CONDITIONS SURVEY

IGIUGIG SCHOOL
LAKES AND PENINSULA SCHOOL DISTRICT
PORT HEIDEN, AK 99550

Site Assessment Date 5/23/2023
Report Date 7/7/2023

	Orig	Add'n
Const. Year	1982	1994
Construction T	V-1 hour	(Wood)

SORTED BY CONDITION and URGENCY

Category 0 - Immediate attention
Category O 1-5 years
Category 3 fair 10 plus years

Discipline	Item	Condition	Category	Timeline	Location	Observation / Deficiency	Recommendation	Cost Estimate
A	2	0	AC	0	Exterior	Required Landing at exterior egress door is missing	Adjust grading and install new exterior landing at exterior egress doors	$ 32,875
A	5	0	AC	0	Interior	The public toilet/shower rooms are not in compliance with accessibility requirements. The finishes, fixtures, countertops, and acccessories are in fair to poor condition. The washrooms have not been renovated since originally constructed in 1982.	With any major renovation redesign and install new washroom facilities to meet code requirements.	$ 417,000
A	6	0	AC	0	Interior	Required accessibility clearances cannot be achieved within existing plan configuration primarily around the public toilet rooms.	Reconfigure plan to provide accessible route based upon Education Program assessement.	$ 264,500
C	7	0	C	0	Exterior	LPSD staff reports the Igiugig Public Works Department plans to excavate and repair the blocked septic pipe after the ground has thawed in summer 2023.	Address effluent force main blockage ASAP. Understood repair work to be performed by Villiage of Igiugig.	$ -
C	11	0	C	0	Exterior	Tank storage capacity exceeds 1,320 gallons and requires EPA compliant SPCC Plan.	Verify if the LPSD has a current and maintained SPCC Plan. If not, take action immediately to create and implement plan for EPA compliance.	$ 2,892
A	1	0	C	0	Exterior	Wood window units at interior stairs do not have safety glazing and are non code compliant. Some windows are single pane with a removable storm window. The	Remove and replace all existing wood window units. Provide temperered or safety glazing at windows where required by code.	$ 7,132
A	3	0	C	0	Interior	and non code compliant. The interior stairs need to be removed and reconstructed. There is not sufficient room within the existing space to construct a code compliant	Replace stair with code compliant stair. The existing stairwell is not large enough to accommodate a properly designed stair.	$ 236,000
A	4	0	C	0	Interior	Handrails on stairs do not comply with current requirements for handrails.	Replace existing handrails with code compliant handrails	$ 29,753
M	1	0	C	0	Interior	Fire sprinkler system is not NFPA compliant	Remove and replace existing fire sprinkler system with new NFPA compliant sprinkler system to serve building. Provide new fire pump and	$ 981,190
M	3	0	C	0	Girls 110	Lavatories located in restrooms only provided with single water line to faucet. Individual hot/cold water is not provided.	Replace plumbing fixtures, branch piping, and individual isolation valves.	$ 7,321
M	4	0	C	0	Boys 112	Lavatories located in restrooms only provided with single water line to faucet. Individual hot/cold water is not provided.	Replace plumbing fixtures, branch piping, and individual isolation valves.	$ 7,321
M	5	0	C	0	Boiler/Generator Building	Floor drains are not provided in the boiler/generator building	Provide floor drains and electric trap primer to serve boiler/generator building. Provide sewer service to building. Provide vent piping with	$ 10,799
M	6	0	C	0	Girls 110	Floor drain does not appear to be provided with trap primer.	piping to trap primer	$ 2,113
M	7	0	C	0	Boys 112	Floor drain does not appear to be provided with trap primer.	Provide trap primer and associated piping. Connect and extend water piping to trap primer	$ 2,113
M	10	0	C	0	Mechanical 103	Water heater is not provided with tempering valve.	Provide ASSE 1017 compliant tempering valve.	$ 721

M	13	0	C	0	Kitchen 109	Three compartment sink is not provided with a grease interceptor	Provide grease interceptor, floor drain, and associated piping.	$ 3,771
M	18	0	C	0	Boiler/Generator Building	combustion air opening is undersized. Interior opening is obstructed.	Remove combustion air opening and associated hood. Provide new combustion air ductwork and hood suitable for arctic environment.	$ 7,417
M	19	0	C	0	Undocumented addition	The room is not provided with a heat source.	Provide terminal heating unit and associated piping from Mechanical room 201	$ 11,532
M	22	0	C	0	Undocumented addition	There is no natural or mechanical ventilation provided to serve the space.	Provide operable window, and mechanical ventilation from Air handling unit.	$ 5,759
M	23	0	C	0	Interior	poor condition, and does not appear to discharge exhaust ductwork to the building exterior.	Remove and replace exhaust fan, distribution ductwork, and associated exhaust grilles. Connect exhaust fan to building controls system.	$ 9,082
M	26	0	C	0	Interior	Plastic piping is located in the return air plenum above the classroom spaces. Piping is not protected to meet ASTM E84 flame and smoke spread ratings.	Replace plumbing piping with piping rated for ceiling plenum installation.	$ 11,297
E	1	0	C	0		NEC required labeling and identification was missing from the service equipment in the generator building, including arc flash warnings, voltage, phase and rating of service, available fault current, etc. as required (NEC 110.16, 110.24(A)).	Provide code required labeling to the service disconnect and distribution equipment in the generator building to include arc-flash warnings and calculated available fault current, at each disconnect.	$ 4,169.0
E	2	0	C	0		The labeling at the distribution disconnects in the generator building is not permanent and does not clearly identify what they serve (NEC 110.22).	Provide engraved nameplates at each disconnect in the generator building, identifying the its purpose and the load it serves.	$ 2,063.0
E	3	0	C	0		The space directly in front of the distribution equipment in the generator building is being used for storage of items and materials in violation of NEC 110.26(B).	Remove all stored items from in front of the distribution equipment. Mark on the floor with paint, the outline of the NEC working clearance for each panel, indicating that it is to be kept clear.	$ 1,653.0
E	5	0	C	0		The 90 degree conduit fitting containing the service feeder, on the exterior of the generator building is broken and conductors are exposed and subject to damage (NEC 300.7(B), 300.12).	Disconnect and remove the main service feeder conductors and associated conduit and broken conduit fitting and reinstall new conduit, fittings, and conductors. New conduit should allow for expansion and	$ 6,144.0
E	6	0	C	0		Conduit knockout seals are missing from multiple disconnects, meter cabinets, and at the distribution gutter. (NEC 110.12(A) and 312.5).	disconnects, meter cabinets, and at the distribution gutter in the generator building.	$ 596.0
E	7	0	C	0		Distribution system conduits are not securely attached to the structure (NEC 358.30).	Provide conduit supports for the distribution system conduits.	$ 4,145.0
E	9	0	C	0		The main disconnect at the school building does not have any labeling to identify the loads they serve (NEC 110.22).	Provide engraved nameplates at the main disconnect at the school building, identifying its purpose, the load it serves, and where it is supplied from.	$ 1,500.0
E	10	0	C	0		National Electrical Code requires all grounding electrodes present (metal underground water pipe, metal in-ground support structure, concrete encased	Provide a new grounding electrode system at the school with connections to all grounding electrodes present.	$ 4,585
E	11	0	C	0		The front cover for the generator output circuit breaker box is missing. A piece of sheet metal is strapped to the box with pipe strapping (NEC 110.12(A)).	Provide a new cover for the generator output circuit breaker box.	$ 908
E	12	0	C	0		Conduit knockout seals are missing from the generator circuit breaker box. (NEC 110.12(A) and 312.5).	Provide approved conduit knockout seals at unused openings in the generator circuit breaker box.	$ 908
E	13	0	C	0		Code required labeling, such as arc-flash warnings, available fault current, etc. was missing from all of the panels (NEC 110.16, 408.6).	Provide code required labeling, to include arc-flash warnings and calculated available fault current, at each panelboard.	$ 20,000
E	14	0	C	0		None of the panels have identification to indicate where they are supplied from and the panels in the generator building do not have panel identification (NEC 408.4)	Provide nameplates at each of the panelboards to identify them and where they are supplied from.	$ 1,577
E	15	0	C	0		Circuit directories at the panels were handwritten, with corrections scribbled in, in many cases incomplete, and overall difficult to read. The directories did not provide	Trace existing circuits and provide typed and accurate circuit directory, with the clear, evident, and specific purpose identified for each circuit at	$ 6,000
E	16	0	C	0		The feeder for one of the generator building's panels is not adequately protected, as it is rated for 115 amps however the overcurrent protective device is 200 amps	Remove and replace the 115 amp rated feeder at the generator building's panel with a new 200 amp feeder.	$ 7,500

E	**17**	**0**	**C**	**0**		The feeder phase, grounded, and grounding conductors to one of the panels in the generator building are not grouped in same raceway (NEC 300.20).	together in the same conduit to the panel in the generator building with a new larger conduit and feeder conductors so that they are all grouped in the same conduit.	$ 5,758
E	**18**	**0**	**C**	**0**		The space directly in front each of the 3 panels is being used for storage of items and materials in violation of NEC 110.26(B).	floor with paint, the outline of the NEC working clearance for each panel, indicating that it is to be kept clear.	$ 1,680
E	**19**	**0**	**C**	**0**		The dedicated equipment space directly above Panel A in Janitor 111 contains a mechanical duct in violation of NEC 110.26(E).	Remove and relocate the mechanical duct currently located above Panel A in Janitor 111 to avoid the panel's dedicated equipment space.	$ 2,934
E	**20**	**0**	**C**	**0**		The working clearance in front of Panel C contains mechanical ductwork, in violation of (NEC 110.26(A) & (E)).	mechanical equipment and ductwork that is located within the panel's dedicated working space. Extend the feeder and branch circuitry as	$ 5,777
E	**21**	**0**	**C**	**0**		The working clearance in front of Panel E contains a mop sink, in violation of (NEC 110.26(A) & (E)).	Remove and replace Panel E, relocating it to avoid conflict with the mop sink that is located within the panel's dedicated working space. Extend the feeder and branch circuitry as required for new location of panel.	$ 5,777
E	**22**	**0**	**C**	**0**		front of the transfer switch in Janitor 111 contains a sprinkler pipe and water piping respectively (NEC 110.26(A) & (E)).	Remove and relocate the transfer switch that is currently in Janitor 111.	$ 9,000
E	**23**	**0**	**C**	**0**		There are unused openings for 2 circuit breakers in Panel C and one circuit breaker in Panel A (NEC 408.7).	Provide blank circuit breaker filler plates, approved for the use, for unused circuit breaker openings in Panel C and in Panel A.	$ 229
E	**24**	**0**	**C**	**0**		The feeder for Panel E is not adequately protected, as it is rated for 175 amps and the overcurrent protective device is believed to be 200 amps (NEC 240.4).	Remove and replace the feeder for Panel E with a new feeder, rated for 200 amps.	$ 6,000
E	**25**	**0**	**C**	**0**		Panel E is not protected, as it has a rating of 100 amps, however the overcurrent protection upstream of Panel E is believed to be 200 amps (NEC 408.36).	Remove and replace Panel E with a new panel, rated for 200 amps.	$ 5,777
E	**26**	**0**	**C**	**0**		The grounded and ungrounded branch circuit wiring in Panels A, E, and one of the panels in the generator building are not grouped together as required (NEC	Group grounded conductors in the panels with the respective circuit's ungrounded branch circuit conductors.	$ 4,585
E	**27**	**0**	**C**	**0**		required by NEC 408.40. The ground bar in Panel E is small and does not allow for additional grounding conductors to be added.	Provide ground bars in Panels A, C, and both panels in the generator building. Remove and replace the ground bar in Panel E.	$ 2,531
E	**29**	**0**	**C**	**0**		The grounded (neutral) conductor at Panel C is terminated under multiple screws on the neutral bar (NEC 408.41).	Disconnect the grounded (neutral) conductor at Panel C that is terminated under multiple screws on the neutral bar and terminate	$ 514
E	**30**	**0**	**C**	**0**		type device (NFPA 72 10.6.5.4).	the fire alarm and fire pump.	$ 514
E	**31**	**0**	**C**	**0**		The circuit breakers supplying the fire pump does not have red identification (NEC 760.41).	Provide red identification marking at the circuit breaker supplying power to the fire pump.	$ 257
E	**32**	**0**	**C**	**0**		Electrical circuits serving kitchen cooking equipment located under the Class 1 hoods did not appear to be controlled such that activation of the hood suppression	Disconnect and reroute electrical circuits serving kitchen cooking equipment located under the Class 1 hood so that they will be controlled	$ 9,000
E	**33**	**0**	**C**	**0**		The kitchen range branch circuit is not ground fault protected (NEC 210.8(B)(2)).	Remove and replace the circuit breaker supplying power to the kitchen range with a new circuit breaker with ground fault protection.	$ 800
E	**34**	**0**	**C**	**0**		The kitchen range is hardwired and does not have a disconnecting means (locking or within sight) (NEC 422.31).	Provide a disconnect at the kitchen range to disconnect it from power or provide a lock off device on the circuit breaker in the panel feeding the	$ 3,000
E	**35**	**0**	**C**	**0**		None of the receptacles in the school are a listed tamper-resistant type as required for education facilities (NEC 406.12).	Remove and replace all receptacles throughout the building with new listed tamper-resistant type 20 amp 120 volt receptacles.	$ 13,113
E	**36**	**0**	**C**	**0**		The receptacles located outdoors were not a listed weather-resistant type as required by NEC 406.9.	Remove and replace all receptacles located outdoors with new listed weather-resistant, ground fault type circuit interrupter type 20 amp 120	$ 1,513
E	**37**	**0**	**C**	**0**		Receptacles located outdoors did not have weatherproof while-in-use covers as required by NEC 406.9(B).	Remove and replace all device covers at the receptacles located outdoors with new metallic, extra duty rated, weatherproof while-in-use covers.	$ 1,033

E	**38**	**0**	**C**	**0**		None of the receptacles in the kitchen are ground fault (gfci) protected as required by NEC 210.8.	volt gfci type receptacles. Where receptacles are not located in readily accessible locations, remove and replace the circuit's supplying circuit	$ 3,500
E	**39**	**0**	**C**	**0**		The receptacles in the mechanical and electrical rooms and spaces are not ground fault (gfci) protected (NEC 210.8(E)).	Remove and replace all receptacles in mechanical and electrical rooms and spaces, with new 20 amp 120 volt gfci type receptacles.	$ 1,500
E	**40**	**0**	**C**	**0**		There are receptacles within 6' of the sinks in Classroom 104 and Classroom 105, within 6' of the drinking fountain, and on the exterior of the building that are not ground fault (gfci) protected. (NEC 210.8(B)).	Classroom 104 and Classroom 105, adjacent to the drinking fountain, and on the exterior of the building with new 20 amp 120 volt gfci type receptacles.	$ 660
E	**41**	**0**	**C**	**0**		Ground fault receptacles tested in Classroom 104, Classroom 105, and Boys 112 did not trip when a ground fault was simulated (NEC 210.8(E)).	104, Classroom 105, and Boys 112 with new 20 amp 120 volt gfci type receptacles.	$ 1,500
E	**42**	**0**	**C**	**0**		The front face of one receptacle in the generator building is broken off, exposing energized components (NEC 110.12)	Remove and replace the broken receptacle in the generator building.	$ 220
E	**44**	**0**	**C**	**0**		There are two conduits on the exterior of the generator building and one conduit on the exterior of the school building that are unsecured/unsupported (NEC 350.30, 344.30).	Provide conduit supports for the conduits installed on the exterior of the generator and school buildings.	$ 3,118
E	**45**	**0**	**C**	**0**		There are two conduits at Panel E that are unsecured/unsupported (NEC 358.30, 348.30).	Provide conduit supports for the exposed conduits at Panel E.	$ 1,559
E	**46**	**0**	**C**	**0**		with either the equipment that they serve or the branch circuits that serve them	it controls and where it is supplied from.	$ 917
E	**47**	**0**	**C**	**0**		Extension (flexible) cords have been fastened to the ceiling and wall for powering the ceiling mounted projectors in the classrooms. Flexible cords are not permitted	Remove the extension cords at the ceilings supplying power to the projectors and provide new receptacles with raceway and branch	$ 4,000
E	**48**	**0**	**C**	**0**		The "fire pump" is not installed or wired in compliance with governing codes (NEC 695).	If the existing fire pump will be removed and replaced with a new NFPA compliant electric fire pump, remove the existing fire pump associated wiring and remove and replace the existing electrical service and generator with new, configured as required for connection to new fire pump. Alternatively, if a diesel fired fire pump or mist fire protection	$ 50,000
E	**55**	**0**	**C**	**0**		Emergency lighting was missing from Kitchen 109, Room 207, Classroom 205, Janitor 111 (electrical room), and the exterior egress (IBC 1008.3).	Janitor 111 (electrical room), and at the exterior egress and other rooms, areas, and halls where not currently installed, but required. Provide	$ 6,016
E	**52**	**0**	**ED**	**0**		The lights in the crawlspace are inoperable.	Remove and replace the existing light fixtures in the crawlspace.	$ 4,035
M	**9**	**0**	**MD**	**0**	Mechanical 103	Water heater is not seismically restrained	Provide seismic restraint.	$ 400
M	**12**	**0**	**MD**	**0**	Janitor 111	Well tank is not seismically restrained.	Provide seismic restraint.	$ 400
M	**15**	**0**	**MD**	**0**	Boiler/Generator Building	Expansion tank is not seismically restrained	Provide seismic restraint.	$ 400
M	**27**	**0**	**MD**	**0**	Kitchen 109	Kitchen hood is not provided with fire protection	Provide ANSUL type fire protection system and associated control panel to serve kitchen hood.	$ 34,274
A	**7**	**0**	**RR**	**0**	Exterior	Exterior doors, frames, and door hardware are in poor condition and doors do not properly close and latch	Replace existing doors, frames, and hardware with new hollow metal doors with commercial grade hardware meeting accessibility standards.	$ 41,760
M	**25**	**0**	**RR**	**0**	Classroom 104/105	Flexible ductwork has become disconnected from various diffusers serving classroom areas.	Reconnect Flexible ductwork to diffusers.	$ 600
E	**53**	**0**	**RR,C**	**0**		Some emergency lights found throughout the facility did not function when tested (IBC 1008.3).	Test all existing emergency lights for proper operation and replace batteries and fixtures where needed.	$ 3,500
E	**54**	**0**	**RR,C**	**0**		Many of the emergency lights are old and it is not likely that they will provide required emergency illumination level for 90 minutes (IBC 1008.3.4).	Remove and replace all emergency lights with new emergency lights.	$ 4,933
E	**56**	**0**	**RR,ED**	**0**		Two emergency lights in Storage 200 were obstructed, one by shelving and one by a pipe, effectively making the emergency lights ineffective at those 2 locations.	Remove the shelving units and piping obstructing the two different emergency lights in Storage 200.	$ 1,100

							Category 0 - Immediate attention	**$ 2,356,520**
A	**22**	**0**	**AC**	**1**	Interior	Elevator is required per Chapter 4 ADAG	Install new Elevator	$ 215,000
C	**9**	**0**	**SC**	**1**	Exterior	Remove impounded water from AST fuel farm containment dike.	School may require a new sump pump to perform pump out.	$ 3,706
							Category O 1-5 years	**$ 218,706**
C	**6**	**1**	**AC**	**1**	Exterior	As a public facility, the library lacks required accessible building entry.	Installation of an ADA compliant ramp to the public library building is recommended.	$ 35,779
C	**8**	**1**	**C/RR**	**1**	Exterior	The existing 1,000-gallon steel septic tank is at least 30 years old, and the integrity of the tank is unknown. The typical service life of a steel septic tank is 30 years. Additionally, the existing 1,000-gallon tank is significantly undersized for the current reported combined service population	Remove existing tank and lift station and replace with 2,5000-gallon S.T.E.P. tank unit by Anchorage Tank.	$ 18,003
M	**20**	**1**	**MD**	**1**	Interior	Distribution ductwork is routed below the concrete slab.	Remove and replace distribution ductwork below slab. Provide new ductwork that is sloped to drain, with access, and encased in concrete. Remove and repair concrete slab.	$ 62,906
A	**8**	**1**	**RR**	**1**	Interior	Casework in the 1994 portion of the facility is poorly designed for storage, the remainder of the cabinets are in good condition and functional but are forty years old and at the end of functional life	Provide new casework throughout facility	$ 235,223
A	**9**	**1**	**RR**	**1**	Exterior	Soil is in direct contact with siding	Remove soils from base of siding - Install 8" deep x 12" wide gravel strip around building to prevent plant growth	$ 18,928
A	**10**	**1**	**RR**	**1**	Exterior	Siding and roofing are in poor condition	With any major renovation replace exterior siding and roofing, underlayment and flashings	$ 2,413,413
A	**11**	**1**	**RR**	**1**	Interior	Door, frames and associated hardware are mismatched but functional. The majority of doors and frames in the building are in excess of 40 years old and beyond serviceable life.	With any major renovation, replace doors, frames, and hardware throughout facility	$ 104,102
A	**12**	**1**	**RR**	**1**	Interior	Suspended acoustical ceiling tile grid is in good condition, acoustic tile is in fair condition	Replace all acoustical tile within suspended grid system	$ 214,601
A	**13**	**1**	**RR**	**1**	Gym 107	Surface applied acoustical ceiling tile in Gymnasium is original and should be replaced with any renovation	Remove and replace existing surface applied ceiling tile in Gymnasium	$ 62,246
A	**14**	**1**	**RR**	**1**	Interior	Surface applied acoustical tile in office and educational areas throughout facility should be replaced as part of any renovation	Remove and replace existing surface applied acoustical ceiling tiles	$ 29,913
A	**15**	**1**	**RR**	**1**	Interior	Sheetrock Surfaces throughout facility have been damaged and need to be patched and painted	Patch, Prime, and Paint Existing Gypsum Board wall panels throughout facility	$ 524,654
A	**16**	**1**	**RR**	**1**	Interior	Carpet wainscotting throughout facility is delaminating and should be removed and replaced	Remove existing wainscotting and replace throughout facility.	$ 53,556
A	**17**	**1**	**RR**	**1**	Interior	Wall mounted tackboards and white boards are in need of replacement	Provide new marker boards and tackable surface throughout school facility	$ 15,848
A	**18**	**1**	**RR**	**1**	Kitchen 109	The Kitchen is forty years old and designed for a single classroom and is undersized for current student population when considering layout and food storage considerations	Redesign to increase functionality and meet code requirements and increase area by 50-100 sf.	$ 1,352,000

A	**19**	**1**	**RR**	**1**	Interior	Fixtures, Furnishings, and Equipment in this school are in poor condition with no uniformity. The books shelves, desks, tables, sports equipment and storage units should be replaced thoughout the entire facility	Provide new Fixtures, Furnishings, and Equipment throughout facility	$ 296,404
A	**20**	**1**	**RR**	**1**	Classroom 104	Window blinds obstruct the window from being fully opened.	Remove and relocate window blinds, or provide new.	$ 7,276
A	**21**	**1**	**RR**	**1**	Classroom 105	Window blinds obstruct the window from being fully opened.	Remove and relocate window blinds, or provide new.	$ 19,404
M	**2**	**1**	**RR**	**1**	Interior	Plumbing fixtures located throughout the building are in poor condition	Replace all plumbing fixtures, branch piping, and individual isolation valves.	$ 73,947
M	**14**	**1**	**RR**	**1**	Classroom 204	removed. Hot & cold water isolation valves located in the cabinet below the sink are missing handles to open and close the valves.	Replace plumbing fixtures, branch piping, and individual isolation valves.	$ 4,578
M	**16**	**1**	**RR**	**1**	Boiler/Generator Building	one of the Boiler combination temperature/pressure gauges does not appear to read system pressure.	Replace combination temperature/pressure gauge	$ 156
M	**21**	**1**	**RR**	**1**	interior	Floor grilles serving AHU-2 are in poor condition.	Replace floor grilles located throughout facility	$ 8,804
M	**24**	**1**	**RR**	**1**	Gym 107	The drum louvers in the wall are in poor condition, with one of the louvers needing to be resecured to the wall.	replace drum louvers in gymnasium.	$ 14,771
M	**28**	**1**	**RR**	**1**	Kitchen 109	Kitchen hood exhaust fan is in poor condition	Replace kitchen exhuast fan and associated ductwork.	$ 8,378
M	**29**	**1**	**RR**	**1**	Mechanical 103	Air handling unit (AHU-2) and associated distribution ductwork is in poor condition	Replace air handling unit and associated distribution ductwork	$ 13,172
S	**2**	**1**	**S**	**1**	Interior	Floor assembly at proposed Library is inadequate for library loads.	The floor shall be strengthened by adding joists or replacing joists.	$ 349,809
C	**2**	**1**	**SC**	**1**	Exterior	There is no delineated fire lane in front of the firewater storage tank vault to prohibit public parking.	Provide two (2) signs to delineate fire lane no parking area.	$ 1,175
C	**10**	**1**	**SC**	**1**	Exterior	The tank skid and saddles have significantly more corrosion compared to the top side of tank due being submerged.	Prepare tank and skid steel surfaces and apply new epoxy-based tank coating in areas where existing coating has deteriorated.	$ 6,885
C	**12**	**1**	**SC**	**1**	Exterior	Play areas are old and the equipment is worn, rusty, and generally in poor condition.	With any major renovation provide new play structures and play surfacing	$ 286,536
							Category 1 Poor 1-4 years	**$ 6,232,467**
C	**1**	**1**	**SC**	**2**	Exterior	There are no delineated parking stalls for accessible parking at the school site or teacher housing.	Provide two (2) signs for accessible parking stalls.	$ 1,175
C	**3**	**1**	**SC**	**2**	Exterior	Portions of the driveway are narrower than the 24 feet generally necessary to facilitate two-way flow of vehicle traffic.	Widening narrow portions of the school driveway to provide a 24-foot-wide driveway corridor is recommended to facilitate two-way traffic. Assume approximately 60 cubic yards of fill and grading.	$ 1,225
							Category 1 poor 5 plus years	**$ 2,400**
E	**4**	**2**	**ED**	**2**		There are abandoned meter cabinets, transfer switches, disconnects, and other equipment in the generator building that creates confusion.	and other equipment in the generator building that creates confusion. Remove the transfer switch, multiple disconnects, and splices at the	$ 20,000.0
E	**8**	**2**	**ED**	**2**		The main disconnect at the school building is starting to show signs of corrosion. (NEC 110.12).	Remove and replace the school's rusty main disconnect with a new disconnect.	$ 8,396.0

E	**28**	**2**	**ED**	**2**		Equipment grounding conductors are not run with the branch circuit conductors from the panels. Instead, the grounding of the electrical panels and branch circuits is utilized through the contact and bonding of the panel enclosure with the metallic conduit through which feeder and branch circuit conductors are run. Many local	Remove and replace all branch circuitry (where not installed with an equipment grounding conductor) in all of the panels with new conductors to include equipment grounding conductors. Connect the equipment grounding conductors to the grounding bar in the panel.	$ 20,000
E	**43**	**2**	**ED**	**2**		The quantity and locations of receptacles in many locations was lacking as extension cords were used to power equipment and devices where receptacles were not located.	Remove extension cords and provide new receptacles with raceway and branch circuitry back to and connected to new circuit breakers in the panelboard.	$ 4,090
M	**8**	**2**	**RR**	**2**	Interior	Domestic water piping consisted of several different types of piping	Remove and replace domestic hot water and cold water piping through out facility.	$ 153,689
E	**49**	**2**	**RR**	**2**		Some of the light fixtures appeared “well used” and have dirty and/or discolored lens.	Clean existing light fixtures and replace discolored lens.	$ 5,502
E	**50**	**2**	**RR**	**2**		Wiring is not separated from and protected from the lamps and could overheat as a result of close contact with the lamps.	Provide and install a new ballast cover where missing from the light fixture in Janitor 111.	$ 800
E	**51**	**2**	**RR**	**2**		Some of the light fixtures in the Table Closet 113 and Gymnasium 107 are inoperable.	Remove and replace the existing inoperable light fixtures in Table Closet 113 and Gymnasium 107 with new LED fixtures.	$ 5,227
C	**4**	**2**	**SC**	**2**	Exterior	Vehicles parked at the main entry must either back down driveway 60 to 80 feet or pull forward and make a multi-point turn.	Relocating an existing timber playground structure to southeast, near the steel jungle gym structure, to provide a 40-foot-wide turning apron is	$ 17,927
C	**5**	**2**	**SC**	**2**	Exterior	The new teacher housing duplex fill embankment slope is sloughing and encroaching into the timber decked basketball court.	A small retaining wall structure, approximately 60 feet long and 4 feet high, is recommended to prevent embankment slopes from encroaching	$ 60,606
							Category 2 fair/ poor 5 plus years	**$ 296,237**
M	**11**	**3**	**MD**	**3**	Mechanical 103	Water heater is not provided with hot water circulation to remote fixtures.	Provide hot water circulation pump, and hot water circulation piping. Coordinate with tempering valve installation.	$ 2,927
M	**17**	**3**	**RR**	**3**	Interior	Heating system piping is not insulated	Provide pipe insulation on all piping located with in the facility. We note pipe spacing of existing heating piping may not allow for insulation to be added in the existing configuration and rerouting of heating piping may	$ 36,625

Category 3 fair 10 plus years **$ 39,552**

TOTAL **$ 9,145,882**