PORT ANGELES STUDY AND SURVEY
PORT ANGELES SCHOOL DISTRICT NO. 121

PORT ANGELES HIGH SCHOOL

RECOMMENDED SITE DEFICIENCY REMEDIATION:

C  Provide handicapped accessibility with a ramp to the track at the south end of the campus, as well as restrooms for spectator and athlete use.
C  Reconfigure the 8-lane track to meet 400 meter configuration for high school (WIAA) events. This would require improvement of the drainage, replacement of the porous asphalt pavement and replacement of a rubberized asphalt with the like or other resilient sport surface.
C  Provide irrigation to all lawn and planter areas on the entire campus.
C  Provide formalized drainage and pave the parking lot north of the campus, north of South Park Avenue.
C  Provide a minimum of (4) additional fire hydrants on the campus. One should be located between the 100 and 300 buildings, one between the 800 and 1000 buildings, one just south of the 500 building, and one at the SE corner of the Gymnasium. Other locations may be required by the local Fire Marshal.
C  Provide additional parking at the Gymnasium by expanding the present parking lot to the east of the Gym further south, provide handicapped accessible parking stalls at this location. Provide storm water system.
C  Repair and provide asphalt overlay on the service drive that runs from the northwest corner of the campus along the west property line and continues diagonally across the property from the NW to the SE and passes in front of the Maintenance Facility.
C  Provide emergency vehicle access to the west side of the campus by providing a driveway between the 100 building and the 300 and 400 buildings.
C  Expand emergency vehicle access between the 1000 building and the 800 building.
C  Provide an emergency vehicle turn-around at the west end of the parking area/driveway to the south of the 500 and 600 buildings.
C  To mitigate drainage issues at the interior of the campus, provide slot drains at the ramps and stairs with adjacent catch basins to collect the water from the slot drains as well as general drainage from the lawn and planter areas.
C  Provide appropriate marking for parking, fire lanes, and handicapped accessibility stalls, including signage and entry gating as determined appropriate.
PORT ANGELES STUDY AND SURVEY  
PORT ANGELES SCHOOL DISTRICT NO. 121

PORT ANGELES HIGH SCHOOL – BUILDING 100

RECOMMENDED FACILITY DEFICIENCY REMEDIATION:

Based on the limited information available at the time of this study, we recommend a detailed evaluation of all hazardous materials prior to any renovation or demolition. There are many unknowns that would only be discovered by conducting a comprehensive site survey including destructive materials sampling. We also recommend that a budgetary allowance be included for industrial hygiene activities that are typically 20 to 30 percent of the total abatement costs.

A  Repair surface cracks at CMU
A  Provide saw cut control joints at CMU/concrete wall interface, and install “will seal” type joint material.
A  Caulk perimeter of window and door frames.
A  Replace window and exterior relite glazing with insulated glass.
A  Install weather stripping at operable windows and exterior doors.
A  Replace damaged fascia flashing and paint entire fascia.
A  Paint covered walk fascia, soffit and columns.
A  Repair damaged gypsum soffit and paint entire soffit.
A  Replace damaged ceramic wall tile in toilet rooms.
A  Replace damaged or missing acoustical ceiling tiles.
A  Replace threshold and sweep at east student center exit door so it does not exceed 1/2” high. Provide ramp stoop at exterior.
A  Provide elevator to mezzanine level student store or relocate function to grade level.
A  Provide electrically operated doors at main entry and west entry min.
A  Replace old curtains with mini blinds.
A  Modify restrooms to meet current accessibility codes.
A  Replace steel frame single glazed skylights with translucent panel unit.
A  Replace cap flashing at parapet repair or replace flexible flashing underlayment and install using cleats rather than exposed top mount screws.
E  Upgrade electrical distribution system.
E  Provide additional electrical outlets to support curriculum/information technology needs.
E  Replace intercom system.
E  Upgrade fire alarm system.
H  Remove asbestos insulation from domestic water distribution system.
HA Remove vinyl asbestos floor tile and replace with appropriate floor finish.
HA  Replace single ply membrane roof at east end of the building (Commons) and install rigid insulation system meeting current energy code. Raise curbs at equipment and skylight to at least 12” above membrane. Remove asbestos containing built-up roofing below single ply.
HA  Remove cement asbestos board panels and replace with fiber cement board panels.
M  Provide fire sprinkler system.
M  Replace domestic water distribution system.
M  Replace plumbing fixtures including trap dilution equipment.
PORT ANGELES HIGH SCHOOL – BUILDING 100
RECOMMENDED FACILITY DEFICIENCY REMEDIATION (CONTINUED):

M  Replace heating ventilating system including exhaust equipment.
M  Replace temperature control system.
S  Provide moderate seismic upgrades that include, but are not limited to, shear walls, roof-wall anchorage and roof shear capacity improvements.
PORT ANGELES HIGH SCHOOL – BUILDING 200

RECOMMENDED FACILITY DEFICIENCY REMEDIATION:

Based on the limited information available at the time of this study, we recommend a detailed evaluation of all hazardous materials prior to any renovation or demolition. There are many unknowns that would only be discovered by conducting a comprehensive site survey including destructive materials sampling. We also recommend that a budgetary allowance be included for industrial hygiene activities that are typically 20 to 30 percent of the total abatement costs.

A   Replace old steel window system on east wall with code compliant (thermal break and insulated glass) units.
A   Replace severely rusted door/relite frame on north wall. Provide head flashing.
A   Replace relite glazing at south and west doorways with insulated glass.
A   Install protective wainscot at corridor, rehearsal and storage rooms.
A   Replace ceiling in the easterly (original) portion of the building.
A   Provide finished ceiling and walls at storage area below main floor on northeast corner of building.
A   Provide an accessible toilet in this building.
E   Upgrade fire alarm system.
E   Replace intercom system.
EA  Provide electric operated doors, one at each large rehearsal space.
H   Remove asbestos insulation from domestic water distribution system.
HA  Remove vinyl asbestos floor tile and replace with appropriate carpet or resilient flooring and base.
HA  Replace worn and damaged carpet. Remove VAT if present.
HA  Replace single ply membrane roofing and install rigid insulation system to meet current energy code. Raise equipment curb to at least 12” above membrane. Remove asbestos containing built-up roof below single ply.
M   Provide fire sprinkler system.
M   Replace domestic water distribution system.
M   Replace heating ventilation system.
M   Replace temperature control system.
S   Provide moderate seismic upgrades including but not limited to shear wall, roof wall anchorage and roof shear capacity upgrades.
PORT ANGELES SCHOOL DISTRICT NO. 121

PORT ANGELES STUDY AND SURVEY
PORT ANGELES HIGH SCHOOL – BUILDING 300

RECOMMENDED FACILITY DEFICIENCY REMEDIATION:

Based on the limited information available at the time of this study, we recommend a detailed evaluation of all hazardous materials prior to any renovation or demolition. There are many unknowns that would only be discovered by conducting a comprehensive site survey including destructive materials sampling. We also recommend that a budgetary allowance be included for industrial hygiene activities that are typically 20 to 30 percent of the total abatement costs.

- Install weather stripping at operable windows and exterior doors.
- Replace window and exterior relite glazing with insulated glass.
- Replace caulking at window and door frame perimeter.
- Replace damaged fascia flashing and paint entire fascia.
- Repair damaged gypsum soffit and paint entire soffit.
- Paint covered walk fascia, soffit and columns.
- Replace rubber base.
- Replace damaged vinyl comp. floor tile.
- Replace sheet vinyl flooring in kitchen.
- Install protective wainscot at corridor and cafeteria.
- Modify/replace (2) cafeteria exits that do not provide 32” clear opening.
- Replace old curtains with mini blinds.
- Install lever door handles at doors that are knob type.
- Clean and coat single ply membrane roofing.
- Provide second exit at the north classroom and the electrical room.
- Provide electric operated doors at main entry.
- Remove asbestos insulation from domestic water distribution system.
- Replace cap flashing at parapet, repair or replace flexible flashing underlayment and install using cleats rather than exposed top mount screws. Remove asbestos containing roofing materials.
- Remove cement asbestos board panels and replace with fiber cement board panels.
- Provide a fire sprinkler system.
- Replace domestic water distribution system.
- Replace plumbing fixtures.
- Replace heating ventilation system.
- Replace temperature control system.
- Improve ventilation at electrical room.
- Provide exhaust hood(s) at deck (pizza) ovens.
- Provide enhanced ventilation at interior refrigeration compressors to dissipate heat during warmer months.
- Modify restrooms to meet current accessibility code.
- Provide interface between fire alarm system and kitchen hood fire suppression system(s).
- Provide moderate seismic upgrades, including but not limited to shear walls, roof-wall anchorage and roof shear improvements.
PORT ANGELES STUDY AND SURVEY
PORT ANGELES SCHOOL DISTRICT NO. 121

PORT ANGELES HIGH SCHOOL – BUILDING 400

RECOMMENDED FACILITY DEFICIENCY REMEDIATION:

Based on the limited information available at the time of this study, we recommend a detailed evaluation of all hazardous materials prior to any renovation or demolition. There are many unknowns that would only be discovered by conducting a comprehensive site survey including destructive materials sampling. We also recommend that a budgetary allowance be included for industrial hygiene activities that are typically 20 to 30 percent of the total abatement costs.

A  Provide saw cut control joints and install “will seal” type joint material.
A  Caulk perimeter of window and door frames.
A  Replace window and exterior relite glazing with insulating glass.
A  Install weather stripping at operable windows and exterior doors.
A  Replace damaged fascia flashing and paint entire fascia.
A  Repair damaged soffit and paint entire soffit.
A  Provide corner guards at corridor walls.
A  Replace thresholds and sweeps at exterior doors so they do not exceed 12” high. Provide ramp at exterior.
C  Provide handrails at N.E. side ramps.
E  Replace intercom system.
E  Revise fire alarm system in library to comply with current code.
EA Provide electrically operated doors at main entries to building.
EA Provide electric operated doors at library entry and each end of main corridor.
EA Revise electrical room to meet current code clearances.
H  Remove asbestos insulation from domestic water distribution system.
HA Remove vinyl asbestos floor tile and replace appropriate floor finish.
HA Replace single ply membrane roofing and install tapered rigid insulation to meet current energy code and improve drainage in selected areas. Raise equipment curbs to at least 12” above membrane. Remove asbestos containing built-up roofing below single ply.
M  Provide fire sprinkler system.
M  Replace plumbing fixtures,
M  Replace domestic water distribution system.
M  Replace heating ventilation system.
M  Replace temperature control system.
MA Modify toilet rooms to meet current accessibility code.
S  Provide moderate seismic upgrades including but not limited to shear walls, roof-wall connections and roof shear capacity improvements.
PORT ANGELES STUDY AND SURVEY
PORT ANGELES SCHOOL DISTRICT NO. 121

PORT ANGELES HIGH SCHOOL – BUILDING 500

RECOMMENDED FACILITY DEFICIENCY REMEDIATION:

Based on the limited information available at the time of this study, we recommend a detailed evaluation of all hazardous materials prior to any renovation or demolition. There are many unknowns that would only be discovered by conducting a comprehensive site survey including destructive materials sampling. We also recommend that a budgetary allowance be included for industrial hygiene activities that are typically 20 to 30 percent of the total abatement costs.

A Ongoing water intrusion at exterior CMU walls has occurred. We understand coatings have been applied but efflorescence is still evident. Remove efflorescence and monitor.
A Replace rusted hollow metal door and relite frames.
A Install weather stripping at exterior doors and operable windows.
A Replace view and clerestory window and exterior relite glazing with insulated glass.
A Replace difficult to operate door hardware.
A Replace or repair damaged concrete floors at shop spaces.
A Repair and apply rubber treads at wood stairs to storage lofts.
A Repair damaged CMU and GWB walls in shops and repaint.
A Replace acoustical ceilings in shop areas.
A Clean and repaint exposed structure.
A Provide adequate fire separation between shops.
A Provide corner protection at all outside corners in shop and storage areas.
A Replace thresholds and sweeps at exterior doors so they do not exceed 1/2” H. Provide ramp stoops at exterior.
A Provide handicap accessible toilet(s) accessible from inside the building.
A Clean and repaint metal siding on clerestory windows.
E Upgrade electrical distribution system.
E Provide additional electrical outlets to support curriculum/information technology needs.
E Replace intercom system.
E Upgrade fire alarm system.
EA Provide electrically operated doors at main entries.
EA Provide an obvious exit path, lighting and exit signs at storage lofts. Add stairs as required.
H Remove asbestos insulation from domestic water distribution system.
HA Replace single ply membrane roof and install rigid insulation system to meet current energy code. Provide tapered insulation in selected areas to improve drainage. Raise equipment curbs so they are at least 12” above membrane. Remove asbestos containing built-up roofing below single ply.
M Provide fire sprinkler system.
M Replace domestic water distribution system and provide a hot water tank for this building.
M Replace plumbing fixtures.
M Replace heating ventilating system except at central computing facility.
ME Modify toilet rooms to meet current accessibility code.
S Provide major seismic/structural upgrades.
PORT ANGELES STUDY AND SURVEY  
PORT ANGELES SCHOOL DISTRICT NO. 121

PORT ANGELES HIGH SCHOOL – BUILDING 600

RECOMMENDED FACILITY DEFICIENCY REMEDIATION:

Based on the limited information available at the time of this study, we recommend a detailed evaluation of all hazardous materials prior to any renovation or demolition. There are many unknowns that would only be discovered by conducting a comprehensive site survey including destructive materials sampling. We also recommend that a budgetary allowance be included for industrial hygiene activities that are typically 20 to 30 percent of the total abatement costs.

- **A** Repair cracks in CMU at east wall, and install control joints.
- **A** Replace window and exterior relite glazing with insulated glass.
- **A** Install weather stripping at operable windows and exterior doors.
- **A** Replace damaged vinyl composition floor tile.
- **A** Install protective wainscot to walls at art areas.
- **A** Replace thresholds and sweep at exterior doors so they do not exceed 1/2” H. Provide ramp stoop at exterior.
- **A** Improve access to daylight by providing clerestory windows or translucent panel skylight (overhangs cut out most functional daylight).
- **E** Provide additional outlets and upgrade existing outlets and related service panels to meet curricular/information technology needs.
- **E** Replace intercom system.
- **E** Provide electrically operated doors at entries to each teaching station accessed from exterior.
- **E** Upgrade fire alarm system.
- **H** Remove asbestos insulation on domestic water distribution system.
- **HA** Replace single ply membrane roofing and install tapered rigid insulation to improve drainage and meet current energy code. Raise equipment curbs to at least 12” above membrane. Remove asbestos containing built-up roofing below single ply.
- **HA** Remove vinyl asbestos floor tile and replace with appropriate resilient flooring and base.
- **M** Provide fire sprinkler system.
- **M** Replace domestic water system including (1) hot water heater that is in poor condition.
- **M** Replace plumbing fixtures including dilution traps at science sinks.
- **M** Replace heating ventilating system.
- **M** Replace kiln exhaust system.
- **M** Replace temperature control system.
- **MA** Modify toilet rooms to meet current accessibility code.
- **S** Provide minor seismic upgrades.
PORT ANGELES HIGH SCHOOL – BUILDING 700

RECOMMENDED FACILITY DEFICIENCY REMEDIATION:

Based on the limited information available at the time of this study, we recommend a detailed evaluation of all hazardous materials prior to any renovation or demolition. There are many unknowns that would only be discovered by conducting a comprehensive site survey including destructive materials sampling. We also recommend that a budgetary allowance be included for industrial hygiene activities that are typically 20 to 30 percent of the total abatement costs.

A  Remove efflorescence from exterior walls, clean and paint CMU.
A  Caulk perimeter of window and door frames.
A  Replace window and exterior relite glazing with insulated glass.
A  Replace high gym windows with translucent panels or other durable materials that will withstand ball impact.
A  Install weather stripping at operable windows and exterior doors.
A  Replace damaged fascia boards, flashing and paint entire fascia.
A  Repair damaged locker and storage area concrete floors.
A  Repair damaged plywood flooring at mezzanine and cover with resilient sports floor such as rubber.
A  Install corner protection at walls.
A  Paint gym ceiling acoustical panels.
A  Modify/adjust door hardware to access code requirements for ease of operation.
A  Replace thresholds and sweeps at exterior doors so they do not exceed 1/2”H. Provide ramp stoops at exterior.
A  Provide elevator to mezzanine level.
A  Provide daylight to auxiliary gym and interior locker areas with translucent panel skylight.
E  Replace intercom system.
E  Upgrade fire alarm system.
EA  Revise electrical room/space at HW tank service to meet code clearances.
EA  Provide electronically operated doors to main building entrances.
H  Remove asbestos insulation from domestic water distribution system.
HA  Replace lobby carpet with walk off type product. Remove VAT if possible.
HA  Replace built-up membrane roofing at wrestling area and auxiliary gym roofs with single ply membrane and rigid insulation system to meet current energy code. Remove asbestos content of existing unknown.
HA  Replace locker, entry canopy and lobby area single membrane roofing and tapered rigid insulation system to meet current energy code and improve drainage. Raise equipment curbs to at least 12” above roof membrane. Remove asbestos containing built-up roof below the single ply.
M  Provide fire sprinkler system.
M  Replace domestic water system.
M  Replace plumbing fixtures.
M  Replace heating ventilating system.
M  Replace temperature control system.
MA  Modify toilet rooms and shower and locker areas to meet accessibility code.
S  Provide major seismic upgrades to the original (1953) structure and minor upgrades to the 1978 addition.
PORT ANGELES STUDY AND SURVEY
PORT ANGELES SCHOOL DISTRICT NO. 121

C - Civil
A - Architectural
S - Structural
M - Mechanical
E - Electrical
H - Haz Mat

PORT ANGELES HIGH SCHOOL – BUILDING 800

RECOMMENDED FACILITY DEFICIENCY REMEDIATION:

Based on the limited information available at the time of this study, we recommend a detailed evaluation of all hazardous materials prior to any renovation or demolition. There are many unknowns that would only be discovered by conducting a comprehensive site survey including destructive materials sampling. We also recommend that a budgetary allowance be included for industrial hygiene activities that are typically 20 to 30 percent of the total abatement costs.

A  Remove efflorescence from exterior walls, clean and paint CMU.
A  Replace hollow metal doors and frames at non overhang areas and provide protection at head.
A  Weatherstrip operable windows and exterior doors.
A  Replace window and exterior relite glazing with insulated glass.
A  Provide daylight to shop areas with translucent panel skylights.
A  Replace metal fascia.
A  Repair damaged concrete floor areas.
A  Provide corner protection at walls.
A  Place suspended ceiling panels in (1) classroom.
A  Replace thresholds and sweeps at exterior doors so they do not exceed 1/2”H.
A  Add panic hardware to exit doors.
E  Upgrade/increase capacity of electrical distribution system.
E  Provide additional electrical outlets to support curriculum/information technology needs.
E  Replace intercom system.
E  Upgrade fire alarm system.
EA  Provide electrically operated doors to classrooms.
EA  Modify toilet rooms to meet accessibility code.
M  Provide special fire extinguishing system at high chemical hazard areas.
M  Provide fire sprinkler system.
M  Replace domestic water distribution system.
M  Replace plumbing fixtures.
M  Replace heating ventilating system.
M  Replace temperature control system.
S  Provide minor seismic upgrades.
RECOMMENDED FACILITY DEFICIENCY REMEDIATION:

Based on the limited information available at the time of this study, we recommend a detailed evaluation of all hazardous materials prior to any renovation or demolition. There are many unknowns that would only be discovered by conducting a comprehensive site survey including destructive materials sampling. We also recommend that a budgetary allowance be included for industrial hygiene activities that are typically 20 to 30 percent of the total abatement costs.

A  Replace window and exterior relite glazing with insulated glass.
A  Install weather stripping at operable windows and exterior doors.
A  Repair soffit and paint entire soffit.
A  Repair damaged fascia and paint entire fascia.
A  Replace older carpet (60% of floor area).
A  Reinstall or replace acoustical ceiling tiles in (1) classroom, upper floor west end of building.
A  Install panic hardware at paired classroom doors.
A  Replace thresholds and sweeps at exterior doors so they do not exceed 1/2”H. Provide ramp stoop at exterior.
A  Modify/adjust door hardware to access code requirements for ease of operation.
A  Replace curtains with mini blinds.
E  Revise electrical room to provide clearances as required by code.
E  Replace intercom system.
E  Upgrade fire alarm system.
EA  Provide electrically operated doors to classrooms.
HA  Replace single ply membrane roof and install rigid insulation system to meet current energy code. Raise equipment and parapet curbs to at least 12” above roof membrane. Remove asbestos containing built-up roofing below single ply roofing.
M  Provide fire sprinkler system.
M  Replace domestic water distribution system.
M  Replace hot water heaters and circulation pumps.
M  Replace hot water heaters and circulation pumps.
M  Replace plumbing fixtures.
M  Replace heating ventilating system.
M  Replace temperature control system.
MA  Provide handicap accessible restroom in building (no restrooms currently exist).
S  Provide minor seismic structural upgrades.
PORT ANGELES STUDY AND SURVEY
PORT ANGELES SCHOOL DISTRICT NO. 121

PORT ANGELES HIGH SCHOOL – BUILDING 1000

RECOMMENDED FACILITY DEFICIENCY REMEDIATION:

Based on the limited information available at the time of this study, we recommend a detailed evaluation of all hazardous materials prior to any renovation or demolition. There are many unknowns that would only be discovered by conducting a comprehensive site survey including destructive materials sampling. We also recommend that a budgetary allowance be included for industrial hygiene activities that are typically 20 to 30 percent of the total abatement costs.

A Clad tall exterior CMU wall with rain screen system (metal siding on furring with weeps and ventilation) to preclude further water penetration.
A Replace glazing in windows and exterior relites with insulated glass and provide metal flashing on wood frames or replace window system with thermal break aluminum with insulated glass.
A Replace exterior (wood) door with insulated acoustical metal doors and frames. Provide head flashing
A Repair wood trim and fascia, paint and clad with flashing where possible.
A Replace acoustical treatment at back of auditorium with a more durable product.
A Replace acoustical panels at sidewalls.
A Replace stained and damage acoustical ceiling tile above west walkway in auditorium.
A Replace entire ceiling at projection booth.
A Modify/adjust door hardware to access code requirements for ease of operation.
A Replace thresholds and sweeps at exterior doors so they do not exceed 1/2”H. Provide ramp stoops at exterior.
A Install fire curtain between stage and auditorium.
A Replace aging rigging hardware and ropes.
A Clean and treat or replace stage area curtains.
A Remove moss from shingle roof areas and install copper caps or other system for moss control.
A Provide an interior route for HC to access auditorium and stage.
A Refurbish Auditorium seating.
E Upgrade electrical distribution system.
E Provide addition outlet and lighting circuits to support the performance needs of the facility.
E Replace intercom system.
E Upgrade fire alarm system.
EA Provide electrically operated main entry doors.
H Remove asbestos insulation from piping systems and tanks.
HA Replace built up membrane and single ply membrane roofing with single ply roofing and install rigid insulation (at conditioned spaces) to meet current energy code. Raise equipment and parapet curbs to 12” above roof membrane.
HA Remove vinyl asbestos floor tile in lobby and replace with rubber tile and stair treads.
HC Remove abandoned fuel tanks and remove contaminated soils.
M Install fire sprinkler system.
M Replace domestic water distribution system.
M Replace plumbing fixtures.
M Replace heating ventilating system.
M Replace temperature control system.
PORT ANGELES STUDY AND SURVEY
PORT ANGELES SCHOOL DISTRICT NO. 121

PORT ANGELES HIGH SCHOOL – BUILDING 1000
RECOMMENDED FACILITY DEFICIENCY REMEDIATION (CONTINUED):

MA  Modify or add accessible toilet facilities at lobby.
S  Provide major structural/seismic upgrades.
SA  Repair cracks at 4” CMU veneer at interior.
LINCOLN HIGH SCHOOL

RECOMMENDED SITE DEFICIENCY REMEDIATION:

C  Revise, re-grade and repave as necessary the handicapped accessible parking stalls on the north side of the building near the front entry so they meet slope requirements.
C  Provide wheel stops in the east parking lot area.

RECOMMENDED FACILITY DEFICIENCY REMEDIATION:

Based on the limited information available at the time of this study, we recommend a detailed evaluation of all hazardous materials prior to any renovation or demolition. There are many unknowns that would only be discovered by conducting a comprehensive site survey including destructive materials sampling. We also recommend that a budgetary allowance be included for industrial hygiene activities that are typically 20 to 30 percent of the total abatement costs.

A  Clean mildew from siding.
A  Remove vinyl composition floor tile, seal concrete to stop efflorescence and replace VCT.
A  Finish open framing walls and ceiling of Staff Work Room.
A  Provide second exit in classrooms over 1,000 sf in area (3 locations).
A  Replace damaged suspended acoustical ceiling panels at Commons in lower portion of building.
A  Replace stained acoustical ceiling panels at southeast classroom.
A  Clean and paint rusted roof top equipment.
A  Reinstall single ply membrane electrical mast boot at roof.
EA  Provide electrically operated doors at main entries to meet accessibility code.
HA  Remove vinyl asbestos floor tile and replace with appropriate flooring.
M  Provide post indicator valve and fire department connection on fire sprinkler system.
M  Provide central temperature control system in lieu of space by space thermostats.
STEVENS MIDDLE SCHOOL

RECOMMENDED SITE DEFICIENCY REMEDIATION:

- **C** Provide perimeter fence and entry gate at site.
- **C** Provide additional parking for staff and visitors that is more accessible to the building than current condition.
- **C** Provide new entry walkway, bridge, and elevator with Grand Stair at the Main Entry that connects the main street south of the school and the main parking area to the entry level of the building which is approximately 12-14 feet below the street level.
- **C** Provide covered ramp access between the upper and lower buildings on the campus.
- **C** Pave emergency vehicle access and provide appropriate turn-arounds on the north side of the campus, and provide hammerhead style entry points at the SE and SW corners of the Main Building.
- **C** Repair and provide overlay at the east parking lot and service drives. All paved areas should receive new parking striping, fire lane markings, handicapped accessible parking stall markings and signage as appropriate.
STEVENS MIDDLE SCHOOL - MAIN BUILDING

RECOMMENDED FACILITY DEFICIENCY REMEDIATION:

Based on the limited information available at the time of this study, we recommend a detailed evaluation of all hazardous materials prior to any renovation or demolition. There are many unknowns that would only be discovered by conducting a comprehensive site survey including destructive materials sampling. We also recommend that a budgetary allowance be included for industrial hygiene activities that are typically 20 to 30 percent of the total abatement costs.

A  Replace window and exterior relite glazing with insulated glass.
A  Install weather stripping at operable window sash and exterior doors.
A  Replace caulking at window and door frame perimeter.
A  Replace damaged metal fascia and repaint existing.
A  Replace severely cracked concrete floor slab in Art Room near the Main Entry.
A  Replace rubber base at all areas where floor finish is replaced.
A  Install corner guards in corridors.
A  Replace damaged suspended acoustical ceiling panels.
A  Replace damaged acoustical ceiling tile.
A  Replace thresholds and sweeps at exterior doors so they do not exceed 1/2” high and provide ramp stoops at exterior.
A  Modify the west end of the main east/west corridor so it is no longer a dead end.
A  Install panic hardware on doors in rooms requiring 2 exits (Art, shops and science).
A  Provide second exits out of classrooms over 1,000 sf such as Art and Science rooms.
A  Replace corridor door from Art room so it meets width required by accessibility code.
A  Provide access to daylight for all teaching station (2 currently have none) and improve daylighting in remaining spaces that have only small windows.
A  Provide rated doors at shop and science rooms or other where required.
A  Provide rated doors at Metal Shop and Wood Shop.
E  Replace electrical distribution system.
E  Provide additional electrical outlets to support curriculum/information technology needs.
E  Replace intercom system.
EA  Provide electrically operated doors at main corridor entry doors.
HA  Replace single-ply membrane roof and install rigid insulation system to meet current energy code. Raise equipment curbs and parapet to at least 12” above roof membrane. Remove asbestos containing built-up roofing below single-ply.
HA  Remove cement asbestos board and replace with fiber cement board panels.
HA  Replace old carpet. Remove VAT if found.
HA  Remove vinyl asbestos floor tile, sheet flooring and replace with resilient flooring such as rubber tile or VCT.
H  Remove asbestos pipe and tank insulation.
MA  Modify toilet rooms to meet current accessibility code.
M  Provide fire sprinkler system.
M  Replace domestic water distribution system.
M  Replace plumbing fixtures.
M  Replace heating/ventilating system.
STEVENS MIDDLE SCHOOL - MAIN BUILDING
RECOMMENDED FACILITY DEFICIENCY REMEDIATION (CONTINUED):

- M Replace temperature control system.
- M Replace dust collection system at shop.
- S Provide minor seismic upgrades to structure.
STEVENS MIDDLE SCHOOL - GYM BUILDING

RECOMMENDED FACILITY DEFICIENCY REMEDIATION:

Based on the limited information available at the time of this study, we recommend a detailed evaluation of all hazardous materials prior to any renovation or demolition. There are many unknowns that would only be discovered by conducting a comprehensive site survey including destructive materials sampling. We also recommend that a budgetary allowance be included for industrial hygiene activities that are typically 20 to 30 percent of the total abatement costs.

A  Repair holes in exterior CMU walls (north gym).
A  Provide weather-stripping at exterior doors.
A  Replace heavily weathered wood trim; prime and repaint all trim.
A  Replace damaged flashing.
A  Repair damaged GWB and install wainscot in areas without such protection.
A  Repair or replace acoustical wall panel coverings in both gym spaces.
A  Replace damaged ceiling panels in both gyms.
A  Replace thresholds and sweeps at doors so they do not exceed 1/2” high. Provide ramp stoops at exterior.
A  Provide access to daylight in all teaching stations (weight room and gyms) and major support areas such as the locker rooms. Currently no windows or skylights exist.
E  Replace electrical distribution system.
E  Provide additional electrical outlets to support curriculum and food service needs.
E  Replace intercom system.
EA  Provide electrically operated doors at main entries to corridors and assembly areas.
H  Remove abandoned underground fuel tanks (2) and contaminated soils.
H  Remove asbestos pipe and tank insulation.
HA  Replace cement asbestos board panels with comparable non-asbestos product or metal siding.
HA  Replace old carpet in weight room with appropriate resilient sports flooring. Remove VAT if present.
HA  Replace single-ply membrane roofing and install rigid insulation system to meet current energy code. Raise equipment curbs and parapet to at least 12” above roof membrane. Remove asbestos containing built-up roof below single-ply.
HA  Remove cement asbestos board and replace with fiber cement board panels.
MA  Modify toilet and shower areas to meet current accessibility code.
M  Provide fire sprinkler system.
M  Replace domestic water distribution system. Reuse existing water heater but replace circulating pump and satellite electrical hot water heaters.
M  Replace plumbing fixtures.
M  Replace heating/ventilating system.
M  Replace temperature control system.
S  Provide moderate seismic upgrades to the structure including but not limited to shear walls, roof/wall connections and roof shear improvements.
STEVENS MIDDLE SCHOOL - MUSIC BUILDING

RECOMMENDED FACILITY DEFICIENCY REMEDIATION:

Based on the limited information available at the time of this study, we recommend a detailed evaluation of all hazardous materials prior to any renovation or demolition. There are many unknowns that would only be discovered by conducting a comprehensive site survey including destructive materials sampling. We also recommend that a budgetary allowance be included for industrial hygiene activities that are typically 20 to 30 percent of the total abatement costs.

A  Replace/reinstall rubber skirt at risers in large rehearsal spaces.
MA Provide an accessible toilet in the building.
DRY CREEK ELEMENTARY SCHOOL

RECOMMENDED SITE DEFICIENCY REMEDIATION:

C  Provide irrigation water pump for playfield irrigation to mitigate the cost of providing potable water for these fields.
C  Repaint pavement markings at parking lots and drives.

RECOMMENDED FACILITY DEFICIENCY REMEDIATION:

A  Repair crack in concrete floor slab between Library and classroom just west of Library and replace adjacent floor finishes.
A  Install protective wainscot and corner protection at narrow corridor in office area.
A  Replace stained suspended acoustical ceiling panel, (1) classroom.
A  Change the corridor door swing at the Multi-use Art classroom and provide an exterior exit.
A  Clean rust from exposed steel roof structure and deck and repaint.
A  Monitor roof shingle surface cracking and minor curling. This condition should be monitored/photographed annually.
M  Replace central boiler and re-plumb appropriately to mitigate problems as seen with the original boiler.
M  Clean return air plenum of accumulated dust.
ME  Provide appropriate ventilation at electrical room no. 2.
FRANKLIN ELEMENTARY SCHOOL

RECOMMENDED SITE DEFICIENCY REMEDIATION:

C  Provide gated combination emergency vehicle access road/bus arrival road on the south side of the building so the buses can approach from the street to the north and leave the campus on the west side, ‘M’ street. Busses would stack along the south edge of the transition between the building area and the playgrounds. This will require a retaining wall being built and revision of the ramps to the playfield which currently do not meet slope requirements for handicapped accessibility. This new/revised pavement area could be used for hard surface play after busses leave the site at the beginning of the school day. Emergency vehicle access work would require the removal of the storage building and portables that are at the east end of the site.

C  Rebuild the north side driveway and parking area to accommodate car arrival for students and visitor parking. Provide additional staff parking on the east side of the campus in a new paved lot that would run parallel to the emergency vehicle/bus arrival access lane outside the play area.

C  Provide (2) additional fire hydrants on the south side of the campus along the proposed emergency vehicle access lanes.

C  Improve the drainage from the south playfield by providing underdrains and/or an interceptor trench and drainage at the north end of this playfield.

C  Provide fencing at entire perimeter of site.
FRANKLIN ELEMENTARY SCHOOL

RECOMMENDED FACILITY DEFICIENCY REMEDIATION:

Based on the limited information available at the time of this study, we recommend a detailed evaluation of all hazardous materials prior to any renovation or demolition. There are many unknowns that would only be discovered by conducting a comprehensive site survey including destructive materials sampling. We also recommend that a budgetary allowance be included for industrial hygiene activities that are typically 20 to 30 percent of the total abatement costs.

A Replace cracked brick at exterior of building.
A Remove soil away from the south wall at the Garden Area to mitigate potential damage to the structure.
A Replace window systems, both view and clerestory, with new window system with insulated glass.
A Weather-strip doors.
A Caulk trim and paint.
A Remove and replace cracked plaster walls.
A Reframe corridor wall to comply with code (currently flat wood studs).
A Remove and replace cracked plaster ceilings.
A Replace damaged acoustical ceiling tile areas.
A Replace gym carpet at multi-purpose room and replace with rubber athletic flooring (room used for eating). Remove VAT if present.
A Provide handicapped access to the stage platform.
A Replace corridor doors.
A Replace suspended acoustical ceiling in Multi-Purpose Room with more durable acoustical ceiling.
A Replace thresholds and sweeps and entry slabs at doors so they do not exceed 1/2” high. Provide ramp stoops at exterior.
A Install corner guards at corridors.
E Replace primary electrical distribution system and sub panels.
E Provide additional electrical outlets to support curriculum/information technology needs.
E Replace lighting control system.
E Replace intercom system.
E Replace fire detection/alarm system.
H Remove asbestos pipe, boiler and tank insulation materials.
HA Remove vinyl asbestos floor tile and replace with resilient flooring such as rubber tile.
HA Replace single-ply membrane roof above corridor and entry areas and install rigid tapered insulation to improve drainage and meet current energy code. Replace all roofing at original building. Raise roof top equipment and skylight curbs and parapet to at least 12” above membrane. Remove asbestos containing built-up roofing at original roof below single ply.
HA Replace sloped silver coated built-up membrane roof above classroom, gym and support areas with single-ply membrane roof and rigid insulation to meet current energy code. Remove asbestos containing roof materials.
FRANKLIN ELEMENTARY SCHOOL
RECOMMENDED FACILITY DEFICIENCY REMEDIATION (CONTINUED):

<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>HA</td>
<td>Remove cement asbestos board and replace with fiber cement board.</td>
</tr>
<tr>
<td>HC</td>
<td>Remove abandoned underground fuel storage tank and contaminated soil.</td>
</tr>
<tr>
<td>MA</td>
<td>Modify toilet rooms to meet current accessibility code.</td>
</tr>
<tr>
<td>M</td>
<td>Provide fire sprinkler system.</td>
</tr>
<tr>
<td>M</td>
<td>Replace domestic water distribution system but reuse water heater and circulation pump.</td>
</tr>
<tr>
<td>M</td>
<td>Replace plumbing fixtures.</td>
</tr>
<tr>
<td>M</td>
<td>Replace heating/ventilating system.</td>
</tr>
<tr>
<td>M</td>
<td>Replace temperature control system.</td>
</tr>
<tr>
<td>S</td>
<td>Provide moderate seismic structural upgrades including but not limited to, shear walls, roof/wall connections and roof shear improvements.</td>
</tr>
</tbody>
</table>
FRANKLIN ELEMENTARY SCHOOL - 1978 ADDITION

RECOMMENDED FACILITY DEFICIENCY REMEDIATION:

Based on the limited information available at the time of this study, we recommend a detailed evaluation of all hazardous materials prior to any renovation or demolition. There are many unknowns that would only be discovered by conducting a comprehensive site survey including destructive materials sampling. We also recommend that a budgetary allowance be included for industrial hygiene activities that are typically 20 to 30 percent of the total abatement costs.

A  Replace window and exterior relite glazing with insulated glass.
A  Weather-strip exterior doors.
A  Repair damaged fascia flashing and paint fascia.
A  Repair minor soffit damage and paint.
A  Consider refacing demountable partition with vinyl wall covering.
A  Replace damaged acoustical ceiling tile.
A  Replace damaged suspended acoustical ceiling panel (water damage at HVA unit).
A  Replace thresholds, sweeps, and entry slabs so they do not exceed 1/2” high. Provide ramp stoops at exterior.
A  Provide panic bars at open concept area exit doors.
A  Modify toilet rooms to meet current accessibility code.
A  Repair damaged GWB wall surfaces.
A  Provide corner guards at circulation areas.
E  Replace intercom system.
E  Replace fire detection/alarm system.
EA  Provide electrically operated door to playground.
M  Replace heating ventilating system.
M  Replace temperature control system.
M  Provide fire sprinkler system.
C - Civil
A - Architectural
S - Structural
M - Mechanical
E - Electrical
H - Haz Mat

FRANKLIN ELEMENTARY SCHOOL - PLAY SHED

RECOMMENDED FACILITY DEFICIENCY REMEDIATION:

Based on the limited information available at the time of this study, we recommend a detailed evaluation of all hazardous materials prior to any renovation or demolition. There are many unknowns that would only be discovered by conducting a comprehensive site survey including destructive materials sampling. We also recommend that a budgetary allowance be included for industrial hygiene activities that are typically 20 to 30 percent of the total abatement costs.

A  Clean efflorescence from walls and repaint interior CMU.
A  Clean mildew from bottom of roof deck and repaint.
A  Re-stripe activity lines on floor.
E  Provide intercom speakers.
E  Provide fire alarm horn system.
HA Replace built-up membrane roof with single-ply membrane roof.
M  Provide dry type fire sprinkler system.
HAMILTON ELEMENTARY SCHOOL

RECOMMENDED SITE DEFICIENCY REMEDIATION:

C  Provide a gated combination emergency vehicle access land/bus arrival loop on the south side of the building including a retaining wall to hold back the slope. Replace the ramp to the south playfields. The current ramp does not meet ADA slope requirements. This would allow busses to enter the site at the northeast corner of the building, off of West 7th Street, proceed south and west across the south side of the building to deliver or pickup students. Busses would exit the site on the west side to South M Street at the south end of the staff parking lot. The new/revised pavement area on the south could be used for hard surface play after busses leave the site at the beginning of the school day.

C  Provide (2) fire hydrants along the emergency vehicle access lane on the south side of the building.

C  Develop student arrival area and visitor parking on the north side of the site near the main entry at the edge of the right of way.

C  Provide a ramp entry to the front of the school building.

C  Provide handicapped accessible stalls with appropriate slopes at both the staff parking lot to the west and the proposed visitor parking on the north side of the building. Current one does not meet slope requirements.

C  In new or revised pavement areas, provide appropriate marking and signage for parking stalls, both regular and handicapped accessible, fire lanes, and play areas.

C  Provide fencing at entire perimeter of site.
ReCOMMENDED FACILITY DEFICIENCY REMEDIATION:

Based on the limited information available at the time of this study, we recommend a detailed evaluation of all hazardous materials prior to any renovation or demolition. There are many unknowns that would only be discovered by conducting a comprehensive site survey including destructive materials sampling. We also recommend that a budgetary allowance be included for industrial hygiene activities that are typically 20 to 30 percent of the total abatement costs.

A Replace cracked brick at southeast corner.
A Replace window and exterior relite glazing with insulated glass.
A Install weather stripping at doors and operable windows.
A Replace metal fascia and flashing.
A Clean rust from metal trim, clean and repair damaged plaster soffit and paint.
A Replace rubber base.
A Provide corner guards at corridors.
A Replace stained acoustical ceiling tile.
A Replace damaged acoustical wall treatment at Multi-Purpose Room with more durable material such as tectum or perforated metal panels.
A Replace damaged stage curtain.
A Modify exit doors at Multi-Purpose Room to comply with minimum exit width requirements. Provide a third exit door (to exterior with a ramp) to comply with code.
A Modify door widths and path of travel at stage exits.
A Replace thresholds and sweeps at exterior doors so they do not exceed 1/2” high. Provide ramp stoops at exterior.
A Provide a ramp at the main entry.
A Repair damaged plaster ceiling.
A Repair damaged walls at kitchen and provide protective wainscot at wet areas.
A Replace VCT flooring at Multi-Purpose Room with resilient athletic flooring. VCT is damaged in several areas.
A Provide access to daylight in the Multi-Purpose Room.
A Improve access to daylight at teaching stations/classrooms with skylights or additional windows. Only (1) small window is currently provided.
E Provide additional electrical capacity at branch panels.
E Provide additional electrical outlets to support curriculum/information technology needs.
E Replace intercom system.
E Upgrade fire detection/alarm system.
E Provide electrically operated door at main entries.
H Remove asbestos pipe fitting insulation.
HA Remove vinyl asbestos floor tile and replace with carpet or resilient flooring such as rubber floor tile.
HAMILTON ELEMENTARY SCHOOL - ORIGINAL BUILDING
(1956 & 1958 KINDERGARTEN ADDITION) (CONTINUED)

HA  Replace linoleum countertops with plastic laminate.
HA  Remove vinyl asbestos floor tile and sheet flooring and replace with appropriate resilient flooring such as rubber tile, etc.
HA  Replace built-up membrane and single-ply membrane roofs with single-ply roof and install tapered rigid insulation system to meet current energy code and improve drainage. Raise roof top equipment and skylight curbs and parapet to at least 12” above membrane. Remove asbestos containing roofing below single-ply roofing.
MA  Modify restrooms to meet current accessibility code.
M   Provide fire sprinkler system.
M   Replace domestic water system and plumbing fixtures.
M   Replace heating and ventilating system.
M   Replace temperature control system.
S   Provide moderate seismic upgrade that includes, but is not limited to, shear walls, roof/wall connections and roof shear capacity improvements
HAMILTON ELEMENTARY SCHOOL - 1978 ADDITION
(INCLUDING PLAY SHED)

RECOMMENDED FACILITY DEFICIENCY REMEDIATION:

Based on the limited information available at the time of this study, we recommend a detailed evaluation of all hazardous materials prior to any renovation or demolition. There are many unknowns that would only be discovered by conducting a comprehensive site survey including destructive materials sampling. We also recommend that a budgetary allowance be included for industrial hygiene activities that are typically 20 to 30 percent of the total abatement costs.

A Replace window and exterior relite glazing with insulated glass.
A Weather-strip exterior doors.
A Replace metal fascia and flashing.
A Clean rust from metal trim, clean and repair damaged plaster soffit and paint.
A Replace damaged 5x5 suspended acoustical ceiling panels.
A Resurface vinyl wallcovering and cork faces of damaged and worn demountable partitions.
A Replace thresholds and sweeps at exterior doors so they do not exceed 1/2” high. Provide ramp stoops at exterior.
A Provide access to daylight at the Library via skylights.
A Improve access to daylight at teaching stations/classrooms with skylights or additional windows. Only (1) small window is currently provided.
E Provide additional electrical outlets to support curriculum / technology needs.
E Upgrade fire alarm system.
HA Replace asbestos containing built-up membrane roof with single-ply membrane roof and install rigid insulation system to meet current energy code. Raise roof top equipment and skylight curbs and parapet to at least 12” above membrane.
MA Modify restrooms to meet current accessibility code.
M Provide fire sprinkler system.
M Replace heating ventilating system.
M Replace plumbing fixtures.
M Replace temperature control system.
S Provide minor seismic upgrades to structure.
JEFFERSON ELEMENTARY SCHOOL

RECOMMENDED FACILITY / SITE DEFICIENCY REMEDIATION:

A  Efflorescence is showing at some vinyl composition tile floors. Remove VCT, seal floors and reinstall VCT.

A  Seal and paint high CMU wall at Multi-Purpose Room.

A  Repair single-ply membrane and substrate where melted insulation occurred during insulation. Install walk tread pads that have been removed by vandals.

A  Repair shingle to CMU wall (northwest corner of Multi-Purpose Room) flashing that is not long enough and poorly sealed.

M  Replace and cover roof top pipe insulation.

M  Add ventilation to Mechanical Room with thermostat control.
ROOSEVELT ELEMENTARY SCHOOL

RECOMMENDED SITE DEFICIENCY REMEDIATION:

- **C** Repair and seal cracks at the north parking lot area and repaint parking lines, including adequate ADA parking stalls and signage.
- **C** Provide fire lane markings on the emergency vehicle access road that runs along the west, south and a portion of the east side of the site.
- **C** Remove tree roots damaging the asphalt near the kitchen area and repair and overlay this area.
- **C** Replace the service road between Monroe Elementary and Roosevelt Elementary if this connection is still needed.
- **C** Provide fencing around the perimeter of the site including an entrance gate.
ROOSEVELT ELEMENTARY SCHOOL - ORIGINAL BUILDING

RECOMMENDED FACILITY DEFICIENCY REMEDIATION:

Based on the limited information available at the time of this study, we recommend a detailed evaluation of all hazardous materials prior to any renovation or demolition. There are many unknowns that would only be discovered by conducting a comprehensive site survey including destructive materials sampling. We also recommend that a budgetary allowance be included for industrial hygiene activities that are typically 20 to 30 percent of the total abatement costs.

- A Replace window and exterior relite glazing with insulated glass.
- A Weather-strip exterior doors.
- A Repair damaged gypsum wall board soffit areas.
- A Replace damaged metal fascia.
- A Replace older carpet.
- A Repair crack at entry floor where sheet vinyl abuts carpet.
- A Repair minor interior wall damage.
- A Install corner guards at corners.
- A Replace damaged suspended acoustical ceiling panels.
- A Replace damaged acoustical ceiling tile.
- A Install panic bar hardware at Music area.
- A Modify toilet rooms to meet current accessibility code.
- A Replace rubber base at all old carpet and VCT areas.
- A Recover or repair acoustical wall panel areas in music practice rooms.
- A Provide atmospheric separation between shops and between shops and adjacent exit corridor serving the Art and Drafting rooms. If shop/project area function is no longer appropriate this may not be required.
- A Provide access to daylight for all teaching stations. 15 of 30 spaces have no daylight at all and those that do have only small windows in the corner, typically.
- A Refasten single-ply roof membrane at intersection with asphalt shingle mansard roof.
- A Due to the age of the single-ply roof consider replacing this roof within 10 years, including additional insulation and raising equipment curb and parapet.
- A Remove vinyl composition floor tile and replace with appropriate resilient flooring such as rubber tile, etc. VCT is in poor condition.
- E Upgrade fire alarm/detection system to current code requirements including addition corridor protection and post indicator valve interface.
- EA Provide perimeter protection (fencing or bollards) at primary transformer at exterior.
- M Provide addition valving at plumbing system to facilitate maintenance.
- M Provide double detector check valve at fire sprinkler system to mitigate domestic water system contamination.
- M Replace deteriorated original roof-mount HVA equipment.
ROOSEVELT ELEMENTARY SCHOOL - ORIGINAL BUILDING
RECOMMENDED FACILITY DEFICIENCY REMEDIATION (CONTINUED):

<table>
<thead>
<tr>
<th>Type</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>M</td>
<td>Replace deteriorated roof-mount evaporative cooler HVA unit at kitchen with mechanical cooling type equipment.</td>
</tr>
<tr>
<td>M</td>
<td>Replace pneumatic portion of the temperature control system.</td>
</tr>
<tr>
<td>S</td>
<td>Provide minor seismic upgrades to structure.</td>
</tr>
</tbody>
</table>
ROOSEVELT ELEMENTARY SCHOOL - GYM ADDITION

RECOMMENDED FACILITY DEFICIENCY REMEDIATION:

Based on the limited information available at the time of this study, we recommend a detailed evaluation of all hazardous materials prior to any renovation or demolition. There are many unknowns that would only be discovered by conducting a comprehensive site survey including destructive materials sampling. We also recommend that a budgetary allowance be included for industrial hygiene activities that are typically 20 to 30 percent of the total abatement costs.

A  Provide access to daylight (no windows or skylight exist).
CENTRAL SERVICES BUILDING

RECOMMENDED SITE DEFICIENCY REMEDIATION:

C  Repair asphalt paving at the east parking lot where alligatoring has occurred. Repaint parking stripes as necessary.

RECOMMENDED FACILITY DEFICIENCY REMEDIATION:

Based on the limited information available at the time of this study, we recommend a detailed evaluation of all hazardous materials prior to any renovation or demolition. There are many unknowns that would only be discovered by conducting a comprehensive site survey including destructive materials sampling. We also recommend that a budgetary allowance be included for industrial hygiene activities that are typically 20 to 30 percent of the total abatement costs.

A  Scrape, prime and paint siding, especially on north and south walls.
A  Replace entry porch floor covering.
A  Scrape, prime and paint entry ramp and stair handrails and modify to meet accessibility code.
A  Remove or change the door swing and improve clearances at the base of the stair to improve emergency exit flow out of the basement level.
A  Install a ceiling at the storage areas at the basement.
A  Provide an elevator.
EA  Provide electrically operated doors at main entry.
H  Remove asbestos insulation at pipe fittings.
HA  Remove vinyl asbestos tile and replace with appropriate floor finish.
HA  Replace single-ply membrane roof and install tapered rigid roof insulation to improve drainage and meet current energy code. Raise roof top equipment and skylight curbs to at least 12” above membrane. Remove asbestos containing built-up roof below.
HA  Remove vinyl asbestos floor tile and replace with appropriate resilient flooring such as rubber tile, etc.
HA  Remove cement asbestos board siding and replace with fiber cement board panel siding.
HC  Remove abandoned fuel storage tank and contaminated soils.
MA  Modify restrooms to meet accessibility code.
M  Provide fire sprinkler system.
M  Modify HVAC system to include economizer and automated fresh air control.
S  Provide minor seismic upgrades to structure.
PORT ANGELES STUDY AND SURVEY
PORT ANGELES SCHOOL DISTRICT NO. 121

PUPIL TRANSPORTATION CENTER

RECOMMENDED SITE DEFICIENCY REMEDIATION:

C   Repair alligatoring of asphalt areas as needed.
C   Repaint parking lines.

RECOMMENDED FACILITY DEFICIENCY REMEDIATION:

Based on the limited information available at the time of this study, we recommend a detailed evaluation of all hazardous materials prior to any renovation or demolition. There are many unknowns that would only be discovered by conducting a comprehensive site survey including destructive materials sampling. We also recommend that a budgetary allowance be included for industrial hygiene activities that are typically 20 to 30 percent of the total abatement costs.

A   Replace caulking and backer rod at tilt-up concrete wall panel joints.
A   Replace (2) hollow doors and frames that are severely rusted.
A   Replace severely weathered wood trim at north wall windows.
A   Clad cracked plaster fascia at west wall office area with metal siding.
A   Replace the severely rusted suspended ceiling system with a non-rusting material.
A   Revise storage loft exiting to provide both security and safe exiting at two locations.
A   Modify restrooms to meet current accessibility code (toilet and show stalls).
E   Replace HPS lighting in service bays with T5-HO fluorescent lighting.
EA  Provide electrically operated doors at main entry.
HA  Replace built-up membrane roofing on upper roof with single-ply membrane roofing and install rigid insulation to meet current energy code. Replace roof overflows and raise equipment curbs and parapets to at least 12” above roof membrane. Built-up roof may contain asbestos.
S   Provide minor seismic upgrades to structure.
MAINTENANCE FACILITY

RECOMMENDED SITE DEFICIENCY REMEDIATION:

C Pave the east parking lot and provide drainage system.
C Provide at grade handicapped accessible parking near the front of the building with appropriate slopes to allow access for visitors.

MAINTENANCE FACILITY - MAIN BUILDING

RECOMMENDED FACILITY DEFICIENCY REMEDIATION:

Based on the limited information available at the time of this study, we recommend a detailed evaluation of all hazardous materials prior to any renovation or demolition. There are many unknowns that would only be discovered by conducting a comprehensive site survey including destructive materials sampling. We also recommend that a budgetary allowance be included for industrial hygiene activities that are typically 20 to 30 percent of the total abatement costs.

A Install missing flashing at north wall. Clean and paint rusted steel header at edge of roof at gutter, counter flash and reinstall or replace metal gutter.
A Repair soffit insulation / vapor barrier at covered vehicle area.
A Replace soiled suspended acoustical ceiling panels.
A Install exit lighting.
A Replace thresholds and sweeps at doors so they do not exceed 1/2” high. Provide ramp stoops at exterior.
A Replace exit doors in shop areas so they swing in the path of travel and install panic hardware.
A Provide rated wall assembly including door between office and shops.
EA Provide HC access to front door of facility including electrically operated door. Current slope of pavements exceeds code.
M Provide fire sprinkler system.
S Provide minor seismic upgrades to the structure.

MAINTENANCE FACILITY - GROUNDS BUILDING

RECOMMENDED FACILITY DEFICIENCY REMEDIATION:

A Prep and paint wood trim surface.
A Provide second exit from building.
HA Replace built-up membrane roof with single-ply roof and rigid insulation to meet current energy code. Raise equipment curbs and parapet to at least 12” above roof membrane. Built-up roofing may contain asbestos.
M Provide fire sprinkler system.
MA Modify restroom and show facilities to meet current accessibility code.
S Provide minor seismic upgrades to structure.
FAIRVIEW ELEMENTARY SCHOOL

RECOMMENDED SITE DEFICIENCY REMEDIATION:

C Repair west side parking and driveway areas and overlay with new asphalt. Provide appropriate striping including the correct number of handicapped accessible parking stalls and appropriate signage.

C Repair asphalt emergency vehicle access lane around the building and extend it so that it is continuous on asphalt paving.

C Repair and extend any site fencing to preclude students from gaining access to the lake/pond at the northeast side of the site.

C Provide separate bus arrival lane from car arrival.
PORT ANGELES STUDY AND SURVEY
PORT ANGELES SCHOOL DISTRICT NO. 121

FAIRVIEW ELEMENTARY SCHOOL

RECOMMENDED FACILITY DEFICIENCY REMEDIATION:

Based on the limited information available at the time of this study, we recommend a detailed evaluation of all hazardous materials prior to any renovation or demolition. There are many unknowns that would only be discovered by conducting a comprehensive site survey including destructive materials sampling. We also recommend that a budgetary allowance be included for industrial hygiene activities that are typically 20 to 30 percent of the total abatement costs.

| A | Replace wood tongue and groove siding with lapping cement board siding. |
| A | Replace wood shingle siding with cement board shingle or lap siding on furring. |
| A | Replace single glazing in windows and exterior relites with insulated glass. |
| A | Provide weather-stripping at operable windows and exterior doors. |
| A | Replace or repair damaged glu-lam wood fascia and clad all such fascia with cement board or metal flashing. |
| A | Paint all soffits. |
| A | Replace damaged vinyl composition floor tile with resilient flooring such as rubber tile. |
| A | Repair damaged plaster walls and repaint. |
| A | Replace damaged acoustical tile on upper Multi-Purpose Room and Library walls with more durable acoustical material such as tectum or perforated metal panels. |
| A | Resurface vinyl wallcovering and cork surfaces of damaged and worn demountable partitions. |
| A | Replace damaged acoustical ceiling tile and suspended acoustical ceiling panels. |
| A | Replace thresholds and sweeps at exterior doors so they do not exceed 1/2” high. Provide ramp stoops at exterior. |
| E | Replace main electrical distribution equipment. |
| E | Replace intercom system. |
| E | Replace fire detection and alarm system. |
| EA | Provide electrically operated doors at main entries. |
| H | Remove asbestos insulation from pipe joints. |
| HA | Replace damaged and old carpet. Remove VAT if present. |
| HA | Replace single-ply membrane roof and install rigid insulation system to meet current energy code. Raise roof to equipment curbs, and parapets to at least 12” above membrane. Remove asbestos containing built-up roofing below single ply. |
| HA | Remove vinyl asbestos floor tile and sheet vinyl and replace with appropriate resilient floor such as rubber tile, etc. |
| MA | Modify restrooms to meet current accessibility code. |
| M | Provide fire sprinkler system. |
| M | Replace entire domestic water system and plumbing system. |
| M | Replace roof top and in-room heating and ventilating equipment. |
| M | Replace temperature control system. |
| S | Provide minor seismic upgrades to structure, walls and walls to roof connections. |
MONROE ELEMENTARY SCHOOL

RECOMMENDED SITE DEFICIENCY REMEDIATION:

C Rebuild the east side student drop-off area and visitor parking and provide appropriately marked and signed handicapped accessible stalls.
C Provide additional staff / volunteer parking at either the north or the south end of the building.
C Provide a gated emergency vehicle / bus arrival lane on the west side of the building that would allow busses to enter just south of the staff parking lot off of Monroe Road, continue northwest along the west side of the building and exit to the north of the building onto the Roosevelt Elementary School access road and proceed east onto Monroe for traveling either north or south on Monroe road. Provide enhanced drainage along this new pavement area. This area can continue to be used as a play area when busses are not present.
C Provide (2) fire hydrants on the west side of the building at proposed Emergency Vehicle Access.
MONROE ELEMENTARY SCHOOL - ORIGINAL BUILDING

RECOMMENDED FACILITY DEFICIENCY REMEDIATION:

Based on the limited information available at the time of this study, we recommend a detailed evaluation of all hazardous materials prior to any renovation or demolition. There are many unknowns that would only be discovered by conducting a comprehensive site survey including destructive materials sampling. We also recommend that a budgetary allowance be included for industrial hygiene activities that are typically 20 to 30 percent of the total abatement costs.

A  Paint fiber cement board siding at clerestory areas and south end of building.
A  Replace steel sash windows, both view and clerestory, with thermal break aluminum frames and insulated glass.
A  Replace single glazing in aluminum frame windows with insulated glass.
A  Install weather stripping on operable sash of aluminum windows and exterior doors.
A  Replace window system and infill at Multi-Purpose Room with translucent panel windows.
A  Repair or replace damaged wood fascia boards, coat and clad with fiber cement board.
A  Clad unfinished wood soffit at southeast entry with fiber cement board or similar material.
A  Repair plaster walls demolished for plumbing repair or replacement.
A  Repair or replace acoustical tile ceilings.
A  Replace curtains with mini-blinds.
A  Provide second exit door out of classrooms exceeding 1,000 sf in size.
A  Replace threshold and sweep at exterior doors so it does not exceed 1/2” high.
A  Provide a lift or ramp to the stage/platform.
E  Increase capacity of electrical power distribution.
E  Provide additional electrical outlets to support curriculum/information technology needs.
E  Replace the intercom/clock system.
E  Replace the fire detection/alarm system.
E  Replace the lighting control system.
E  Replace electrical distribution system.
E  Provide light switches at classrooms and other areas currently switched at panel boxes.
EA  Provide electrically operated doors at main entries.
H  Remove asbestos containing insulation from pipes, boilers and tanks.
HA  Remove vinyl asbestos tile and sheet vinyl flooring and replace with carpet or appropriate resilient flooring such as rubber tile.
HA  Replace old carpet or vinyl composition floor tiles. In areas where VAT is present, remove.
HC  Remove abandoned fuel storage tanks (2) and adjacent contaminated soils if present.
M  Provide fire sprinkler system.
M  Replace domestic water system.
M  Replace plumbing fixtures.
M  Replace heating/ventilating system and temperature controls.
MA  Modify restrooms to meet current accessibility code.
S  Provide moderate seismic upgrades that include, but are not limited to, shear walls, roof-wall anchorage and roof shear capacity improvements.
October 22, 2007

PORT ANGELES STUDY AND SURVEY
PORT ANGELES SCHOOL DISTRICT NO. 121

MONROE ELEMENTARY SCHOOL - 1978 ADDITION
(INCLUDING PLAY SHED)

RECOMMENDED FACILITY DEFICIENCY REMEDIATION:

Based on the limited information available at the time of this study, we recommend a detailed evaluation of all hazardous materials prior to any renovation or demolition. There are many unknowns that would only be discovered by conducting a comprehensive site survey including destructive materials sampling. We also recommend that a budgetary allowance be included for industrial hygiene activities that are typically 20 to 30 percent of the total abatement costs.

- Replace single glazing in exterior hollow metal relites with insulated glass.
- Provide weather-stripping at exterior doors.
- Provide daylight at classrooms and Library via translucent skylights.
- Repair and repaint or replace metal fascia panels.
- Repair and repaint gypsum soffits.
- Replace older carpet.
- Repair damaged wall areas and provide corner protection.
- Resurface vinyl wallcovering and cork faces of damaged and worn demountable partitions.
- Repair damaged suspended acoustical ceiling.
- Replace thresholds and sweeps at exterior doors so they do not exceed 1/2” high. Provide ramp stoops at exterior.
- Replace roof sheathing and damaged joists at play shed as well as single-ply membrane roof.
- Replace curtains with mini-blinds.
- Replace single-ply membrane roof and install rigid insulation system to meet current energy code. Raise roof-mount equipment curbs and parapets to at least 12” above roof membrane at roof replacement areas. Remove asbestos containing built-up roofing below single ply.
- Modify restrooms to meet current accessibility code.
- Provide fire sprinkler system.
- Replace heating ventilating system with non-in room equipment and temperature control system.
- Provide seismic upgrades to play shed masonry walls.