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Rose City Park Elementary School

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

Deficiency	ID	Qty	UoM	Priority
Playground Requires Replacement	2364	1	Ea.	3
Fencing Is Damaged And Should Be Replaced (8' Chain Link Fence)	2360	120	LF	4
Gate Is Damaged And Requires Replacement	2361	1	Ea.	4
Bollards Are Damaged And Require Replacement	2363	3	Ea.	5
Paved Play Requires Recoating And Resurfacing	9587	7,000	SF	5
Paving Requires Restriping	2362	51	CAR	5
<b>Sub Total for System</b>		<b>6</b>		

**Other**

Deficiency	ID	Qty	UoM	Priority
School lacks covered PE shelter	13336	1	Ea.	4
<b>Sub Total for System</b>		<b>1</b>		
<b>Sub Total for School and Site Level</b>		<b>7</b>		

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

Deficiency	ID	Qty	UoM	Priority
Handrails missing or not compliant.	10169	42	LF	4
<b>Sub Total for System</b>		<b>1</b>		

**Roofing**

Deficiency	ID	Qty	UoM	Priority
The Multi-Ply Bitumen Roof Covering Is Damaged And Requires Replacement	11588	25,852	SF	1
The Roof Operable Hatch Is Damaged And Requires Replacement	11587	2	Ea.	3
<b>Sub Total for System</b>		<b>2</b>		

**Exterior**

Deficiency	ID	Qty	UoM	Priority
Concrete stairs require replacements	9427	30	SF	2
The Glass Pane Is Damaged In The Exterior Window:	2369	12	SF	2
The Wood Window Is Damaged And Requires Replacement	2370	162	Ea.	2
Exterior Doors is not equipped with Card Key Access	17782	10	Ea.	3
The Brick Exterior Is Damaged And Requires Repair	2367	26,000	SF Wall	3
The Wood Exterior Door Requires Repainting	2368	6	Door	3
The Exterior Requires Painting	2366	3,600	SF Wall	5
<b>Sub Total for System</b>		<b>7</b>		

**Interior**

Deficiency	ID	Qty	UoM	Priority
Door is not equipped with Card Key Access	17624	118	Ea.	3
The Carpet Flooring Is Damaged And Requires Replacement	2375	32,271	SF	3
The Vinyl Composition Tile Flooring Is Damaged And Requires Replacement	2376	2,800	SF	3
The Wood Flooring Is Damaged And Requires Repair	2377	6,454	SF	4
Interior Walls Require Repainting	2374	64,541	SF	5
The Acoustical Ceilings Tiles Are Damaged And Require Replacement	2371	1,300	SF	5
The Exposed Ceilings Are Damaged And Requires Repainting	2373	1,000	SF	5
The Plaster Ceilings Are Damaged And Requires Repainting	2372	4,000	SF	5
<b>Sub Total for System</b>		<b>8</b>		

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**Mechanical**

Deficiency	ID	Qty	UoM	Priority
Small HVAC Circulating Pump requires Replacement	10831	5	Ea.	2
Steam Condensate Receiver requires Replacement	10178	1	Ea.	2
The Air Handler HVAC Component Is Damaged And Requires Replacement	2392	30,000	CFM	2
The Boiler HVAC Component Is Damaged And Requires Replacement	2393	6,000	MBH	2
The Radiant Heat HVAC Component Is Damaged And Requires Replacement	2394	12	Ea.	2
Air Compressor is Inoperable and Requires Replacement	2395	1	Ea.	3
Catwalk Requires Repair/Replacement	2383	100	Ea.	3
Duct Damper is Damaged And Should Be Replaced	2390	4	Ea.	3
Ductwork Is Damaged And Should Be Replaced	2387	500	LF	3
LC: The Mechanical / HVAC Piping / 2-Pipe Steam System (Hot) system is beyond its useful life.	10173	64,541	SF	3
Test And Balancing Required	2384	64,541	SF	3
The 4 X 6 Exhausts/Ventilators Are Missing/Damaged And Require Replacement	2382	2	Ea.	3
Abandoned equipment left in place	10171	1	Ea.	4
Controls Are Inadequate And Should Be Replaced With DDC Controls	2385	64,541	SF	4
Exhaust Fan Ventilation Is Damaged And Should Be Replaced	2391	2	Ea.	4
Duct Cleaning Required	2386	64,541	SF	5
Duct Grill is Damaged And Should Be Replaced	2389	62	Ea.	5
Duct Register is Damaged And Should Be Replaced	2388	62	Ea.	5
<b>Sub Total for System</b>		<b>18</b>		

**Electrical**

Deficiency	ID	Qty	UoM	Priority
Generator Is Damaged And Requires Replacement	2406	30	KW	1
The Panelboard Is Damaged And Should Be Replaced	2408	2,400	Amps	2
The GFCI Electrical Receptacles Are Inadequate And More Are Needed	2411	20	Ea.	3
The 1 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	2407	810	Ea.	4
The Canopy Lighting Is Missing And Needed	2404	3	Ea.	4
<b>Sub Total for System</b>		<b>5</b>		

**Plumbing**

Deficiency	ID	Qty	UoM	Priority
Fire Sprinklers Heads Are Damaged And Require Replacement	2402	60	Ea.	1
Gas Piping Is Damaged And Requires Repair	2403	15	LF	1
The Water Heater Plumbing Fixtures Are Damaged And Should Be Replaced	10833	1	Ea.	2
LC: The Plumbing / Domestic Water Piping System system is beyond its useful life.	10174	64,541	SF	3
The Toilets Plumbing Fixtures Are Damaged And Should Be Replaced	2400	28	Ea.	3
The Urinal Plumbing Fixtures Are Damaged And Should Be Replaced	2401	18	Ea.	3
The Class Room Lavatories Plumbing Fixtures Are Damaged And Should Be Replaced	2397	28	Ea.	4
The Custodial Mop Or Service Sink Is Damaged And Should Be Replaced	2398	4	Ea.	4
The Non-Refrigerated Drinking Fountain is Damaged And Should Be Replaced	2396	6	Ea.	4
The Rest Room Lavatories Plumbing Fixtures Are Damaged And Should Be Replaced	2399	21	Ea.	4
<b>Sub Total for System</b>		<b>10</b>		

**Fire and Life Safety**

Deficiency	ID	Qty	UoM	Priority
Fire Alarm is Missing or Inadequate	2410	64,541	SF	1
Emergency Lighting Is Inadequate Or Not Present And Should Be Installed	2409	64,541	SF	2
Building not equipped with Card Key Access Control	18073	1	Ea.	3
Computer room lacks independent AC.	18125	1	Ea.	3
<b>Sub Total for System</b>		<b>4</b>		

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**Technology**

Deficiency	ID	Qty	UoM	Priority
Administrative / Support area lacks data drop(s)	17275	15	Ea.	3
Administrative or support area lacks VOIP phone handset	17469	15	Ea.	3
<b>Sub Total for System</b>		<b>2</b>		

**Conveyances**

Deficiency	ID	Qty	UoM	Priority
Elevator Is Missing And Needed	17513	1	Ea.	1
<b>Sub Total for System</b>		<b>1</b>		

**Specialties**

Deficiency	ID	Qty	UoM	Priority
The Wardrobe Storage Cabinets Require Replacement	2381	23	LF	4
Stage lacks necessary equipment.	9586	1	Ea.	5
The Base Storage Cabinets Require Repainting	2378	109	LF	5
The Upper Storage Cabinets Require Repainting	2379	20	LF	5
The Wardrobe Storage Cabinets Require Repainting	2380	19	LF	5
<b>Sub Total for System</b>		<b>5</b>		

**Other**

Deficiency	ID	Qty	UoM	Priority
Crawlspace has asbestos containing material	18342	21,760	SF	2
General hazardous materials deficiency	13701	1	LS	2
<b>Sub Total for System</b>		<b>2</b>		
<b>Sub Total for Building A - Main Building</b>		<b>65</b>		

**Building: B - Gymnasium****Roofing**

Deficiency	ID	Qty	UoM	Priority
The Multi-Ply Bitumen Roof Covering Is Damaged And Requires Replacement	11591	8,293	SF	1
Overflow Drain And Piping Is Missing And Is Needed	11590	4	Ea.	3
The Roof Operable Hatch Is Damaged And Requires Replacement	11589	1	Ea.	3
<b>Sub Total for System</b>		<b>3</b>		

**Exterior**

Deficiency	ID	Qty	UoM	Priority
The Metal Exterior Door Is Damaged And Requires Replacement	2415	1	Door	2
The Steel Window Is Damaged And Requires Replacement	2417	11	Ea.	2
The Wood Window Is Damaged And Requires Replacement	2416	7	Ea.	2
Exterior Doors is not equipped with Card Key Access	17983	16	Ea.	3
The Brick Exterior Is Damaged And Requires Repair	2413	21,000	SF Wall	3
The Wood Exterior Door Requires Repainting	2414	6	Door	3
The Exterior Requires Painting	2412	500	SF Wall	5
<b>Sub Total for System</b>		<b>7</b>		

**Interior**

Deficiency	ID	Qty	UoM	Priority
Door is not equipped with Card Key Access	17727	16	Ea.	3
The Vinyl Composition Tile Flooring Is Damaged And Requires Replacement	2419	3,000	SF	3
The Wood Flooring Is Damaged And Requires Repair	2420	4,000	SF	4
Interior Doors Require Repainting	2421	12	Door	5
Interior Walls Require Repainting	2418	5,000	SF	5
<b>Sub Total for System</b>		<b>5</b>		

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**Mechanical**

Deficiency	ID	Qty	UoM	Priority
Complete HVAC Systemwide Replacement	2425	7,512	SF	2
The Large Diameter Exhausts/Hoods Are Missing/Damaged And Require Replacement	2423	2	Ea.	2
Kitchen Air/Exhaust Inadequate And Should Be Increased	2429	1	Ea.	3
LC: The Mechanical / HVAC Piping / 2-Pipe Steam System (Hot) system is beyond its useful life.	10200	12,000	SF	3
Test And Balancing Required	2431	7,512	SF	3
Complete Kitchen HVAC Installation For Non-Air-Conditioned Facility?	2427	500	SF	4
Controls Are Inadequate And Should Be Replaced With DDC Controls	2432	7,512	SF	4
Ductwork Is Damaged And Should Be Repaired	2434	125	LF	4
Exhaust Fan Ventilation Is Damaged And Should Be Replaced	2436	2	Ea.	4
Make-Up Air Inadequate And Should Be Increased	2426	7,512	SF	4
The 2 X 2 Exhausts/Hoods Are Missing/Damaged And Require Replacement	2424	3	Ea.	4
Duct Cleaning Required	2433	7,512	SF	5
Duct Register is Damaged And Should Be Replaced	2435	6	Ea.	5
Exhaust Fan Ventilation Is Missing And Should Be Installed	2430	2	Ea.	5
<b>Sub Total for System</b>		<b>14</b>		

**Electrical**

Deficiency	ID	Qty	UoM	Priority
The Panelboard Is Damaged And Should Be Replaced	2444	100	Amps	2
The Electrical Receptacles Are Inadequate And Require Replacement	2449	12	Ea.	3
The H.I.D. Lighting Is Damaged And Should Be Replaced	2443	12	Ea.	3
The Mounted Building Lighting Is Missing And Needed	2442	2	Ea.	3
The Electrical Circuit Capacity Is Inadequate	2445	6	EACH	4
<b>Sub Total for System</b>		<b>5</b>		

**Plumbing**

Deficiency	ID	Qty	UoM	Priority
Install Fire Sprinklers	2441	7,512	SF	3
LC: The Plumbing / Domestic Water Piping System system is beyond its useful life.	10198	12,000	SF	3
The Toilets Plumbing Fixtures Are Damaged And Should Be Replaced	2440	1	Ea.	3
The Class Room Lavatories Plumbing Fixtures Are Damaged And Should Be Replaced	2437	3	Ea.	4
The Custodial Mop Or Service Sink Is Damaged And Should Be Replaced	2438	1	Ea.	4
The Rest Room Lavatories Plumbing Fixtures Are Damaged And Should Be Replaced	2439	1	Ea.	4
<b>Sub Total for System</b>		<b>6</b>		

**Fire and Life Safety**

Deficiency	ID	Qty	UoM	Priority
Fire Alarm is Missing or Inadequate	2448	7,512	SF	1
Emergency Battery Pack Lighting Is Damaged And Should Be Replaced	2447	8	Ea.	2
Emergency Lighting Is Inadequate Or Not Present And Should Be Installed	2446	7,512	SF	2
<b>Sub Total for System</b>		<b>3</b>		

**Specialties**

Deficiency	ID	Qty	UoM	Priority
The Wardrobe Storage Cabinets Require Repainting	2422	24	LF	5
<b>Sub Total for System</b>		<b>1</b>		
<b>Sub Total for Building B - Gymnasium</b>		<b>44</b>		
<b>Total for Campus</b>		<b>116</b>		