.	18197	1	Ea.	3
<b>Sub Total for System</b>		<b>4</b>		

**Technology**

Deficiency	ID	Qty	UoM	Priority
Administrative / Support area lacks data drop(s)	17194	21	Ea.	3
Administrative or support area lacks VOIP phone handset	17388	21	Ea.	3

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**Technology**

Deficiency	ID	Qty	UoM	Priority
Building lacks enough wireless data points	17046	5	Ea.	3
Classroom lacks technology upgrade	15518	20	Ea.	3
Classroom lacks VOIP phone handset	18507	20	Ea.	3
Room has insufficient dataports.	15510	216	Ea.	5
Room lacks telephone wiring for VOIP system.	15511	1	Ea.	5
<b>Sub Total for System</b>		<b>7</b>		

**Conveyances**

Deficiency	ID	Qty	UoM	Priority
Elevator Cab Is Damaged And Requires Replacement	18304	1	Ea.	3
<b>Sub Total for System</b>		<b>1</b>		

**Specialties**

Deficiency	ID	Qty	UoM	Priority
The Retractable Bleachers are Damaged and Require Repair	5258	100	Seat	3
Storage Tank is missing and is needed	10053	1	Ea.	4
Room has insufficient tackboard area.	15513	5	Ea.	5
Room has insufficient writing area.	15512	24	Ea.	5
Room lacks appropriate amount of teacher storage.	15514	17	Ea.	5
The Base Storage Cabinets Require Repainting	5254	500	LF	5
The Fixed Shelving Storage Cabinets Require Repainting	5257	900	LF	5
The Upper Storage Cabinets Require Repainting	5255	200	LF	5
The Wardrobe Storage Cabinets Require Repainting	5256	100	LF	5
<b>Sub Total for System</b>		<b>9</b>		

**Other**

Deficiency	ID	Qty	UoM	Priority
General hazardous materials deficiency	13710	1	LS	2
<b>Sub Total for System</b>		<b>1</b>		
<b>Sub Total for Building A - Main Building</b>		<b>105</b>		

**Building: B - South Addition****Exterior**

Deficiency	ID	Qty	UoM	Priority
The Metal Exterior Door Is Damaged And Requires Replacement	5301	2	Door	2
Exterior door hardware is damaged and should be replaced	5303	2	Ea.	3
Exterior Doors is not equipped with Card Key Access	17878	18	Ea.	3
Exterior Metal Door Requires Repainting	5302	4	Door	3
The Metal Panel Exterior Is Damaged And Requires Repair	5300	1,000	SF Wall	3
The Concrete / CMU Exterior Is Damaged And Requires Repair	5299	500	SF Wall	4
The Exterior Requires Cleaning	5298	10,000	SF Wall	5
<b>Sub Total for System</b>		<b>7</b>		

**Interior**

Deficiency	ID	Qty	UoM	Priority
Acoustical Wall Treatment is missing and is needed	15492	816	SF	3
Door is not equipped with Card Key Access	17707	63	Ea.	3
Interior Doors Require Replacement	5325	8	Door	3
The Carpet Flooring Is Damaged And Requires Replacement	5318	3,000	SF	3
The Ceramic Tile Flooring Is Damaged And Requires Replacement	5320	200	SF	3
The Suspended Ceiling Grid is Damaged And Require Replacement	5304	1,600	SF	3
The Vinyl Composition Tile Flooring Is Damaged And Requires Replacement	5319	5,000	SF	3

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**Interior**

Deficiency	ID	Qty	UoM	Priority
The Wood Flooring Is Damaged And Requires Replacement	10076	1,000	SF	3
Interior Ceramic Walls Require Repair Or Replacement	5316	500	SF Wall	4
Interior Gypboard Walls Require Repair	5314	500	SF Wall	4
The Gypboard Ceilings Are Damaged And Requires Repair	5305	500	SF	4
Classroom door lacks the appropriate vision panel.	15496	3	Ea.	5
Interior Ceilings Requires Repainting	5312	3,000	SF	5
Interior Doors Require Repainting	5326	30	Door	5
Interior Doors Require Repair	5324	25	Door	5
Interior Walls Require Repainting	5309	30,000	SF	5
Large rooms lack capacity signs.	15506	2	Ea.	5
The Concrete Flooring Requires Repair or Repainting	5322	100	SF	5
<b>Sub Total for System</b>		<b>18</b>		

**Mechanical**

Deficiency	ID	Qty	UoM	Priority
Controls Are Inadequate And Should Be Repaired?	5337	35,277	SF	2
Lab lacks an air exchange system.	15501	2	Ea.	2
The HVAC Terminal Device Is Damaged And Requires Replacement	5343	17	Ea.	2
Kitchen Air/Exhaust is Inadequate and Should be Repaired	5334	1	Ea.	3
Test And Balancing Required	5336	35,277	SF	3
The 4 X 6 Exhausts/Ventilators Are Missing/Damaged And Require Replacement	5332	17	Ea.	3
Exhaust Fan Ventilation Is Damaged And Should Be Replaced	5341	14	Ea.	4
Make-Up Air Inadequate And Should Be Increased	5333	5,000	SF	4
The Chemistry Lab Fume Hood(S) Is Missing And Should Be Installed	5342	1	Ea.	4
Duct Cleaning Required	5338	35,277	SF	5
Duct Register is Damaged And Should Be Replaced	5339	54	Ea.	5
Exhaust Fan Ventilation Is Missing And Should Be Installed	5335	1	Ea.	5
Exhaust Fan Ventilation Is Missing And Should Be Installed	5340	3	Ea.	5
<b>Sub Total for System</b>		<b>13</b>		

**Electrical**

Deficiency	ID	Qty	UoM	Priority
Circuits need to be added to support additional outlets	16666	5	Ea.	3
The Mounted Building Lighting Is Damaged And Should Be Replaced	5350	6	Ea.	3
The 1 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	5354	90	Ea.	4
The 2 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	5356	16	Ea.	4
The Pendant Lighting Is Damaged And Should Be Replaced	5357	45	Ea.	4
Room has insufficient electrical outlets.	15493	52	Ea.	5
<b>Sub Total for System</b>		<b>6</b>		

**Plumbing**

Deficiency	ID	Qty	UoM	Priority
The Urinal Plumbing Fixtures Are Damaged And Should Be Replaced	5349	4	Ea.	3
The Class Room Lavatories Plumbing Fixtures Are Damaged And Should Be Replaced	5347	12	Ea.	4
The Non-Refrigerated Drinking Fountain is Damaged And Should Be Replaced	5344	3	Ea.	4
Room lacks a drinking fountain.	15503	1	Ea.	5
The Class Room Lavatories Plumbing Fixtures Are Missing And Should Be Installed	15502	3	Ea.	5
<b>Sub Total for System</b>		<b>5</b>		

**Fire and Life Safety**

Deficiency	ID	Qty	UoM	Priority
Room lacks an appropriate eyewash.	15505	2	Ea.	1

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**Fire and Life Safety**

Deficiency	ID	Qty	UoM	Priority
PA Speakers are missing or need to be replaced	18888	6	Ea.	2
Computer room lacks independent AC.	18196	1	Ea.	3
Room lacks shut-off valves for utilities.	15504	2	Ea.	5
<b>Sub Total for System</b>		<b>4</b>		

**Technology**

Deficiency	ID	Qty	UoM	Priority
Administrative / Support area lacks data drop(s)	17193	6	Ea.	3
Administrative or support area lacks VOIP phone handset	17387	6	Ea.	3
Building lacks enough wireless data points	17027	4	Ea.	3
Classroom lacks technology upgrade	15507	16	Ea.	3
Classroom lacks VOIP phone handset	18506	16	Ea.	3
Room has insufficient dataports.	15494	60	Ea.	5
Room lacks telephone wiring for VOIP system.	15495	1	Ea.	5
<b>Sub Total for System</b>		<b>7</b>		

**Specialties**

Deficiency	ID	Qty	UoM	Priority
Room has insufficient tackboard area.	15498	3	Ea.	5
Room has insufficient writing area.	15497	19	Ea.	5
Room lacks appropriate amount of teacher storage.	15499	6	Ea.	5
Room lacks the required demonstration table.	15500	3	Ea.	5
The Base Storage Cabinets Require Repainting	5328	275	LF	5
The Demonstration Storage Cabinets Require Repainting	5331	30	LF	5
The Upper Storage Cabinets Require Repainting	5329	100	LF	5
The Wardrobe Storage Cabinets Require Repainting	5330	50	LF	5
<b>Sub Total for System</b>		<b>8</b>		
<b>Sub Total for Building B - South Addition</b>		<b>68</b>		

**Building: C - Industrial Arts****Exterior**

Deficiency	ID	Qty	UoM	Priority
Exterior Doors is not equipped with Card Key Access	17877	18	Ea.	3
Exterior Metal Door Requires Repainting	5362	7	Door	3
The Metal Panel Exterior Is Damaged And Requires Repair	5361	200	SF Wall	3
The Concrete / CMU Exterior Is Damaged And Requires Repair	5360	500	SF Wall	4
The Exterior Requires Cleaning	5359	2,000	SF Wall	5
The Exterior Requires Painting	10073	2,000	SF Wall	5
<b>Sub Total for System</b>		<b>6</b>		

**Interior**

Deficiency	ID	Qty	UoM	Priority
Door is not equiped with Card Key Access	17706	6	Ea.	3
The Carpet Flooring Is Damaged And Requires Replacement	5366	2,000	SF	3
The Suspended Ceiling Grid is Damaged And Require Replacement	5363	200	SF	3
The Gypboard Ceilings Are Damaged And Requires Repair	5364	500	SF	4
Interior Doors Require Repainting	5378	6	Door	5
Interior Gypboard Walls Require Repainting	5365	1,000	SF Wall	5
The Concrete Flooring Requires Repair or Repainting	5367	200	SF	5
<b>Sub Total for System</b>		<b>7</b>		

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**Mechanical**

Deficiency	ID	Qty	UoM	Priority
Controls Are Inadequate And Should Be Repaired?	5383	4,098	SF	2
Test And Balancing Required	5381	4,098	SF	3
Exhaust Fan Ventilation Is Damaged And Should Be Replaced	5388	2	Ea.	4
Duct Cleaning Required	5385	4,098	SF	5
Duct Register is Damaged And Should Be Replaced	5387	7	Ea.	5
<b>Sub Total for System</b>		<b>5</b>		

**Electrical**

Deficiency	ID	Qty	UoM	Priority
The Mounted Building Lighting Is Damaged And Should Be Replaced	5391	6	Ea.	3
<b>Sub Total for System</b>		<b>1</b>		

**Plumbing**

Deficiency	ID	Qty	UoM	Priority
The Toilets Plumbing Fixtures Are Damaged And Should Be Replaced	5390	1	Ea.	3
<b>Sub Total for System</b>		<b>1</b>		

**Fire and Life Safety**

Deficiency	ID	Qty	UoM	Priority
PA Speakers are missing or need to be replaced	18887	1	Ea.	2
Computer room lacks independent AC.	18195	1	Ea.	3
<b>Sub Total for System</b>		<b>2</b>		

**Technology**

Deficiency	ID	Qty	UoM	Priority
Administrative / Support area lacks data drop(s)	17192	1	Ea.	3
Administrative or support area lacks VOIP phone handset	17386	1	Ea.	3
Building lacks enough wireless data points	16946	1	Ea.	3
<b>Sub Total for System</b>		<b>3</b>		

**Specialties**

Deficiency	ID	Qty	UoM	Priority
The Base Storage Cabinets Require Repainting	5379	50	LF	5
<b>Sub Total for System</b>		<b>1</b>		
<b>Sub Total for Building C - Industrial Arts</b>		<b>26</b>		
<b>Total for Campus</b>		<b>213</b>		