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Winterhaven K-8 School

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School and Site Level Deficiencies**Site**

Deficiency	ID	Qty	UoM	Priority
Concrete Walks Are Damaged And Require Replacement	5830	2,000	SF	3
Site Drainage is Inadequate and Requires Regrading	5829	1,000	SF	4
Surface missing or not compliant.	11771	4	Ea.	4
Bus drop-off area does not have a canopy.	13998	50	LF	5
Paved Play Requires Recoating And Resurfacing	5832	15,000	SF	5
Paved Play Requires Restriping	5833	15,000	SQFT	5
School lacks marquee or marquee in poor condition.	13863	1	Ea.	5
Small Benches Are Damaged And Require Replacement	5831	3	Ea.	5
Sub Total for System		8		

Interior

Deficiency	ID	Qty	UoM	Priority
Middle School lacks appropriate wayfinding system.	14164	1	Ea.	5
Sub Total for System		1		

Electrical

Deficiency	ID	Qty	UoM	Priority
School site lacks appropriate lighting.	14093	10	Ea.	5
Sub Total for System		1		

Technology

Deficiency	ID	Qty	UoM	Priority
Facility lacks centralized video distribution equipment	16750	1	Ea.	3
Facility lacks Distribution Closet for IDF	18380	2	Ea.	3
Facility lacks VOIP central equipment	16839	1	Ea.	3
Sub Total for System		3		

Other

Deficiency	ID	Qty	UoM	Priority
School does not have a dedicated gymnasium	17521	1	LS	4
School lacks covered PE shelter	13343	1	Ea.	4
Sub Total for System		2		
Sub Total for School and Site Level		15		

Building: A - Main Building**Site**

Deficiency	ID	Qty	UoM	Priority
Elevation changes prevent access (curbs, stairs, stages, doorway thresholds etc.)	12732	1	LF	1
Elevation changes prevent access (curbs, stairs, stages, doorway thresholds etc.)	12868	20	LF	1
Sub Total for System		2		

Roofing

Deficiency	ID	Qty	UoM	Priority
The Clay Tile Roofing Roof Covering Is Damaged And Requires Replacement	11446	100	SF	1
The Multi-Ply Bitumen Roof Covering Is Damaged And Requires Replacement	11445	11,763	SF	1
Overflow Drain And Piping Is Missing And Is Needed	11444	7	Ea.	3
The Roof Operable Hatch Is Damaged And Requires Replacement	11443	3	Ea.	3
Sub Total for System		4		

Exterior

Deficiency	ID	Qty	UoM	Priority
The Wood Exterior Door Is Damaged And Requires Replacement	5835	20	Door	2

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Exterior

Deficiency	ID	Qty	UoM	Priority
The Wood Window Is Damaged And Requires Replacement	5837	11	Ea.	2
Exterior door hardware is damaged and should be replaced	5836	20	Ea.	3
Exterior Doors is not equipped with Card Key Access	17831	20	Ea.	3
The Exterior Requires Cleaning	5834	1,200	SF Wall	5
Sub Total for System		5		

Interior

Deficiency	ID	Qty	UoM	Priority
Acoustical Wall Treatment is missing and is needed	15019	768	SF	3
Door is not equiped with Card Key Access	17668	53	Ea.	3
Interior Doors Require Replacement	5848	53	Door	3
The Carpet Flooring Is Damaged And Requires Replacement	5845	3,225	SF	3
The Vinyl Composition Tile Flooring Is Damaged And Requires Replacement	5846	22,578	SF	3
Blinds are missing or in poor condition.	15032	360	SF Surf	4
The Gypboard Ceilings Are Damaged And Requires Repair	5841	4,000	SF	4
The Plaster Ceilings Are Damaged And Requires Repair	5839	9,486	SF	4
The Wood Flooring Is Damaged And Requires Repair	5847	4,500	SF	4
Interior Millwork Requires Repainting	5844	1,200	LF	5
Interior Walls Require Repainting	5843	32,253	SF	5
Large rooms lack capacity signs.	15033	4	Ea.	5
The Acoustical Ceilings Tiles Are Damaged And Require Replacement	5838	22,767	SF	5
The Exposed Ceilings Are Damaged And Requires Repainting	5842	1,000	SF	5
The Plaster Ceilings Are Damaged And Requires Repainting	5840	9,486	SF	5
Sub Total for System		15		

Mechanical

Deficiency	ID	Qty	UoM	Priority
Heat Exchanger Requires Replacement	10848	1	Ea.	2
Lab lacks an air exchange system.	15025	1	Ea.	2
Steam Condensate Reciever requires Replacement	10849	1	Ea.	2
The Boiler HVAC Component Is Damaged And Requires Replacement	5864	4,000	MBH	2
The Fan Coil HVAC Component Is Damaged And Requires Replacement	5863	30	TonAC	2
The HVAC Terminal Device Is Damaged And Requires Replacement	5866	14	Ea.	2
The Large Diameter Exhausts/Hoods Are Missing/Damaged And Require Replacement	5854	3	Ea.	2
The Radiant Heat HVAC Component Is Damaged And Requires Replacement	5865	16	Ea.	2
Air Compressor is Inoperable and Requires Replacement	5867	1	Ea.	3
LC: The Mechanical / HVAC Piping / 2-Pipe Steam System (Hot) system is beyond its useful life.	11740	32,253	SF	3
Test And Balancing Required	5857	20,000	SF	3
The 4 X 4 Exhausts/Hoods Are Missing/Damaged And Require Replacement	5855	6	Ea.	3
Controls Are Inadequate And Should Be Replaced With DDC Controls	5858	32,253	SF	4
Exhaust Fan Ventilation Is Damaged And Should Be Replaced	5861	3	Ea.	4
The Chemistry Lab Fume Hood(S) Is Missing And Should Be Installed	5862	2	Ea.	4
The Small Diameter Exhausts/Hoods Are Missing/Damaged And Require Replacement	5853	22	Ea.	4
Duct Cleaning Required	5859	20,000	SF	5
Exhaust Fan Ventilation Is Missing And Should Be Installed	5856	1	Ea.	5
Exhaust Fan Ventilation Is Missing And Should Be Installed	5860	4	Ea.	5
Sub Total for System		19		

Electrical

Deficiency	ID	Qty	UoM	Priority
Generator Is Damaged And Requires Replacement	5879	12	KW	1

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Electrical

Deficiency	ID	Qty	UoM	Priority
The Panelboard Is Damaged And Should Be Replaced	5881	600	Amps	2
Circuits need to be added to support additional outlets	16649	7	Ea.	3
The Electrical Receptacles Are Inadequate And Require Replacement	5886	15	Ea.	3
The GFCI Electrical Receptacles Are Inadequate And More Are Needed	5887	20	Ea.	3
The Mounted Building Lighting Is Damaged And Should Be Replaced	5878	15	Ea.	3
The 1 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	5880	420	Ea.	4
The Canopy Lighting Is Damaged And Should Be Replaced	5877	4	Ea.	4
The Electrical Circuit Capacity Is Inadequate	5882	10	EACH	4
Room does not have tamper-proof light switching.	15022	1	Ea.	5
Room has insufficient electrical outlets.	15020	72	Ea.	5
Room lacks controls to partially dim lights.	15031	1	Ea.	5
Room lighting is inadequate or in poor condition.	15030	12,317	SF	5
Sub Total for System		13		

Plumbing

Deficiency	ID	Qty	UoM	Priority
Completely nonaccessible toilet room.	12772	2	Ea.	1
Install Fire Sprinklers	5876	32,253	SF	3
The Showers Plumbing Fixtures Are Damaged And Should Be Replaced	5875	1	Ea.	3
The Toilets Plumbing Fixtures Are Damaged And Should Be Replaced	5873	23	Ea.	3
The Urinal Plumbing Fixtures Are Damaged And Should Be Replaced	5874	13	Ea.	3
Drinking Fountain unit not accessible.	12595	1	Ea.	4
Drinking Fountain unit not accessible.	12809	2	Ea.	4
The Class Room Lavatories Plumbing Fixtures Are Damaged And Should Be Replaced	5870	6	Ea.	4
The Custodial Mop Or Service Sink Is Damaged And Should Be Replaced	5871	2	Ea.	4
The Non-Refrigerated Drinking Fountain is Damaged And Should Be Replaced	5868	6	Ea.	4
The Rest Room Lavatories Plumbing Fixtures Are Damaged And Should Be Replaced	5872	11	Ea.	4
Room lacks a drinking fountain.	15027	2	Ea.	5
The Class Room Lavatories Plumbing Fixtures Are Missing And Should Be Installed	5869	9	Ea.	5
The Class Room Lavatories Plumbing Fixtures Are Missing And Should Be Installed	15026	6	Ea.	5
Sub Total for System		14		

Fire and Life Safety

Deficiency	ID	Qty	UoM	Priority
Fire Alarm is Missing or Inadequate	5885	32,253	SF	1
Room lacks an appropriate eyewash.	15029	1	Ea.	1
Emergency Exit Signage Is Damaged Or Missing And Should Be Replaced	5884	20	Ea.	2
Emergency Lighting System Is Damaged Or Missing And Should Be Replaced	5883	14,000	SF	2
PA Speakers are missing or need to be replaced	18930	9	Ea.	2
Building not equipped with Card Key Access Control	18047	1	Ea.	3
Computer room lacks independent AC.	18161	1	Ea.	3
Room lacks shut-off valves for utilities.	15028	1	Ea.	5
Sub Total for System		8		

Technology

Deficiency	ID	Qty	UoM	Priority
Administrative / Support area lacks data drop(s)	17233	13	Ea.	3
Administrative or support area lacks VOIP phone handset	17427	13	Ea.	3
Building lacks enough wireless data points	17071	6	Ea.	3
Classroom lacks technology upgrade	15034	12	Ea.	3
Classroom lacks VOIP phone handset	18470	13	Ea.	3

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Technology

Deficiency	ID	Qty	UoM	Priority
Room has insufficient dataports.	15021	100	Ea.	5
Sub Total for System		6		

Conveyances

Deficiency	ID	Qty	UoM	Priority
Elevation changes prevent access (curbs, stairs, stages, doorway thresholds etc.)	12624	1	Ea.	1
Elevation changes prevent access (curbs, stairs, stages, doorway thresholds etc.)	12698	1	Ea.	1
Elevation changes prevent access (curbs, stairs, stages, doorway thresholds etc.)	12798	1	Ea.	1
Elevator Is Missing And Needed	12697	1	Ea.	1
Sub Total for System		4		

Specialties

Deficiency	ID	Qty	UoM	Priority
LC: The Specialties / Lockers system is beyond its useful life.	10850	200	Student	4
The Base Storage Cabinets Require Replacement	5850	150	LF	4
The Upper Storage Cabinets Require Replacement	5851	75	LF	4
The Wardrobe Storage Cabinets Require Replacement	5852	35	LF	4
Room has insufficient tackboard area.	15024	1	Ea.	5
Room has insufficient writing area.	15023	19	Ea.	5
Sub Total for System		6		

Other

Deficiency	ID	Qty	UoM	Priority
Crawlspace has asbestos containing material	18348	23,161	SF	2
Sub Total for System		1		
Sub Total for Building A - Main Building		97		

Building: B - North Addition**Roofing**

Deficiency	ID	Qty	UoM	Priority
The Multi-Ply Bitumen Roof Covering Is Damaged And Requires Replacement	11448	6,115	SF	1
Overflow Drain And Piping Is Missing And Is Needed	11447	2	Ea.	3
Sub Total for System		2		

Exterior

Deficiency	ID	Qty	UoM	Priority
The Aluminum Window Is Damaged And Requires Replacement	5890	28	Ea.	2
Exterior door hardware is damaged and should be replaced	5889	4	Ea.	3
Exterior Doors is not equipped with Card Key Access	17830	4	Ea.	3
Exterior Metal Door Requires Repainting	5888	4	Door	3
Sub Total for System		4		

Interior

Deficiency	ID	Qty	UoM	Priority
Door is not equipped with Card Key Access	17667	7	Ea.	3
The Carpet Flooring Is Damaged And Requires Replacement	5894	800	SF	3
The Vinyl Composition Tile Flooring Is Damaged And Requires Replacement	5895	4,400	SF	3
Interior Doors Require Repainting	5896	7	Door	5
Interior Millwork Requires Repainting	5893	1,000	LF	5
Interior Walls Require Repainting	5892	5,800	SF	5
The Acoustical Ceilings Tiles Are Damaged And Require Replacement	5891	5,800	SF	5
Sub Total for System		7		

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Mechanical

Deficiency	ID	Qty	UoM	Priority
The HVAC Terminal Device Is Damaged And Requires Replacement	5906	4	Ea.	2
The Radiant Heat HVAC Component Is Damaged And Requires Replacement	5905	1	Ea.	2
Test And Balancing Required	5901	800	SF	3
Controls Are Inadequate And Should Be Replaced With DDC Controls	5902	5,839	SF	4
Exhaust Fan Ventilation Is Damaged And Should Be Replaced	5904	2	Ea.	4
Duct Cleaning Required	5903	800	SF	5
Sub Total for System		6		

Electrical

Deficiency	ID	Qty	UoM	Priority
The GFCI Electrical Receptacles Are Inadequate And More Are Needed	5919	4	Ea.	3
The 1 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	5914	15	Ea.	4
The Electrical Circuit Capacity Is Inadequate	5915	2	EACH	4
Room lighting is inadequate or in poor condition.	15017	4,132	SF	5
Sub Total for System		4		

Plumbing

Deficiency	ID	Qty	UoM	Priority
Install Fire Sprinklers	5913	5,889	SF	3
The Toilets Plumbing Fixtures Are Damaged And Should Be Replaced	5911	6	Ea.	3
The Urinal Plumbing Fixtures Are Damaged And Should Be Replaced	5912	2	Ea.	3
The Class Room Lavatories Plumbing Fixtures Are Damaged And Should Be Replaced	5908	4	Ea.	4
The Custodial Mop Or Service Sink Is Damaged And Should Be Replaced	5909	1	Ea.	4
The Non-Refrigerated Drinking Fountain is Damaged And Should Be Replaced	5907	5	Ea.	4
The Rest Room Lavatories Plumbing Fixtures Are Damaged And Should Be Replaced	5910	5	Ea.	4
Room lacks private toilets.	15016	2	Ea.	5
Sub Total for System		8		

Fire and Life Safety

Deficiency	ID	Qty	UoM	Priority
Fire Alarm is Missing or Inadequate	5918	5,839	SF	1
Emergency Exit Signage Is Damaged Or Missing And Should Be Replaced	5917	2	Ea.	2
Emergency Lighting System Is Damaged Or Missing And Should Be Replaced	5916	1,200	SF	2
PA Speakers are missing or need to be replaced	18929	1	Ea.	2
Sub Total for System		4		

Technology

Deficiency	ID	Qty	UoM	Priority
Building lacks enough wireless data points	16952	1	Ea.	3
Classroom lacks technology upgrade	15018	4	Ea.	3
Classroom lacks VOIP phone handset	18469	4	Ea.	3
Room has insufficient dataports.	15014	16	Ea.	5
Sub Total for System		4		

Specialties

Deficiency	ID	Qty	UoM	Priority
The Base Storage Cabinets Require Replacement	5898	48	LF	4
The Upper Storage Cabinets Require Replacement	5899	24	LF	4
The Wardrobe Storage Cabinets Require Replacement	5900	8	LF	4
Room has insufficient writing area.	15015	9	Ea.	5
Sub Total for System		4		
Sub Total for Building B - North Addition		43		

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Building: P1 - Portable Classroom**Roofing**

Deficiency	ID	Qty	UoM	Priority
The Multi-Ply Bitumen Roof Covering Is Damaged And Requires Replacement	11451	1,216	SF	1
Gutters Are Damaged	11449	60	LF	2
The Metal Downspouts Are Damaged Or Missing And Requires Replacement	11450	20	LF	3
Sub Total for System		3		

Exterior

Deficiency	ID	Qty	UoM	Priority
The Wood Window Is Damaged And Requires Replacement	5923	3	Ea.	2
Exterior door hardware is damaged and should be replaced	5922	2	Ea.	3
Exterior Doors is not equipped with Card Key Access	17829	2	Ea.	3
Exterior Metal Door Requires Repainting	5921	2	Door	3
The Exterior Requires Painting	5920	1,200	SF Wall	5
Sub Total for System		5		

Interior

Deficiency	ID	Qty	UoM	Priority
The Carpet Flooring Is Damaged And Requires Replacement	5927	150	SF	3
The Vinyl Composition Tile Flooring Is Damaged And Requires Replacement	5928	840	SF	3
Interior Millwork Requires Repainting	5926	80	LF	5
Interior Walls Require Repainting	5925	990	SF	5
The Acoustical Ceilings Tiles Are Damaged And Require Replacement	5924	990	SF	5
Sub Total for System		5		

Mechanical

Deficiency	ID	Qty	UoM	Priority
Controls Are Inadequate And Should Be Repaired?	5933	992	SF	2
The Heat Pump HVAC Component Is Damaged And Requires Replacement	5935	2	TonAC	2
The Small Diameter Exhausts/Hoods Are Missing/Damaged And Require Replacement	5932	1	Ea.	4
Duct Cleaning Required	5934	992	SF	5
Sub Total for System		4		

Electrical

Deficiency	ID	Qty	UoM	Priority
The GFCI Electrical Receptacles Are Inadequate And More Are Needed	5943	1	Ea.	3
The Mounted Building Lighting Is Damaged And Should Be Replaced	5939	2	Ea.	3
The 1 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	5940	2	Ea.	4
Sub Total for System		3		

Plumbing

Deficiency	ID	Qty	UoM	Priority
The Water Heater Plumbing Fixtures Are Damaged And Should Be Replaced	5936	1	Ea.	2
Install Fire Sprinklers	5938	992	SF	3
The Class Room Lavatories Plumbing Fixtures Are Damaged And Should Be Replaced	5937	1	Ea.	4
Sub Total for System		3		

Fire and Life Safety

Deficiency	ID	Qty	UoM	Priority
Fire Alarm is Missing or Inadequate	5942	992	SF	1
Sub Total for System		1		

Technology

Deficiency	ID	Qty	UoM	Priority
Building lacks enough wireless data points	16901	1	Ea.	3

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Technology

Deficiency	ID	Qty	UoM	Priority
Classroom lacks technology upgrade	15013	1	Ea.	3
The Data Ports Are Inadequate And Require Replacement	5944	2	Ea.	4
Room has insufficient dataports.	15011	4	Ea.	5
Sub Total for System		4		

Specialties

Deficiency	ID	Qty	UoM	Priority
The Base Storage Cabinets Require Replacement	5929	12	LF	4
The Upper Storage Cabinets Require Replacement	5930	6	LF	4
The Wardrobe Storage Cabinets Require Replacement	5931	3	LF	4
Room has insufficient writing area.	15012	2	Ea.	5
Sub Total for System		4		
Sub Total for Building P1 - Portable Classroom		32		
Total for Campus		187		