BUILDING CONDITION EVALUATION

for

GRANTS PASS SCHOOL DISTRICT

January, 2008

Schools
North Middle School
South Middle School
Allen Dale Elementary
Highland Elementary
Riverside Elementary
Introduction

An evaluation of the Grants Pass District # 7 schools including North Middle School, South Middle School, Allen Dale Elementary, Highland Elementary, and Riverside Elementary was completed during the week of January 28th. This visual assessment included on-site tours of the buildings, including a review of the drawings when possible and necessary to determine viability of the building systems.

Architectural systems that were reviewed included walls, roofs, ceilings, flooring, finishes, doors, windows, and site improvements. The structural systems of the building included the roof, walls and foundation infrastructure. Mechanical systems which were examined included the heating, cooling and plumbing. Electrical systems were assessed which included the lighting, power, and low-voltage systems.

The team consisted of an Architect, Doug Nichols, AIA, a Certified Energy Manager, Russ Chambers, CEM, and Britt Killian, EIT, a structural engineer.

An evaluation form is used for the components of each system. Each component is described by the evaluator, and is rated on a scale of one to four, with four being considered “Good” and one being rated as “unsatisfactory”. The assessor will indicate the type of deficiency using six different options. These options range from health and safety, which is usually a serious concern, to a cosmetic or aesthetic type of deficiency.

The form also has a place to indicate a suggested timetable for implementing a correction to the system. In addition, there is an estimated cost for repair, based on the best information we have at this time. This estimate is to be used for planning purposes only.

When a deficiency that is noted within a system component, a description is included with photos (when appropriate), and a corrective action to be taken is suggested by the architect or engineer evaluating that system.

During the evaluation process, when a component is not applicable to the building system it will be marked with an N/A, and will not be rated.
Facility Condition Survey Record

Survey Information

<table>
<thead>
<tr>
<th>Participants/Team</th>
<th>Contact Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Doug Nichols, AIA</td>
<td>Construction Services Group,</td>
</tr>
<tr>
<td>Russ Chambers, CEM</td>
<td>Educational Service District 112</td>
</tr>
<tr>
<td>Britt Killian, EIT</td>
<td>Vancouver, WA 98661</td>
</tr>
<tr>
<td></td>
<td>360-750-7500</td>
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</table>


Facility Information

Name of District: Grants Pass School District #7

Name of School or Building: North Middle School

Address: 1725 NW Highland Avenue

Grants Pass, OR 97526

Telephone: (541)474-5740

Principal: Dan Smith

Plant Manager: Dan Smith

<table>
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<tr>
<th>Original Construction</th>
<th>1st Addition</th>
<th>2nd Addition</th>
<th>3rd Addition</th>
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<tbody>
<tr>
<td>86,303 sf YR</td>
<td>sf YR</td>
<td>sf YR</td>
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</tbody>
</table>

Gross Area: sf

Grades Served: 6 - 8

Average Number of Students: 701.14

(Maintenance Staff are District Staff, i.e., they serve all schools)

Number of Maintenance Staff: 6

Number of Janitorial Staff: 4

Comments:
North Middle School

Architectural
North Middle School is a typical example of school design and construction in the early to mid 1960’s. This era is exemplified by low-slope roofs, modestly insulated building envelopes, wide covered walkways, and simple flooring and ceiling materials. North Middle School contains all these elements.

This school has been well-maintained over the years. The wood window and door systems are in remarkably good condition given their age. Floors and ceilings have likewise been well looked after but are showing their age due to normal wear. Most exterior and interior walls are masonry and have proven to be quite durable.

The most notable architectural needs for this school are in the areas of energy performance and ADA compliance.

There is very little insulation in roofs, walls or window systems. This most certainly leads to high energy usage and probably occupant discomfort. One common way to resolve the lack of roof insulation is to construct a roof “overbuild” by applying rafters or trusses over the existing roof structure. This improvement allows additional insulation to be installed, roof mounted mechanical and electrical equipment to be covered, and structural deficiencies in the roof/wall connections to be solved at one time. To complete the energy retrofit, exterior window and door systems should be replaced with insulated units and exterior walls should receive insulation on the interior face.

Restrooms and most doorways are not ADA compliant. If a complete building modernization was undertaken, the District would have the opportunity to resolve these physical constraints.

Structural
The middle school is comprised of three different buildings. Building A houses the gymnasium, cafeteria and administration offices; buildings B and C house mainly classrooms. The three buildings are connected with exterior covered walkways. The structure is constructed circa 1966. The three buildings are constructed with open wood roof bearing on concrete masonry block walls which rest on a conventional concrete spread footing. The main floor is slab on grade with exception of the gymnasium floor. The gymnasium floor rests on a joist and beam system. The roofs of buildings B and C built using decking spanning between glulam beams spaced approximately 10”-0” on center. The roof over the gymnasium in building A is constructed similarly while the remainder of the roof is constructed with open web wood trusses.
From visual observation, there do not appear to be areas of major long term deflection causing damage, or that of near failure; any areas of the structural framing that have experienced prolonged damage from water infiltration through the roof system, or any areas that have experienced differential settlement or cracking. However, without destructive investigation and the ability to actually view the structural material beneath, it is inconclusive whether or not structural damage has occurred to the surrounding foundation, or if there has been prolonged exposure to water infiltration.

In building A the corridor slab on grade experienced settlement in the middle down the entire length of the corridor. Considering the type and age of construction, it is most likely the slab is non-structural. Based on our professional opinion, the settlement is caused from improper compaction of the underlying material. It does not appear to be a structural concern.

The wood roof structure, exterior and interior walls appear to be in good condition, and not allowing water infiltration to affect structural materials. However, without destructive investigation to allow the structural material beneath to be examined, it is uncertain to what extent, if any, water damage has been sustained, or progressed.

Given the date of construction of the building, it is likely that the design and construction of the lateral force resisting system does not meet the requirements of current design standards for resistance to wind and seismic loads. However, from visual observation, it appears that there are not enough walls to provide lateral support in the long direction at the perimeter window walls. In the transverse direction, the end walls lack a complete load path from the roof diaphragm to the structural walls due to the placement of high windows but have full height block walls between each classroom which may provide some resistance to loads in the transverse direction. However, without further detailed investigation of the existing drawings, it is not conclusive that all areas of concern with regard to the lateral system are structurally adequate to resist or transfer lateral loading. These areas are: roof diaphragm, vertical wall diaphragms (shearwalls), connections from roof to wall diaphragms, and the walls to the foundation system.

In summary, the gravity system appears to be in fairly good condition considering the date of construction. The structure lacks a complete lateral system to resist lateral loads. We recommend further review of the as-built conditions to address the lateral system and we anticipate an upgrade of the existing system in the future.

**Mechanical**

**Mechanical Systems**
Overall the mechanical systems at North Middle School were found to be in fair condition considering the age of the school and that the equipment is original installation. The plumbing systems are in a state of constant deterioration due to the age of the equipment and there is not adequate ADA compliance. The existing classroom heating systems are inefficient both in energy use and occupant comfort. Some modern HVAC components
have been added to selected areas to provide increased occupant comfort, however the overall system efficiency has not been improved. There is not adequate outside air circulation in the classrooms to provide a healthful and optimal learning environment or to meet current ASHRAE and IBC codes. The building control system is a pneumatic system. Pneumatic systems do not have the functionality to effectively control energy efficiency and occupant comfort. This system is obsolete and parts are difficult to obtain. The building contains asbestos materials. At this time the asbestos materials are encapsulated. However, as piping systems deteriorate and repairs become more frequently necessary the School District personnel will have increased risk of exposure to asbestos containing materials.

**Electrical**

The electrical systems at North Middle School are of marginal capacity. Most panel boards have no spare space to enable adding of circuits which are needed to support the increasing use of computers and other electronic equipment. The electrical systems are original equipment and are obsolete which makes spare and replacement components difficult to find. The systems are being maintained as well as can be expected given the age and years of use. One significant electrical issue was found and brought to the attention of the District maintenance personnel. A splice of a large panelboard feeder was found in a wire gutter. The splice had evidence of significant heating, likely from a loose connection. The insulation was deteriorating and would cause a fire and melt down of electrical distribution equipment in the near future. The splice is in violation of National Electrical code. Due to the age of the school, the addition of computer network and telecommunications equipment has been by surface routing of wiring and conduit. This does not provide for adequate protection in many areas and provides an unattractive appearance through out the facility.

**Fire Systems**

North Middle School does not have automatic fire suppression equipment installed. There is a manual fire alarm system pull stations located hallways. There is no automatic smoke/heat detection. The building is equipped with alarm bells in hall ways. The Fire Systems do not meet current code for fire suppression and ADA requirements for fire alarm coverage.

**Recommendations**

North Middle School mechanical and electrical systems should be considered for a complete modernization or replacement. The Mechanical, Electrical and Fire systems are beyond their useful life and do not meet current codes for health, safety and ADA.
# BUILDING CONDITION SUMMARY

**DISTRICT:** Grants Pass District #7

**Date of Survey:** 01/31/08

## FACILITY IDENTIFICATION

**Name:** North Middle School Building A

## BUILDING CONDITION EVALUATION

<table>
<thead>
<tr>
<th>A</th>
<th>SUBSTRUCTURE</th>
<th>Rating</th>
<th>**B</th>
<th>SHELL</th>
<th>Rating</th>
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</table>

**Total Building Score** 71

**Total Available Score** 108

**Cost Estimate** (General Scope)

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**Rating Scale:**
- 4 = Good, 3 = Fair, 2 = Poor, 1 = Unsatisfactory
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. # 7  
FACILITY: North Middle School  Bldg. # A  

Bldg Area/Wing ID ____________________________

Prepared By: Britt Killian  
Date of Survey: 01/31/08  

SYSTEM: SUBSTRUCTURE/STANDARD FOUNDATIONS  
Footings for column, bearing wall, floor support, basement walls  

DESCRIPTION OF SYSTEM:  
1.) Continuous concrete footings with CMU walls above.

SYSTEM COMPONENT RATING: 3 (1-4)  

4 Good: Structure exhibits no settlement, cracking (other than cosmetic hairline) or ground water intrusion  
3 Fair: Minor floor and foundation cracking; concrete finish worn but stable; preventative maintenance required  
2 Poor: Foundation cracking/spalling; exposed steel reinforcing or moisture intrusion evident; restore/repairs required  
1 Unsat: Structure/slab settlement; water intrusion evident; structurally deficient; system replacement required  

DEFICIENCY DESCRIPTION (IF ANY)  
1.) None visible  

EXAMPLES OF DEFICIENCY (Photos)  

CORRECTIVE ACTION REQUIRED/SUGGESTED  

PRIORITIZATION (Check one)  

Deficiency Type  

Health & Safety Issue  
Hazard Abatement  
Code Compliance /ADA  
Deteriorated  
High Operating Cost  
Aesthetic/Cosmetic  

Implementation Suggestion  
Immediate Concern  
Within 6 months  
Within 12 months  
Future Capital Project  

Estimate of Cost  
General Scope  

Grants Pass North Middle School  
Date of Survey: 01/31/08
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. # 7
FACILITY: North Middle School  Bldg. # A

Bldg Area /Wing ID

Prioritization (Check one)

Deficiency Type
- Health & Safety Issue
- Hazard Abatement
- Code Compliance /ADA X
- Deteriorated
- High Operating Cost
- Aesthetic/Cosmetic

Date of Survey: 01/31/08

Prepared By: Britt Killian

SYSTEM: SUBSTRUCTURE/FLOOR SLAB-ON-GRADE
Internal structural/non-structural slabs, subbase mat'l, concrete treatment

Description of System:

1.) Slab on grade.

Implementation Suggestion
- Immediate Concern
- Within 6 months
- Within 12 months
- Future Capital Project X

System Component Rating: 1 (1-4)
4 Good: Structure exhibits no settlement, cracking (other than cosmetic hairline) or ground water intrusion
3 Fair: Minor floor and foundation cracking; concrete finish worn but stable; preventative maintenance required
2 Poor: Foundation cracking/spalling; exposed steel reinforcing or moisture intrusion evident; restore/repairs required
1 Unsatisfactory: Structure/slab settlement; water intrusion evident; structurally deficient; system replacement required

Deficiency Description (If any)

1.) Settlement at center of hallway slab in the southwest hall beside the main gym.

Examples of Deficiency (Photos)

Corrective Action Required/Suggested

1.) Remove floor slab, replace and recompact new base material to allow installation of new floor slab.
### BUILDING COMPONENT DETAIL

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<thead>
<tr>
<th>DISTRICT:</th>
<th>Grants Pass</th>
<th>Dist. #</th>
<th>7</th>
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<tbody>
<tr>
<td>FACILITY:</td>
<td>North Middle School</td>
<td>Bldg. #</td>
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<table>
<thead>
<tr>
<th>Deficiency Type</th>
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<tbody>
<tr>
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<td>High Operating Cost</td>
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<tr>
<td>Aesthetic/Cosmetic</td>
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#### SYSTEM: SHELL/ STRUCTURAL FRAME

**DESCRIPTION OF SYSTEM:**

1. Cmu walls (Structural)
2. Steel columns supporting glulam beams (Gymnasium)

**SYSTEM COMPONENT RATING:**

- **Good:** Structure is sound and stable; no evidence of inadequate design, shear cracking or moisture/pest damage
- **Fair:** Minor non-structural surface cracking; masonry undamaged but requires repointing; maint. required
- **Poor:** Structural damage evident; floor/frame soft or deflected; seismic diagonal cracking; restore/repairs required
- **Unsat:** Structurally deficient or damaged beyond repair jeopardizing occupancy; system replacement required

**Implementation Suggestion**

- Immediate Concern
- Within 6 months
- Within 12 months
- Future Capital Project

**Estimate of Cost**

- General Scope

#### DEFICIENCY DESCRIPTION (IF ANY)

1. Minor separation of controll joints in cmu wall.
2. No apparent lateral (Seismic) force resisting system.

#### EXAMPLES OF DEFICIENCY (Photos)

![Deficiency Example 1](image1)

![Deficiency Example 2](image2)

#### CORRECTIVE ACTION REQUIRED/SUGGESTED

1. Re-seal and re-paint control joints.
2. Install lateral force resisting system.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass Dist. # 7
FACILITY: North Middle School Bldg. # A

Bldg Area /Wing ID ____________________________

Prepared By: Britt Killian

Date of Survey: 01/31/08

SYSTEM: SHELL/ FLOOR STRUCTURE
Floor framing/structural concrete slabs, joists & purlins

DESCRIPTION OF SYSTEM:
1.) Concrete slab on grade
2.) Beam & joist system (Gymnasium)

SYSTEM COMPONENT RATING: 3 (1-4)

4 Good: Structure is sound and stable; no evidence of inadequate design, shear cracking or moisture/pest damage
3 Fair: Minor non-structural surface cracking; masonry undamaged but requires repointing; maint. required
2 Poor: Structural damage evident; floor/frame soft or deflected; seismic diagonal cracking; restore/repairs required
1 Unsat: Structurally deficient or damaged beyond repair jeopardizing occupancy; system replacement required

DEFICIENCY DESCRIPTION (IF ANY)

1.) Flooring near walls is deflected under bleachers.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED

1.) Level out the sag and install additional support at previously sagged locations.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. #  7
FACILITY: North Middle School  Bldg. #  A

Bldg Area /Wing ID ____________________________

Prepared By: Britt Killian (Name & Title)

Date of Survey: 01/31/08  month/day/year

SYSTEM: SHELL/ ROOF STRUCTURE
Joists & purlins/structural framing
DESCRIPTION OF SYSTEM:

1.) Plywood covered openweb joists supported by the ext. walls.
2.) 2X decking over glulam beams (Gymnasium).

SYSTEM COMPONENT RATING: __1____ (1-4)

4 Good: Structure is sound and stable; no evidence of inadequate design, shear cracking or moisture/pest damage
3 Fair: Minor non-structural surface cracking; structure inadequately vented/sealed; preventative maintenance required
2 Poor: Structure is damaged; roof sag evident; persistent water intrusion; restore/repairs required
1 Unsat: Structurally deficient or damaged beyond repair; system replacement required

DEFICIENCY DESCRIPTION (IF ANY)

1.) No evidence of shear connection from roof(s) to supporting walls.
2.) No evidence of plywood over 2X decking in Gymnasium.
3.) 2X decking sagged at covered walkways.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED

1.) Properly connect plywood diaphragm to new lateral system below.
2.) Install plywood diaphragm over 2X decking in Gymnasium.
3.) Replace sagged 2X decking over walkways.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. #  7
FACILITY: North Middle School  Bldg. #  A

Bldg Area /Wing ID

Prepared By: Doug Nichols

Date of Survey: 01/31/08

SYSTEM: SHELL/ EXTERIOR WALLS
Exterior walls and related assemblies

DESCRIPTION OF SYSTEM:
The exterior walls of this school are predominately concrete masonry units (CMU). They are 8” thick and have little if any insulation in the assembly. Refer to structural review for reinforcing.

SYSTEM COMPONENT RATING: 4 (1-4)

4 Good: Assembly is water tight; components exhibit no finish defects; positive water drainage is incorporated in design
3 Fair: Assembly is water tight; components require recoating/resealing; preventative maintenance required
2 Poor: Minor system leaks; storm water ponding; components degraded/substandard; restoration/repairs required
1 Unsat: Persistent leakage despite repairs; major components damaged beyond repair; system replacement required

DEFICIENCY DESCRIPTION (IF ANY)
The condition of the CMU is generally quite good. Mortar has been well maintained and painting is in good condition. However, the lack of insulation undoubtedly causes high energy utilization and possibly drafty conditions. Localized CMU blistering at unit ventilators is of concern and not fully understood. It is possible that hydronic piping in the vicinity is leaking to cause moisture build up in the area.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED
To bring the exterior wall system into current energy code compliance, an interior wood furring system with batt insulation should be installed. Immediate investigation should be undertaken regarding the CMU blistering at unit ventilators.
BUILDING CONDITION SUMMARY

DISTRICT: Grants Pass  Dist. #  7
FACILITY: North Middle School  Bldg. #  A

Bldg Area /Wing ID

Prepared By: Doug Nichols

Date of Survey: 01/31/08

SYSTEM: SHELL/ WINDOW ASSEMBLIES
Window systems

DESCRIPTION OF SYSTEM:
Wood jambs, mullions, vents and related structure with predominance of single pane, clear glass glazing.

SYSTEM COMPONENT RATING: 3 (1-4)

4 Good: Building shell assembly is weather sealed, components are functioning and exhibit no finish degradation
3 Fair: Components worn but functional; assemblies require only paint or resealing; preventative maintenance required
2 Poor: Assembly has damaged or deficient components; water intrusion evident; restoration/repairs required
1 Unsat: Components exhibit extensive damage, deficient beyond repair; system replacement required

DEFICIENCY DESCRIPTION (IF ANY)
The existing window frame and glazing system does not provide insulating value. The lack of sealant, gasketing or other form of glazing anchorage allows air infiltration and exfiltration resulting in energy loss and possible discomfort due to drafts. Gaps between jamps, sills and walls were observed. It also appears that safety glazing is not installed in a number of locations that code normally requires, such as next to doors etc. It is probable that lead based paint has been applied in the past based on the age of the building.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED
To bring this system up to current industry standards and/or energy code requirements it is suggested that it be replaced with a metal or vinyl system with insulating performance glazing.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. # 7
FACILITY: North Middle School  Bldg. # A

Bldg Area /Wing ID ______________

Prepared By: Doug Nichols

Date of Survey: 01/31/08

SYSTEM: SHELL/ DOOR & STOREFRONT ASSEMBLIES

Door & opening assemblies

DESCRIPTION OF SYSTEM:

Exterior doors are predominately wood with wood frames. Hinges are custom metal, full length components.

DEFICIENCY DESCRIPTION (IF ANY)

Doors and jambs show signs of wear. Extensive overhangs have prevented damage due to exposure to moisture in most locations. Insulation value is probably negligible for the door/frame assembly. It is probable that there has been lead-based paint applied in the past based on the age of the building. Closers are pulling through the doors in several locations.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED

In order to bring this building system into compliance with current industry standards and energy codes it is suggested that it be replaced with a metal, insulated system with gasketing and sealant accessories to create a tight, efficient closure.
**BUILDING COMPONENT DETAIL**

DISTRIBUTION: Grants Pass  
FACILITY: North Middle School  

<table>
<thead>
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<th>Bldg Area /Wing ID</th>
<th>Prepared By:</th>
<th>Date of Survey:</th>
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<tbody>
<tr>
<td></td>
<td>Doug Nichols</td>
<td>01/31/08</td>
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</table>

**SYSTEM: SHELL/ ROOF MEMBRANE/ASSEMBLIES**

Waterproof system incldg. flashing, drainage & sealants

**DESCRIPTION OF SYSTEM:**

The roofing system for this building (according to discussions with District maintenance staff) is a 4-ply built up system with a reflective top coat and is 15 years old. In most instances, the roofing system has been applied over 1” rigid insulation.

**SYSTEM COMPONENT RATING:** 3 (1-4)

4 Good: Assembly is water tight; components exhibit no finish defects; positive water drainage is incorporated in design.
3 Fair: Assembly is water tight; components require recoating/resealing; preventative maintenance required.
2 Poor: Minor system leaks; storm water ponding; components degraded/substandard; restoration/repairs required.
1 Unsatisfactory: Persistent leakage despite repairs; major components damaged beyond repair; system replacement required.

**DEFICIENCY DESCRIPTION (IF ANY)**

Although the roofing system itself is in relatively good condition and reportedly has no leaks, the roof assembly as a whole is not energy efficient because of the lack of adequate insulation. The surface mounted gutters and downspout piping is subject to damage from vandalism. Insufficient overhang on some structural beams is allowing moisture migration into the end grain of those members.

**EXAMPLES OF DEFICIENCY (Photos)**

**CORRECTIVE ACTION REQUIRED/SUGGESTED**

To bring the roofing and related systems to current industry and energy standards, it is suggested that they either be replaced with a system that incorporates sufficient insulation or, in the alternative, that a roof "overbuild" be added that allows mechanical equipment to be housed under cover, provides positive slope for a composition roof, and gives structural enhancement to the roof/wall systems in the event of seismic activity.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. # 7
FACILITY: North Middle School  Bldg. # A

Bldg Area/Wing ID ____________________________

Prepared By: Doug Nichols

Date of Survey: 01/31/08

SYSTEM: INTERIORS/WALLS (Non-bearing)

DESCRIPTION OF SYSTEM:
Interior walls are predominately wood stud with painted gypsum wallboard finish.

SYSTEM COMPONENT RATING: 4 (1-4)

4 Good: Assembly/component free of damage; properly aligned and operational; appropriate for function/usage
3 Fair: Assemblies worn but serviceable; components require adjustment/cleaning; preventative maintenance required
2 Poor: Component damage; limited system operation; substandard conditions; restoration/repairs required
1 Unsatisfactory: Significant system damage; seriously deficient; non-functional beyond feasible repair; replacement required

DEFICIENCY DESCRIPTION (IF ANY)
None

EXAMPLES OF DEFICIENCY (Photos)
None

CORRECTIVE ACTION REQUIRED/SUGGESTED
None
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. #  7
FACILITY: North Middle School  Bldg. #  A

Prepared By: Doug Nichols
Date of Survey: 01/31/08

SYSTEM: INTERIORS/ WALL OPENING ASSEMBLIES
Doors, door and relite frames, glass and hardware

DESCRIPTION OF SYSTEM:
Interior doors and windows are comprised of wood frames and wood doors. Interior glazing is typically single pane clear glass.

DEFICIENCY DESCRIPTION (IF ANY)
These wood systems are understandably worn from years of use. However, they are not in a serious state of failure. Occasional dings, splits and hardware pulling out of its anchorage was observed.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED
A current school would normally utilize metal frames for interior doors and windows in order to achieve fire rating and reduce wear. Solid core wood doors are still common if fire rated and sheathed in a durable material such as plastic laminate. If the District were to undertake a modernization of this school, it is suggested that such a door/window system be installed.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. # 7
FACILITY: North Middle School  Bldg. # A

PRIORITY (Check one)

Deficiency Type
- Health & Safety Issue
- Hazard Abatement
- Code Compliance /ADA
- Deteriorated
- High Operating Cost
- Aesthetic/Cosmetic

SUGGESTED

SYSTEM: INTERIORS/ WALL EQUIPMENT
Locker, display boards, operable walls

DESCRIPTION OF SYSTEM:
Exterior metal surface-mounted lockers. Surface-mounted tack and white boards.

SYSTEM COMPONENT RATING: __4__ (1-4)

4 Good: Assembly/component free of damage, properly aligned and operational, appropriate for function/usage
3 Fair: Assemblies worn but serviceable; components require adjustment/cleaning; preventative maintenance required
2 Poor: Component damage; limited system operation; substandard conditions; restoration/repairs required
1 Unsat: Significant system damage; seriously deficient; non-functional beyond feasible repair; replacement required

DEFICIENCY DESCRIPTION (IF ANY)
None

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED
None
**BUILDING COMPONENT DETAIL**

**DISTRICT:** Grants Pass  
**Facility:** North Middle School  
**Bldg. #** A  

**Bldg Area/Wing ID** _____________________________

**Prepared By:** Doug Nichols

**Date of Survey:** 01/31/08

**SYSTEM: INTERIOR/ FLOOR FINISHES**

**DESCRIPTION OF SYSTEM:**
The predominate flooring material is vinyl composite tile (VCT) and apparent vinyl asbestos tile (VAT). There are also limited areas of carpet.

**SYSTEM COMPONENT RATING:**  3  (1-4)

4 Good: Finish assembly exhibits no damage or defect which hinders system performance  
3 Fair: Finishes are worn or soiled, asbestos flooring which is encapsulated; functional with preventative maintenance  
2 Poor: Surfaces which bear significant staining, isolated cracks or physical damage; restoration/repairs required  
1 Unsat: Assemblies extensively damaged beyond repair, significant components missing; system replacement required

**DEFICIENCY DESCRIPTION (IF ANY)**
VCT/VAT failing in localized areas.

**EXAMPLES OF DEFICIENCY (Photos)**

**CORRECTIVE ACTION REQUIRED/SUGGESTED**
Localized repair of VCT/VAT can be achieved through normal maintenance activities.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. #  7
FACILITY: North Middle School  Bldg. #  A

Bldg Area /Wing ID

Prepared By:  Doug Nichols
Date of Survey:  01/31/08

SYSTEM: INTERIOR/ WALL FINISH ASSEMBLIES
Wall & finish conditions

DESCRIPTION OF SYSTEM:
Tectum wall panels in gymnasium.

DEFICIENCY DESCRIPTION (IF ANY)
Tectum wall panels in gymnasium show signs of infiltration and staining. Suspect breach of exterior wall joints and resultant air/moisture penetration.

SYSTEM COMPONENT RATING:  3  (1-4)

4 Good:  Finish assembly exhibits no damage or defect which hinders system performance
3 Fair:  Finishes are worn or soiled, asbestos flooring which is encapsulated; functional with preventative maintenance
2 Poor:  Surfaces which bear significant staining, isolated cracks or physical damage; restoration/repairs required
1 Unsat:  Assemblies extensively damaged beyond repair, significant components missing; system replacement required

DEFICIENCY DESCRIPTION (IF ANY)
Tectum wall panels in gymnasium show signs of infiltration and staining. Suspect breach of exterior wall joints and resultant air/moisture penetration.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED
Investigate exterior wall viability and seal suspected weak or damaged mortar joints.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. #  7
FACILITY: North Middle School  Bldg. #  A

Bldg Area /Wing ID __________________________

Prepared By: Doug Nichols

Date of Survey: 01/31/08

SYSTEM: INTERIOR/CEILING FINISH ASSEMBLIES

DESCRIPTION OF SYSTEM:
Ceilings are predominately the underside of the t&g wood roof decking.
Small areas of glue-up tile over wood decking.

SYSTEM COMPONENT RATING: 4 (1-4)

4 Good: Finish assembly exhibits no damage or defect which hinders system performance
3 Fair: Finishes are worn or soiled, asbestos flooring which is encapsulated; functional with preventative maintenance
2 Poor: Surfaces which bear significant staining, isolated cracks or physical damage; restoration/repairs required
1 Unsat: Assemblies extensively damaged beyond repair, significant components missing; system replacement required

DEFICIENCY DESCRIPTION (IF ANY)
High energy usage associated with limited roof system insulation.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED
Insulate roof system to current energy code.
**SYSTEM: PLUMBING SYSTEM**

Domestic water/sewer piping, storm water, fixtures, boiler, pumps/equip.

**DESCRIPTION OF SYSTEM:**

The facility plumbing system is original in all areas of the building. The domestic water piping is galvanized steel, the heating water and cooling water is black iron and the sewer piping is cast iron. Domestic hot water is supplied from a heat exchanger using hot water supply from the boilers. A gas fired water heater with circulating pump is used during the times when the boilers are shut down. The heating water system consists of two 2500MBTUH hot water boiler which have been converted from heavy oil to a gas fired burner and a three pipe supply/return system to individual room Fan Coil units. A Trane water cooled chiller with cooling tower supplies cold water to the classroom Fan Coil units via the three pipe system for room cooling. The heating/cooling system has multiple circulation pumps to maintain heating water supply to the rooms.

**SYSTEM COMPONENT RATING:** 3  (1-4)

- **4 Good:** System components operational, free of defect, and of adequate utility service capacity for intended use
- **3 Fair:** Components worn, fixtures stained, functional overhead galvanized plumbing; preventative maint. required
- **2 Poor:** Fixtures damaged; limited parts; direct-bury supply lines; blockage/restriction issues; restoration/repairs required
- **1 Unsat:** Utility is woefully inadequate, wide-spread damage/deficiency or system failure; system replacement required

**DEFICIENCY DESCRIPTION (IF ANY)**

The systems are well maintained but are showing their age. The heating water system and boiler are candidates for replacement due to age, occupant comfort and energy efficiency. The existing boilers are original with a retrofit to a gas burner with an expected operating efficiency of 60% to 65% and lacks many standard safety features built into modern equipment. A modern condensing low nitrous oxide boiler can be expected to operate in a range of 90% to 95% with greater margins of operational safety. The boiler rooms are not in code compliance in many areas. The combustion air for the boiler is not adequate and does not meet code. The plumbing fixtures, pumps and equipment are all functional and mostly clean, but are also showing signs of age and use which increases the cost of custodial and maintenance. Most areas do not meet ADA requirements for plumbing fixtures. There are no seismic restraints or strapping on the water heaters and no seismic bracing on the boiler and boiler piping. Most of the heating water piping is insulated with asbestos containing materials.
CORRECTIVE ACTION REQUIRED/SUGGESTED

Install appropriately sized combustion air inlets for the boilers. Replacing the boilers with modern high efficiency units and upgrading the control system could lead to reduced energy costs. However this building should be considered for a full modernization or replacement.
**BUILDING COMPONENT DETAIL**

**DISTRICT:** Grants Pass  
**Dist. #** 7

**FACILITY:** North Middle School  
**Bldg. #** A

**Bldg Area /Wing ID**

**Prepared By:** Russ Chambers

**Date of Survey:** 01/29/08

**SYSTEM: FIRE PROTECTION/SPRINKLERS**

**Physical condition of system**

**DESCRIPTION OF SYSTEM:**
There is no fire sprinkler system in this facility.

**SYSTEM COMPONENT RATING:** 1 (1-4)

4 Good: System serves entire bldg., functional with adequate capacity and monitored shut-off valves

3 Fair: System functional but capacity uncertain, evidence of rust but no damage; preventative maintenance required

2 Poor: System insufficient or incomplete bldg. coverage, no fire truck hydrant access; modifications required.

1 Unsat: No sprinkler or hydrant/standpipe system present

**DEFICIENCY DESCRIPTION (IF ANY)**
Automatic fire suppression system does not exist.

**EXAMPLES OF DEFICIENCY (Photos)**

**CORRECTIVE ACTION REQUIRED/SUGGESTED**
This building should be considered for extensive modernization or replacement to be brought up to current fire, health and safety codes.
The heating system in the North Middle School Bldg A class rooms consists of hot water supply and cold water supply to finned tube wall unit ventilators forced air circulation. A room thermostat controls a pneumatic motorized damper to switch air flow across the hot or cold fin tubes. Many of the fan motors are disconnected by the teachers due to high noise level and inability to control the large room temperature variations caused by the system. The rooms do not have controlled outside air supply. There are fan powered ventilation air handlers supplying the gym, kitchen/cafeteria and locker rooms and library. These units have damper controlled outside air sources and heating coils controlled by a single room thermostat for each system. The units have the appearance of original equipment and are in good condition given the age.

DEFICIENCY DESCRIPTION (IF ANY)

The heating system is well maintained for it's age. The School District maintenance staff is doing a very good job of maintaining systems that are beyond their useful life. Major repairs are not necessary, however the systems are beyond their design life and will not provide appropriate comfort for occupants. These systems do not meet indoor air quality code for outside air supply. The energy efficiency of the main system is very poor. The existing pneumatic control system is not adequate to maintain comfort and provide for energy efficiency it's current state. The air compressor for the pneumatic control system is significantly oversize indicating numerous air leaks.

SYSTEM COMPONENT RATING: 2

4 Good: System is fully operational, suitable capacity, efficient utility utilization, integrated energy management controls
3 Fair: Equipment worn but reliable, interior duct/insulated distribution pipe, older energy controls; maintenance req'd
2 Poor: Equipment marginal/hard to obtain parts, insulated ext. ductwork, no energy controls; restoration/repairs req'd.
1 Unsat: System non-functional or seriously deficient, provides no mechanical ventilation; system replacement required
EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED
The HVAC system should be considered for a total replacement as part of an overall building modernization.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. # 7
FACILITY: North Middle School  Bldg. # A

Prioritization (Check one)
Deficiency Type
- Health & Safety Issue X
- Hazard Abatement
- Code Compliance /ADA
- Deteriorated
- High Operating Cost
- Aesthetic/Cosmetic

Bldg Area / Wing ID __________________________

Prepared By: Russ Chambers

Date of Survey: 01/29/08

SYSTEM: ELECTRICAL
Physical condition of electrical, fire alarm & telecommunications

DESCRIPTION OF SYSTEM:
The electrical distribution system consists of an original installation main lug panel with fused feeder disconnects. There are panelboards throughout the building. All are original installation and out of space. Most equipment is in serviceable condition but, obsolete and spare parts are difficult to obtain. The fire alarm system consists of pull stations at exits and alarm bells. There is no fire detection system and there are no fire alarm strobes in the building. The telecommunication system has been added using surface mount wiring and conduit. All receptacles are grounding type and GFCI receptacles are used in the required areas.

SYSTEM COMPONENT RATING: 1 (1-4)

4 Good: Building-wide system; fully operational; of adequate capacity and suitable for intended usage
3 Fair: Components functional; reliable but of marginal capacity; minor deficiencies; preventative maintenance req'd
2 Poor: Bldg. lacks complete system; insufficient capacity; unreliable; parts unavailable; restoration/repairs required
1 Unsat: Component/system seriously deficient, non-functional, extensive repairs; system replacement required

DEFICIENCY DESCRIPTION (IF ANY)
The main electrical distribution is marginally adequate for existing loads and has no capacity for additional equipment. Main distribution and auxiliary panel boards are blocked by carts and equipment. Code clearances are not maintained. The electrical distribution system has been added on to with major wire splices in wire gutters. This is in violation of NEC and NFPA. Two of the splices are showing cracking and deterioration of the tape insulation indicating heat from a loose connection. If not repaired immediately this issue will lead to catastrophic failure. The electrical distribution equipment is original equipment and obsolete. Spare parts are difficult to obtain for repairs and additions. Most distribution panels are out of space for additional circuits. The number and capacity of electrical receptacles is deficient throughout the building. The telecommunications equipment is by necessity surface mount and not well protected from mechanical and environmental damage. The fire alarm consists only of alarm bells and does not meet ADA requirements of audible alarms with strobes in all areas and rooms. Found two 30A breakers feeding #12 wire in panelboard M. This is in violation of NEC.
EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED

The overheating splice in the wire gutter should be corrected immediately to prevent a fire and power outage of a significant duration. The electrical system should be considered for a complete replacement as part of an overall building modernization or replacement. The fire alarm system should be upgraded to meet current code relating to number and placement of alarms and strobes. The telecommunications system should have a dedicated, properly conditioned space for protection and continued operation.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. #  7
FACILITY: North Middle School  Bldg. #  A

Bldg Area /Wing ID ________________________________

Prepared By:  Doug Nichols

Date of Survey: 01/31/08

SYSTEM: FIXED EQUIPMENT
Gym bleachers/fixed sport equip., kitchen, shops and science labs

DESCRIPTION OF SYSTEM:
Wooden gymnasium bleachers; basketball backboards; fixed kitchen equip.; classroom fixed cabinetry.

DEFICIENCY DESCRIPTION (IF ANY)
Wooden bleachers show normal wear. Some kitchen casework is wood in lieu of stainless steel. Classroom cabinetry is quite old and worn with poorly operating hardware in some cases.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED
If this building is modernized, bleachers should be evaluated and perhaps replaced. Classroom cabinetry should be replaced. Kitchen cabinetry should be brought into compliance with current health codes.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. #  7
FACILITY: North Middle School  Bldg. #  A

Prioritization

Deficiency Type
- Health & Safety Issue
- Hazard Abatement
- Code Compliance /ADA
- Deteriorated  X
- High Operating Cost
- Aesthetic/Cosmetic

Implementation Suggestion
- Immediate Concern
  - Within 6 months  X
  - Within 12 months
  - Future Capital Project

Estimate of Cost

SYSTEM: SITE IMPROVEMENT FEATURES
Roads, walkways, sport field, fencing, site irrigation, lighting etc.

Description of System:
Asphaltic concrete paving, concrete walkways, grass fields, chain link fencing, miscellaneous area lighting.

System Component Rating: 2

4 Good: Feature/finish assemblies exhibit no damage or defect, of suitable material quality and design for installation
3 Fair: System assembly is worn but functional, minor paving/surface cracking, marginal lighting/irrigation systems
2 Poor: Components are damaged, parts missing, substandard design or unsuitable; restoration/repairs required
1 Unsat: Features damaged or deficient beyond repair; widespread system replacement required

Deficiency Description (If Any)
Asphaltic paving failing in bus lanes in front of building.

Examples of Deficiency (Photos)

Corrective Action Required/Suggested
Repair/replace asphaltic paving and perhaps subgrade material to accept bus loading.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. #  7
FACILITY: North Middle School  Bldg. #  A

Bldg Area /Wing ID

Prepared By: Russ Chambers
Date of Survey: 01/29/08

SYSTEM: ON-SITE UTILITIES (Visible)
Primary service mains, supply & discharge equip., tanks, ponds, swales
DESCRIPTION OF SYSTEM:
The school is supplied by municipal water and sewer. The sewer discharge is by gravity. There are no ponds or swales. The system appears to have adequate capacity.

SYSTEM COMPONENT RATING: 3 (1-4)

4 Good: Utility service is fully operational without deficiency; system has adequate capacity; utilities have secured access
3 Fair: Components functional, capacity marginal or unknown; parts/service available; preventative maintenance req’d
2 Poor: Equip. operating poorly, hard to find parts, substandard design; security concerns; restoration/repairs required
1 Unsat: System is non-functional or of limited operation, severely deficient beyond repair; system replacement required

DEFICIENCY DESCRIPTION (IF ANY)
None apparent.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED
The age of the systems may necessitate immediate repairs in the future. There is no indication of imminent failure.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. #  7
FACILITY: North Middle School  Bldg. #  A

Bldg Area /Wing ID __________________________

Prepared By:  Doug Nichols

Date of Survey:  01/31/08

SYSTEM: MEANS OF EXIT
Fire egress from assembly spaces, primary corridors, and other places

DESCRIPTION OF SYSTEM:
Primary corridors and exit ways.

SYSTEM COMPONENT RATING:  4  (1-4)

4 Good: Primary exiting to exterior is without restricted width, complexity, or insufficient corridor assembly/components
3 Fair: Corridors lengthy but fire protected, components in general conformance with intent (with minor exceptions)
2 Poor: Exit system compromised; corridors not direct, exits poorly identified/illuminated, exits don’t disperse occupants
1 Unsat: Exiting jeopardized; corridor with only one exit or without fire-rated protection, significant components missing

DEFICIENCY DESCRIPTION (IF ANY)
None recommended. Corridors and exit paths appear to be sufficiently wide and lead directly to safe harbors

EXAMPLES OF DEFICIENCY (Photos)
None

CORRECTIVE ACTION REQUIRED/SUGGESTED
None
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass    Dist. #  7
FACILITY: North Middle School   Bldg. #  A

Bldg Area /Wing ID ____________________________

Prepared By: Russ Chambers

Date of Survey: 01/29/08

SYSTEM: FIRE ALARM NOTIFICATION SYSTEM
System ability to detect presence of fire and annunciate alarm

DESCRIPTION OF SYSTEM:
There are no fire/smoke detectors in this building.

SYSTEM COMPONENT RATING: 1  (1-4)

4 Good: Fire alarm monitors entire bldg. as one system, complete with detection (sprinklers), audio & strobe annunciation
3 Fair: System adequate for detection & notification with minor component/coverage deficiencies
2 Poor: System covers entire bldg. but not unified, components or coverage missing or compromised, detection incomplete
1 Unsat: System seriously compromised; System not present or incomplete, detection and notification seriously deficient

DEFICIENCY DESCRIPTION (IF ANY)
There are no fire/smoke detectors in this building. The fire alarm system that exists does not meet ADA standards for alarm/strobe locations.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED
Install fire detection and alarm system.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. #  7
FACILITY: North Middle School  Bldg. #  A

Bldg Area /Wing ID

Prepared By: Russ Chambers

Date of Survey: 01/29/08

SYSTEM: FIRE RESISTANCE
Building construction which discourages combustion and spread of fire

DESCRIPTION OF SYSTEM:
The building structure consists of light weight CMU walls with wood frame roof structure. There are no fire separation areas or fire doors. Ceilings are acoustical tile over gypsum board on wood joist. Interior classroom doors are wood and not fire rated.

SYSTEM COMPONENT RATING: 2

4 Good: Non-combustible concrete or protected steel structure, bldg. is compartmentalized by corridor and fire walls
3 Fair: Steel, heavy timber, or protected wood framing, divided by full height corridor walls, stairs/shafts remote from corridor
2 Poor: Internal combustible wood framing, corridor rating compromised or not constructed full height, draft stops only
1 Unsat: Non-protected light timber frame, hallways non-rated, limited internal fire walls, stairwell within exit corridor

DEFICIENCY DESCRIPTION (IF ANY)
The building does not have fire separation areas in corridors. The interior classroom doors should be fire rated per code.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED
The building should be brought to conform with current IBC fire codes through an extensive modernization or replacement project.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass
DIST. # 7
FACILITY: North Middle School
Bldg. # A

Bldg Area /Wing ID

Prepared By: Russ Chambers
Date of Survey: 01/29/08

SYSTEM: FIRE SUPPRESSION
Systems to combat combustion and protect egress passageways

DESCRIPTION OF SYSTEM:
There is automatic no fire suppression system in this building. There are
datai helfie extingushers placed throughout the building.

DEFICIENCY DESCRIPTION (IF ANY)

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED

A full modernization or replacement of this building should be performed to meet current fire, health & safety
codes.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. #  7
FACILITY: North Middle School  Bldg. #  A

Bldg Area /Wing ID ____________________________

Prepared By:  Doug Nichols

Date of Survey:  01/31/08

SYSTEM: ACCESSIBILITY COMPLIANCE
Compliance with ADA for basic primary building/program access

DESCRIPTION OF SYSTEM:
Main entrances and entrance pathways. Publically accessible restroom facilities.

SYSTEM COMPONENT RATING: 2  (1-4)

4 Good: Site/building areas readily accessible to disabled staff or visitation, support functions/fixtures/signage complies
3 Fair: Bldg. access/fixtures comply with ADA intent, minor deficiencies/administrative mitigation measures overcome
2 Poor: ADA access is materially limited, methods of entrance/transport are segregated from primary bldg. circulation
1 Unsat: System/issue components are not accessible

DEFICIENCY DESCRIPTION (IF ANY)
Restrooms are deficient in size and fixture locations. Local code authorities should be consulted to determine if elevator access to the wrestling room mezzanine is required. Local codes should also be consulted regarding the legality of floor mounted urinals. Many doorways do not have ADA compliant clearance between latch side jamb and adjacent wall. Certain exterior ramps not ADA compliant.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED
If a major modernization is planned for this facility, restrooms and other areas should be brought into compliance with ADA requirements.
## BUILDING CONDITION SUMMARY

**DISTRICT:** Grants Pass District #7

**Date of Survey:** 01/31/08

**FACILITY IDENTIFICATION**

**Name:** North Middle School Building B

### BUILDING CONDITION EVALUATION

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<thead>
<tr>
<th>A SUBSTRUCTURE</th>
<th>Rating</th>
<th>D MECHANICAL/ELECTRICAL</th>
<th>Rating</th>
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<td>10 Elevators, Veh. Lift</td>
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<th>E EQUIPMENT AND FURNISHINGS</th>
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**Total Building Score:** 66  
**Total Available Score:** 104  
**Cost Estimate:** (General Scope)
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. # 7
FACILITY: North Middle School  Bldg. # B

Bldg Area /Wing ID ____________________________

Prioritization (Check one)

Deficiency Type
- Health & Safety Issue ___
- Hazard Abatement ___
- Code Compliance /ADA ___
- Deteriorated ___
- High Operating Cost ___
- Aesthetic/Cosmetic X

SYSTEM: SUBSTRUCTURE/ STANDARD FOUNDATIONS

Footings for column, bearing wall, floor support, basement walls

Description of System:

1.) Continuous concrete footings with CMU walls above.

System Component Rating: 3 (1-4)

4 Good: Structure exhibits no settlement, cracking (other than cosmetic hairline) or ground water intrusion
3 Fair: Minor floor and foundation cracking; concrete finish worn but stable; preventative maintenance required
2 Poor: Foundation cracking/spalling; exposed steel reinforcing or moisture intrusion evident; restore.repairs required
1 Unsat: Structure/slab settlement; water intrusion evident; structurally deficient; system replacement required

Deficiency Description (If Any)

1.) None visible

Examples of Deficiency (Photos)

Corrective Action Required/Suggested

Prepared By: Brit Killian
Date of Survey: 01/31/08

Grants Pass
North Middle School
Prepared By: Brit Killian
Date of Survey: 01/31/08

1 Unsat: Structure/slab settlement; water intrusion evident; structurally deficient; system replacement required.
**BUILDING COMPONENT DETAIL**

**DISTRICT:** Grants Pass  
**Facility:** North Middle School  
**Bldg Area/Wing ID:**  

**Prepared By:** Britt Killian  
**Date of Survey:** 01/31/08  

**SYSTEM:** SUBSTRUCTURE/FLOOR SLAB-ON-GRADE  
Internal structural/non-structural slabs, subbase mat’l, concrete treatment  

**DESCRIPTION OF SYSTEM:**  
Slab on grade  

**SYSTEM COMPONENT RATING:** 3 (1-4)  

- **4 Good:** Structure exhibits no settlement, cracking (other than cosmetic hairline) or ground water intrusion  
- **3 Fair:** Minor floor and foundation cracking; concrete finish worn but stable; preventative maintenance required  
- **2 Poor:** Foundation cracking/spalling; exposed steel reinforcing or moisture intrusion evident; restore/repairs required  
- **1 Unsat:** Structure/slab settlement; water intrusion evident; structurally deficient; system replacement required

**DEFICIENCY DESCRIPTION (IF ANY)**  

**EXAMPLES OF DEFICIENCY (Photos)**  

**CORRECTIVE ACTION REQUIRED/SUGGESTED**  

---
**BUILDING COMPONENT DETAIL**

**DISTRICT:** Grants Pass  |  **Dist. #** 7
---|---
**FACILITY:** North Middle School  |  **Bldg. #** B

Bldg Area /Wing ID ______________________

**Prepared By:** Britt Killian

**Date of Survey:** 01/31/08

**SYSTEM: SHELL/ STRUCTURAL FRAME**

Column, beam, bracing

**DESCRIPTION OF SYSTEM:**

1.) Cmu block walls supporting wood posts which support the roof system.

**SYSTEM COMPONENT RATING:** 1 (1-4)

- **Good:** Structure is sound and stable; no evidence of inadequate design, shear cracking or moisture/pest damage
- **Fair:** Minor non-structural surface cracking; masonry undamaged but requires repointing; maint. required
- **Poor:** Structural damage evident; floor/frame soft or deflected; seismic diagonal cracking; restore/repairs required
- **Unsat:** Structurally deficient or damaged beyond repair jeopardizing occupancy; system replacement required

**DEFICIENCY DESCRIPTION (IF ANY)**

1.) No positive connection between posts and supporting wall/floor or posts and supported roof.
2.) No apparent lateral (Seismic) force resisting system.

**EXAMPLES OF DEFICIENCY (Photos)**

**CORRECTIVE ACTION REQUIRED/SUGGESTED**

1.) Install proper hardware to gain positive member to member connection.
2.) Install lateral force resisting system.
**BUILDING COMPONENT DETAIL**

**DISTRICT:** Grants Pass  
**Dist. #** 7  
**FACILITY:** North Middle School  
**Bldg. #** B  

**Bldg Area /Wing ID** ____________________________  

**Prepared By:** Britt Killian  
(Name & Title)  

**Date of Survey:** 01/31/08  
(month/day/year)  

**SYSTEM: SHELL/ ROOF STRUCTURE**  
Joists & purlins/structural framing  

**DESCRIPTION OF SYSTEM:**  
1.) 2X decking over glulam beams.  

**SYSTEM COMPONENT RATING:** __1__ (1-4)  

- **4 Good:** Structure is sound and stable; no evidence of inadequate design, shear cracking or moisture/pest damage  
- **3 Fair:** Minor non-structural surface cracking; structure inadequately vented/sealed; preventative maintenance required  
- **2 Poor:** Structure is damaged; roof sag evident; persistent water intrusion; restore/repairs required  
- **1 Unsat:** Structurally deficient or damaged beyond repair; system replacement required  

**DEFICIENCY DESCRIPTION (IF ANY)**  
1.) No evidence of plywood roof diaphragm.  
2.) No evidence of shear connection from roof(s) to supporting walls.  

**EXAMPLES OF DEFICIENCY (Photos)**  

**CORRECTIVE ACTION REQUIRED/SUGGESTED**  
1.) Plywood over 2X decking to make structural diaphragm.  
2.) Properly connect structural diaphragm to new lateral system below.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass Dist. # 7
FACILITY: North Middle School Bldg. # B

Prioritization (Check one)

Deficiency Type
Health & Safety Issue
Hazard Abatement
Code Compliance /ADA
Deteriorated
High Operating Cost X
Aesthetic/Cosmetic

Implementation Suggestion
Immediate Concern
Within 6 months
Within 12 months
Future Capital Project X

Prepare By: Doug Nichols
Date of Survey: 01/31/08 month/day/year

SYSTEM: SHELL/ EXTERIOR WALLS
Exterior walls and related assemblies

DESCRIPTION OF SYSTEM:
The exterior walls of this school are predominately concrete masonry units (CMU). They are 8” thick and have little if any insulation in the assembly. Refer to structural review for reinforcing.

SYSTEM COMPONENT RATING: 3 (1-4)

4 Good: Assembly is water tight; components exhibit no finish defects; positive water drainage is incorporated in design
3 Fair: Assembly is water tight; components require recoating/resealing; preventative maintenance required
2 Poor: Minor system leaks; storm water ponding; components degraded/substandard; restoration/repairs required
1 Unsat: Persistent leakage despite repairs; major components damaged beyond repair; system replacement required

DEFICIENCY DESCRIPTION (IF ANY)
The condition of the CMU is generally quite good. Mortar has been well maintained and painting is in good condition. However, the lack of insulation undoubtedly causes high energy utilization and possibly drafty conditions.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED
To bring the exterior wall system into current energy code compliance, an interior wood furring system with batt insulation should be installed.
BUILDING CONDITION SUMMARY

DISTRICT: Grants Pass  Dist. # 7
FACILITY: North Middle School  Bldg. # B

Bldg Area /Wing ID ______________________________

Prepared By: Doug Nichols

Date of Survey: 01/31/08

SYSTEM: SHELL/ WINDOW ASSEMBLIES
Window systems

DESCRIPTION OF SYSTEM:
Wood jambs, mullions, vents and related structure with predominance of single pane, clear glass glazing.

SYSTEM COMPONENT RATING: 3 (1-4)

4 Good: Building shell assembly is weather sealed, components are functioning and exhibit no finish degradation
3 Fair: Components worn but functional; assemblies require only paint or resealing; preventative maintenance required
2 Poor: Assembly has damaged or deficient components; water intrusion evident; restoration/repairs required
1 Unsat: Components exhibit extensive damage, deficient beyond repair; system replacement required

DEFICIENCY DESCRIPTION (IF ANY)
The existing window frame and glazing system does not provide insulating value. The lack of sealant, gasketing or other form of glazing anchorage allows air infiltration and exfiltration resulting in energy loss and possible discomfort due to drafts. Gaps between jambs, sills and walls were observed. It also appears that safety glazing is not installed in a number of locations that code normally requires, such as next to doors etc. It is probable that lead based paint has been applied in the past based on the age of the building.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED
To bring this system up to current industry standards and/or energy code requirements it is suggested that it be replaced with a metal or vinyl system with insulating performance glazing.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. # 7
FACILITY: North Middle School  Bldg. # B

Prioritization (Check one)

Deficiency Type
Health & Safety Issue
Hazard Abatement
Code Compliance /ADA
Deteriorated
High Operating Cost  x
Aesthetic/Cosmetic

Implementation Suggestion
Immediate Concern
Within 6 months
Within 12 months
Future Capital Project  x

Date of Survey: 01/31/08

System: Shell/ Door & Storefront Assemblies

Description of System:
Door & opening assemblies

Immediate Concern

Within 6 months

Future Capital Project  x

Corrective Action Required/Suggested

Date of Survey: 01/31/08

Deficiency Description (If Any)

Doors and jambs show signs of wear. Extensive overhangs have prevented damage due to exposure to moisture in most locations. Insulation value is probably negligible for the door/frame assembly. It is probable that there has been lead-based paint applied in the past based on the age of the building. Closers are pulling through the doors in several locations.

Examples of Deficiency (Photos)

Corrective Action Required/Suggested

In order to bring this building system into compliance with current industry standards and energy codes it is suggested that it be replaced with a metal, insulated system with gasketing and sealant accessories to create a tight, efficient closure.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass Dist. # 7
FACILITY: North Middle School Bldg. # B

Bldg Area /Wing ID ___________________________

Prepared By: Doug Nichols

Date of Survey: 01/31/08

SYSTEM: SHELL/ ROOF MEMBRANE/ASSEMBLIES
Waterproof system incldg. flashing, drainage & sealants

DESCRIPTION OF SYSTEM:
The roofing system for this building (according to discussions with District maintenance staff) is a 4-ply built up system with a reflective top coat and is 15 years old. In most instances, the roofing system has been applied over 1” rigid insulation.

SYSTEM COMPONENT RATING: 3 (1-4)

4 Good: Assembly is water tight; components exhibit no finish defects; positive water drainage is incorporated in design
3 Fair: Assembly is water tight; components require recoating/resealing; preventative maintenance required
2 Poor: Minor system leaks; storm water ponding; components degraded/substandard; restoration/repairs required
1 Unsat: Persistent leakage despite repairs; major components damaged beyond repair; system replacement required

DEFICIENCY DESCRIPTION (IF ANY)
Although the roofing system itself is in relatively good condition and reportedly has no leaks, the roof assembly as a whole is not energy efficient because of the lack of adequate insulation. The surface mounted gutters and downspout piping is subject to damage from vandalism. Insufficient overhang on some structural beams is allowing moisture migration into the end grain of those members.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED
To bring the roofing and related systems to current industry and energy standards, it is suggested that they either be replaced with a system that incorporates sufficient insulation or, in the alternative, that a roof "overbuild" be added that allows mechanical equipment to be housed under cover, provides positive slope for a composition roof, and gives structural enhancement to the roof/wall systems in the event of seismic activity.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. #  7  
FACILITY: North Middle School  Bldg. #  B  

Bldg Area /Wing ID ________________________

Prepared By:  Doug Nichols  

Date of Survey:  01/31/08  
month/day/year  

SYSTEM: INTERIORS/ WALLS (Non-bearing)

DESCRIPTION OF SYSTEM:
Interior walls are predominately wood stud with painted gypsum wallboard finish.  
____________________________________________________________________________________  
____________________________________________________________________________________  
____________________________________________________________________________________  
____________________________________________________________________________________  

SYSTEM COMPONENT RATING:  4  (1-4)

4 Good:  Assembly/component free of damage; properly aligned and operational; appropriate for function/usage  
3 Fair:  Assemblies worn but serviceable; components require adjustment/cleaning; preventative maintenance required  
2 Poor:  Component damage; limited system operation; substandard conditions; restoration/repairs required  
1 Unsat:  Significant system damage; seriously deficient; non-functional beyond feasible repair; replacement required

DEFICIENCY DESCRIPTION (IF ANY)
None  
____________________________________________________________________________________  
____________________________________________________________________________________  
____________________________________________________________________________________  
____________________________________________________________________________________  

EXAMPLES OF DEFICIENCY (Photos)
None

CORRECTIVE ACTION REQUIRED/SUGGESTED
None  
____________________________________________________________________________________  
____________________________________________________________________________________  
____________________________________________________________________________________  
____________________________________________________________________________________  

Page 47 of 235
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. #  7
FACILITY: North Middle School  Bldg. #  B

Bldg Area /Wing ID

Prepared By: Doug Nichols

Date of Survey: 01/31/08

SYSTEM: INTERIORS/ WALL OPENING ASSEMBLIES
Doors, door and relite frames, glass and hardware

DESCRIPTION OF SYSTEM:
Interior doors and windows are comprised of wood frames and wood doors. Interior glazing is typically single pane clear glass.

SYSTEM COMPONENT RATING: 3 (1-4)

4 Good: Assembly/component free of damage; properly aligned and operational; appropriate for function/usage
3 Fair: Assemblies worn but serviceable; components require adjustment/cleaning; preventative maintenance required
2 Poor: Component damage; limited system operation; substandard conditions; restoration/repairs required
1 Unsat: Significant system damage; seriously deficient; non-functional beyond feasible repair; replacement required

DEFICIENCY DESCRIPTION (IF ANY)
These wood systems are understandably worn from years of use. However, they are not in a serious state of failure. Occasional dings, splits and hardware pulling out of its anchorage was observed.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED
A current school would normally utilize metal frames for interior doors and windows in order to achieve fire rating and reduce wear. Solid core wood doors are still common if fire rated and sheathed in a durable material such as plastic laminate. If the District were to undertake a modernization of this school, it is suggested that such a door/window system be installed.
**BUILDING COMPONENT DETAIL**

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**Prioritization (Check one)**

- Health & Safety Issue
- Hazard Abatement
- Code Compliance /ADA
- Deteriorated
- High Operating Cost
- Aesthetic/Cosmetic

**Deficiency Type**

- Health & Safety Issue
- Hazard Abatement
- Code Compliance /ADA
- Deteriorated
- High Operating Cost
- Aesthetic/Cosmetic

**SYSTEM: INTERIORS/ WALL EQUIPMENT**

Locker, display boards, operable walls

**Description of System:**

- Exterior metal surface-mounted lockers.
- Surface-mounted tack and white boards.

**System Component Rating:** 4 (1-4)

- **4 Good:** Assembly/component free of damage, properly aligned and operational, appropriate for function/usage
- **3 Fair:** Assemblies worn but serviceable; components require adjustment/cleaning; preventative maintenance required
- **2 Poor:** Component damage; limited system operation; substandard conditions; restoration/repairs required
- **1 Unsatisfactory:** Significant system damage; seriously deficient; non-functional beyond feasible repair; replacement required

**Deficiency Description (If Any)**

None

**Examples of Deficiency (Photos)**

None

**Corrective Action Required/Suggested**

None
**BUILDING COMPONENT DETAIL**

**DISTRICT:** Grants Pass  
**Facility:** North Middle School  
Bldg. #: B

**Bldg Area /Wing ID**

**Prepared By:** Doug Nichols

**Date of Survey:** 01/31/08

**SYSTEM: INTERIOR/ FLOOR FINISHES**

**DESCRIPTION OF SYSTEM:**
The predominate flooring material is vinyl composite tile (VCT) and apparent vinyl asbestos tile (VAT). There are also limited areas of carpet.

**SYSTEM COMPONENT RATING:** 3 (1-4)  

4 **Good:** Finish assembly exhibits no damage or defect which hinders system performance  
3 **Fair:** Finishes are worn or soiled, asbestos flooring which is encapsulated; functional with preventative maintenance  
2 **Poor:** Surfaces which bear significant staining, isolated cracks or physical damage; restoration/repairs required  
1 **Unsat:** Assemblies extensively damaged beyond repair, significant components missing; system replacement required

**DEFICIENCY DESCRIPTION (IF ANY)**

VCT/VAT failing in localized areas.

**EXAMPLES OF DEFICIENCY (Photos)**

![Image of floor damage]

**CORRECTIVE ACTION REQUIRED/SUGGESTED**

Localized repair of VCT/VAT can be achieved through normal maintenance activities.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. #  7
FACILITY: North Middle School  Bldg. #  B

Bldg Area /Wing ID:

Prepared By: Doug Nichols

Date of Survey: 01/31/08

SYSTEM: INTERIOR/ WALL FINISH ASSEMBLIES

Wall & finish conditions

DESCRIPTION OF SYSTEM:

Interior wall finishes are predominately gypsum board in good condition

SYSTEM COMPONENT RATING:  3  (1-4)

4 Good: Finish assembly exhibits no damage or defect which hinders system performance
3 Fair: Finishes are worn or soiled, asbestos flooring which is encapsulated; functional with preventative maintenance
2 Poor: Surfaces which bear significant staining, isolated cracks or physical damage; restoration/repairs required
1 Unsat: Assemblies extensively damaged beyond repair, significant components missing; system replacement required

DEFICIENCY DESCRIPTION (IF ANY)

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED
BUILDING COMPONENT DETAIL

DISTRIBUTION: Grants Pass Dist. # 7
FACILITY: North Middle School Bldg. # B

Bldg Area / Wing ID ____________________________

Prepared By: Doug Nichols

Date of Survey: 01/31/08

SYSTEM: INTERIOR/ CEILING FINISH ASSEMBLIES

DESCRIPTION OF SYSTEM:
Ceilings are predominately the underside of the t&g wood roof decking. Small areas of glue-up tile over wood decking.

SYSTEM COMPONENT RATING: 4 (1-4)

4 Good: Finish assembly exhibits no damage or defect which hinders system performance
3 Fair: Finishes are worn or soiled, asbestos flooring which is encapsulated; functional with preventative maintenance
2 Poor: Surfaces which bear significant staining, isolated cracks or physical damage; restoration/repairs required
1 Unsat: Assemblies extensively damaged beyond repair, significant components missing; system replacement required

DEFICIENCY DESCRIPTION (IF ANY)
High energy usage associated with limited roof system insulation.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED
Insulate roof system to current energy code.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. #  7
FACILITY: North Middle School  Bldg. #  B

Bldg Area /Wing ID __________________________

Prioritization (Check one)

Deficiency Type
Health & Safety Issue ___
Hazard Abatement ___
Code Compliance /ADA X
Deteriorated ___
High Operating Cost ___
Aesthetic/Cosmetic ___

Prepared By: Russ Chambers

Date of Survey: 01/29/08 month/day/year

SYSTEM: PLUMBING SYSTEM
Domestic water/sewer piping, storm water, fixtures, boiler, pumps/equip.

DESCRIPTION OF SYSTEM:
The facility plumbing system is original in all areas of the building. The domestic water piping is galvanized steel, the heating water is black iron and the sewer piping is cast iron. Domestic hot water is supplied from a gas fired water heater with circulating pump. The heating water system is supplied from Building A hot water boilers. The plumbing fixtures are in serviceable condition and mostly clean.

SYSTEM COMPONENT RATING: 3 (1-4)

4 Good: System components operational, free of defect, and of adequate utility service capacity for intended use
3 Fair: Components worn, fixtures stained, functional overhead galvanized plumbing; preventative maint. required
2 Poor: Fixtures damaged; limited parts; direct-bury supply lines; blockage/restriction issues; restoration/repairs required
1 Unsat: Utility is woefully inadequate, wide-spread damage/deficiency or system failure; system replacement required

DEFICIENCY DESCRIPTION (IF ANY)
All plumbing systems in this building are original installation and the surfaces are worn and difficult to clean which increases maintenance cost in time and materials. The facility does not meet ADA requirements for number and types of fixtures. There are no seismic restraints or strapping on the water heaters. Most of the heating water piping is insulated with asbestos containing materials.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED
The plumbing system should be considered for a total replacement as part of an overall building modernization.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass
DIST. # 7
FACILITY: North Middle School
Bldg. # B

Bldg Area/Wing ID: Building B

Prepared By: Russ Chambers
Date of Survey: 01/29/08

SYSTEM: HVAC SYSTEM
Heat and AC equipment/ventilators/ducts/discharge equipment

DESCRIPTION OF SYSTEM:
The heating system in the North Middle School Bldg B class rooms consists of hot water supply to finned tube wall convection heaters. A room thermostat controls a pneumatic motorized valve control flow across the fin tubes. The rooms do not have controlled outside air supply. The ventilation system is to open one or more windows and a ventilation fan is manually turned on which draws fresh air across the room.

SYSTEM COMPONENT RATING: 1 (1-4)

4 Good: System is fully operational, suitable capacity, efficient utility utilization, integrated energy management controls
3 Fair: Equipment worn but reliable, interior duct/insulated distribution pipe, older energy controls; maintenance req'd
2 Poor: Equipment marginal/hard to obtain parts, insulated ext. ductwork, no energy controls; restoration/repairs req'd.
1 Unsat: System non-functional or seriously deficient, provides no mechanical ventilation; system replacement required

DEFICIENCY DESCRIPTION (IF ANY)
The heating system is well maintained for it's age. The School District maintenance staff is doing a very good job of maintaining systems that are beyond their useful life. The fin tube heaters are built in to the room case work and are extremely difficult to access. As a result the heaters are seldom, if ever, cleaned and are covered with debris. Major repairs are not necessary, however the systems are beyond their design life and will not provide appropriate comfort for occupants. These systems do not meet indoor air quality code for outside air supply. The energy efficiency of the main system is very poor. The existing pneumatic control system is not adequate to maintain comfort and provide for energy efficiency it's current state. The air compressor for the pneumatic control system is significantly oversized indicating numerous air leaks.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED
The HVAC system should be considered for a total replacement as part of an overall building modernization.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. #  7
FACILITY: North Middle School  Bldg. #  B

Deficiency Type
- Health & Safety Issue  X
- Hazard Abatement
- Code Compliance /ADA
- Deteriorated
- High Operating Cost
- Aesthetic/Cosmetic

SYSTEM: FIRE PROTECTION/SPRINKLERS
Physical condition of system

DESCRIPTION OF SYSTEM:

Immediate Concern
- Within 6 months
- Within 12 months
- Future Capital Project  X

Estimate of Cost
- General Scope

SYSTEM COMPONENT RATING: 1 (1-4)

4 Good: System serves entire bldg., functional with adequate capacity and monitored shut-off valves
3 Fair: System functional but capacity uncertain, evidence of rust but no damage; preventative maintenance required
2 Poor: System insufficient or incomplete bldg. coverage, no fire truck hydrant access; modifications required.
1 Unsat: No sprinkler or hydrant/standpipe system present

DEFICIENCY DESCRIPTION (IF ANY)
Automatic fire suppression system does not exist.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED
This building should be considered for extensive modernization or replacement to be brought up to current fire, health and safety codes.
DISTRICT: Grants Pass  Dist. #  7
FACILITY: North Middle School  Bldg. #  B

Prioritization (Check one)

DEFICIENCY TYPE
- Health & Safety Issue
- Hazard Abatement
- Code Compliance /ADA
- Deteriorated X
- High Operating Cost
- Aesthetic/Cosmetic

Implementation Suggestion
- Immediate Concern
- Within 6 months
- Within 12 months
- Future Capital Project X

Date of Survey: 01/29/08

SYSTEM: ELECTRICAL

Physical condition of electrical, fire alarm & telecommunications

DESCRIPTION OF SYSTEM:

The electrical distribution system consists of an original installation main lug panel with fused feeder disconnects. There are panelboards throughout the building. All are original installation and out of space. Most equipment is in serviceable condition but, obsolete and spare parts are difficult to obtain. The fire alarm system consists of pull stations at exits and alarm bells. There is no fire detection system and there are no fire alarm strobes in the building. The telecommunication system has been added using surface mount wiring and conduit. All receptacles are grounding type. Non-GFCI receptacles are used in the science rooms in the area of the lab sinks.

SYSTEM COMPONENT RATING: 1 (1-4)
CORRECTIVE ACTION REQUIRED/SUGGESTED
The electrical system should be considered for a complete replacement as part of an overall building modernization or replacement. The fire alarm system should be upgraded to meet current code relating to number and placement of alarms and strobes. The telecommunications system should have a dedicated, properly conditioned space for protection and continued operation.
# BUILDING COMPONENT DETAIL

| DISTRICT: | Grants Pass | Dist. # | 7 |
| FACILITY:  | North Middle School | Bldg. # | B |

**Prioritization**

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<tr>
<td>Aesthetic/Cosmetic</td>
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**Deficiency Description (If Any)**

Classroom cabinetry is quite old and worn with poorly operating hardware in some cases.

**Corrective Action Required/Suggested**

If this building is modernized, classroom cabinetry should be replaced.

---

**SYSTEM: FIXED EQUIPMENT**

Gym bleachers/fixed sport equip., kitchen, shops and science labs

**Description of System:**

- Classroom fixed cabinetry.

**System Component Rating:** 4 (1-4)

- **4 Good:** Equipment is fully operational, of durable construction and finish, and free of surface damage
- **3 Fair:** Components are worn but serviceable, soiled, in need of cleaning or adjustment; maintenance required
- **2 Poor:** Equipment breaks down, has missing or hard to obtain parts, or inefficient; restoration/repairs required
- **1 Unsat:** Features are damaged, deficient beyond repair, non-serviceable; system replacement required

**Implementation Suggestion**

- Immediate Concern
- Within 6 months
- Within 12 months
- Future Capital Project X

**Estimate of Cost**

**General Scope**
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. # 7  FACILITY: North Middle School  Bldg. # B

Bldg Area /Wing ID __________________________

Prepared By: Doug Nichols

Date of Survey: 01/31/08

SYSTEM: SITE IMPROVEMENT FEATURES
Roads, walkways, sport field, fencing, site irrigation, lighting etc.

DESCRIPTION OF SYSTEM:
Asphaltic concrete paving, concrete walkways, grass fields, chain link fencing, miscellaneous area lighting.

DEFICIENCY TYPE
Health & Safety Issue
Hazard Abatement
Code Compliance /ADA
Deteriorated  X
High Operating Cost
Aesthetic/Cosmetic

IMPLEMENTATION SUGGESTION
Immediate Concern
Within 6 months  X
Within 12 months
Future Capital Project

ESTIMATE OF COST
General Scope

SYSTEM COMPONENT RATING: 2 (1-4)

4 Good: Feature/finish assemblies exhibit no damage or defect, of suitable material quality and design for installation
3 Fair: System assembly is worn but functional, minor paving/surface cracking, marginal lighting/irrigation systems
2 Poor: Components are damaged, parts missing, substandard design or unsuitable; restoration/repairs required
1 Unsat: Features damaged or deficient beyond repair; widespread system replacement required

DEFICIENCY DESCRIPTION (IF ANY)
Asphaltic paving failing in bus lanes in front of building.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED
Repair/replace asphaltic paving and perhaps subgrade material to accept bus loading.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. #  7
FACILITY: North Middle School  Bldg. #  B

Bldg Area /Wing ID ______________________________

Prepared By: Russ Chambers

Date of Survey: 01/29/08

SYSTEM: ON-SITE UTILITIES (Visible)
Primary service mains, supply & discharge equip., tanks, ponds, swales

DESCRIPTION OF SYSTEM:
The school is supplied by municipal water and sewer. The sewer
discharge is by gravity. There are no ponds or swales. The system
appears to have adequate capacity.

SYSTEM COMPONENT RATING: ____  (1-4)

4 Good: Utility service is fully operational without deficiency; system has adequate capacity; utilities have secured access
3 Fair: Components functional, capacity marginal or unknown; parts/service available; preventative maintenance req’d
2 Poor: Equip. operating poorly, hard to find parts, substandard design; security concerns; restoration/repairs required
1 Unsat: System is non-functional or of limited operation, severely deficient beyond repair; system replacement required

DEFICIENCY DESCRIPTION (IF ANY)
None apparent.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED
The age of the systems may necessitate immediate repairs in the future. There is no indication of imminent failure.
**BUILDING COMPONENT DETAIL**

District: Grants Pass Dist. # 7

Facility: North Middle School Bldg. # B

**Prioritization** (Check one)

- Health & Safety Issue
- Hazard Abatement
- Code Compliance /ADA
- Deteriorated
- High Operating Cost
- Aesthetic/Cosmetic

**Deficiency Type**

**Implementation Suggestion**

Immediate Concern

Within 6 months

Within 12 months

Future Capital Project

**Corrections Action Required/Suggested**

None

**Deficiency Description (If any)**

None recommended. Corridors and exit paths appear to be sufficiently wide and lead directly to safe harbors.

**Examples of Deficiency (Photos)**

None

**System Component Rating:** 4 (1-4)

- **4 Good:** Primary exiting to exterior is without restricted width, complexity, or insufficient corridor assembly/components
- **3 Fair:** Corridors lengthy but fire protected, components in general conformance with intent (with minor exceptions)
- **2 Poor:** Exit system compromised; corridors not direct, exits poorly identified/illuminated, exits don’t disperse occupants
- **1 Unsatisfactory:** Exiting jeopardized; corridor with only one exit or without fire-rated protection, significant components missing

**System: Means of Exit**

Fire egress from assembly spaces, primary corridors, and other places.

**Description of System:**

Primary corridors and exit ways.

None

**Examples of Deficiency (Photos)**

None

**Prepared By:** Doug Nichols

Date of Survey: 01/31/08

Month/day/year
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. #  7  
FACILITY: North Middle School  Bldg. #  B  

PRIORITIZATION  (Check one)

Deficiency Type
Health & Safety Issue  X  
Hazard Abatement  
Code Compliance /ADA  
Deteriorated  
High Operating Cost  
Aesthetic/Cosmetic  

Implementation Suggestion
Immediate Concern  
Within 6 months  
Within 12 months  
Future Capital Project  X  

Estimate of Cost
General Scope  

SYSTEM: FIRE ALARM NOTIFICATION SYSTEM
System ability to detect presence of fire and annunciate alarm

DESCRIPTION OF SYSTEM:
There are no fire/smoke detectors in this building.

SYSTEM COMPONENT RATING:  1  (1-4)

4 Good:  Fire alarm monitors entire bldg. as one system, complete with detection (sprinklers), audio & strobe annunciation
3 Fair:  System adequate for detection & notification with minor component/coverage deficiencies
2 Poor:  System covers entire bldg. but not unified, components or coverage missing or compromised, detection incomplete
1 Unsat:  System seriously compromised; System not present or incomplete, detection and notification seriously deficient

DEFICIENCY DESCRIPTION (IF ANY)
There are no fire/smoke detectors in this building. The fire alarm system that exists does not meet ADA standards for alarm/strobe locations.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED
Install fire detection and alarm system.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass      Dist. # 7
FACILITY: North Middle School   Bldg. # B

Bldg Area /Wing ID ____________________________

Prepared By: Russ Chambers

Date of Survey: 01/29/08

SYSTEM: FIRE RESISTANCE
Building construction which discourages combustion and spread of fire
DESCRIPTION OF SYSTEM:
The building structure consists of light weight CMU walls with wood frame
roof structure. There are no fire separation areas or fire doors. Ceilings
are acoustical tile over gypsum board on wood joist. Interior classroom
doors are wood and not fire rated.

SYSTEM COMPONENT RATING: 2 (1-4)

4 Good: Non-combustible concrete or protected steel structure, bldg. is compartmentalized by corridor and fire walls
3 Fair: Steel, heavy timber, or protected wood framing, divided by full height corridor walls, stairs/shafts remote from corridor
2 Poor: Internal combustible wood framing, corridor rating compromised or not constructed full height, draft stops only
1 Unsat: Non-protected light timber frame, hallways non-rated, limited internal fire walls, stairwell within exit corridor

DEFICIENCY DESCRIPTION (IF ANY)
The building does not have fire separation areas in corridors. The interior classroom doors should be fire rated
per code.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED
The building should be brought to conform with current IBC fire codes through an extensive modernization or
replacement project.
**BUILDING COMPONENT DETAIL**

**DISTRICT:** Grants Pass  **Dist. #**  7  
**FACILITY:** North Middle School  **Bldg. #**  B

**Bldg Area/Wing ID** ________________________________

**Prepared By:** Russ Chambers

**Date of Survey:** 01/29/08  
(month/day/year)

**SYSTEM: FIRE SUPPRESSION**

Systems to combat combustion and protect egress passageways

**DESCRIPTION OF SYSTEM:**

There is automatic no fire suppression system in this building. There are hand held fire extinguishers placed throughout the building.

**SYSTEM COMPONENT RATING:** 1  (1-4)

4 Good: Sprinkler system integrated with alarm, fire lane access around bldg. perimeter, extinguishers exceed code min.
3 Fair: Bldg. fully sprinkled, system not integrated with alarm, fire lane access with hydrants to majority of building
2 Poor: Incomplete sprinkler coverage, extinguishers few/poorly positioned, fire lane access limited, remote hydrants
1 Unsat: System components not present, are non-functional, or significantly compromised

**DEFICIENCY DESCRIPTION (IF ANY)**

No automatic fire suppression system exists. There is no fire lane access around perimeter of building.

**CORRECTIVE ACTION REQUIRED/SUGGESTED**

A full modernization or replacement of this building should be performed to meet current fire, health & safety codes.
**BUILDING COMPONENT DETAIL**

**DISTRICT:** Grants Pass  **Dist. #**  7  **FACILITY:** North Middle School  **Bldg. #**  B

**Bldg Area /Wing ID:**

**Prepared By:** Doug Nichols  
**Date of Survey:** 01/31/08

**SYSTEM: ACCESSIBILITY COMPLIANCE**

Compliance with ADA for basic primary building/program access

**DESCRIPTION OF SYSTEM:**

Main entrances and entrance pathways. Publicly accessible restroom facilities.

**SYSTEM COMPONENT RATING:**  2

**DEFICIENCY DESCRIPTION (IF ANY)**

Restrooms are deficient in size and fixture locations. Local codes should also be consulted regarding the legality of floor mounted urinals. Many doorways do not have ADA compliant clearance between latch side jamb and adjacent wall. Certain exterior ramps not ADA compliant.

**EXAMPLES OF DEFICIENCY (Photos)**

**CORRECTIVE ACTION REQUIRED/SUGGESTED**

If a major modernization is planned for this facility, restrooms and other areas should be brought into compliance with ADA requirements.
**BUILDING CONDITION SUMMARY**

**DISTRICT:** Grants Pass District #7

**Date of Survey:** 01/31/08

**FACILITY IDENTIFICATION**

Name: North Middle School Building C

**BUILDING CONDITION EVALUATION**

| A SUBSTRUCTURE | Rating | D MECHANICAL/ELECTRICAL | Rating | E EQUIPMENT AND FURNISHINGS | Rating | F SPECIAL CONSTRUCTION | Rating | G BUILDING SITE WORK | Rating | H HEALTH & SAFETY | Rating | I ADA Accessibility | Rating |
|----------------|--------|-------------------------|--------|-----------------------------|--------|------------------------|--------|-----------------------|--------|---------------------|--------|---------------------|--------|----------------------|--------|
| 10 Standard Foundation | 3.0 | 10 Elevators, Veh. Lift | N/A | 10 Fixed Equipment | 4.0 | 20 Site Improvements | 2.0 | 10 Means of Exit | 4.0 | 20 Fire Alarm System | 1.0 | 20 Fire Supression | 1.0 | 20 On-Site Utilities (visible) | 3.0 |
| 20 Special Foundation | N/A | 20 Plumbing System | 3.0 | 30 Fire Resistance | 2.0 | 40 Fire Supression | 1.0 | 10 Site Improvements | 2.0 | 30 Heating & Vent Sys. | 1.0 | 40 Fire Sprinklers | 1.0 | 80 Roof Membrane | 3.0 |
| 30 Floor Slabs | 1.0 | | | | | | | | | | | | | |
| 40 Subgrade Structures | N/A | | | | | | | | | | | | | |
| 50 Special Assembly | N/A | | | | | | | | | | | | | |
| 60 Windows | 3.0 | | | | | | | | | | | | | |
| 70 Doors & Storefront | 3.0 | | | | | | | | | | | | | |
| 80 Roof Membrane | 3.0 | | | | | | | | | | | | | |
| 90 Roof Accessories | N/A | | | | | | | | | | | | | |

| B SHELL | | | | | | | | | | | | | |
| 10 Struct. Col./Frame | 1.0 | | | | | | | | | | | | | |
| 20 Floor Structure | N/A | | | | | | | | | | | | | |
| 30 Roof Structure | 1.0 | | | | | | | | | | | | | |
| 40 Exterior Walls & Soffit | 3.0 | | | | | | | | | | | | | |
| 50 Special Assembly | N/A | | | | | | | | | | | | | |
| 60 Windows | 3.0 | | | | | | | | | | | | | |
| 70 Doors & Storefront | 3.0 | | | | | | | | | | | | | |
| 80 Roof Membrane | 3.0 | | | | | | | | | | | | | |
| 90 Roof Accessories | N/A | | | | | | | | | | | | | |

| C INTERIORS | | | | | | | | | | | | | |
| 10 Walls (non-bearing) | 4.0 | | | | | | | | | | | | | |
| 20 Doors & Reilites | 3.0 | | | | | | | | | | | | | |
| 30 Wall Equipment | 4.0 | | | | | | | | | | | | | |
| 40 Stairwell Construction | N/A | | | | | | | | | | | | | |
| 50 Flooring | 3.0 | | | | | | | | | | | | | |
| 60 Wall Finishes | 3.0 | | | | | | | | | | | | | |
| 70 Ceilings | 4.0 | | | | | | | | | | | | | |

**Total Building Score:** 64  
**Total Available Score:** 104  
**Cost Estimate:** (General Scope)  

Rating Scale:
4= Good, 3=Fair, 2=Poor, 1=Unsatisfactory
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass
FACILITY: North Middle School

Bldg Area/Wing ID __________________________

Prepared By: Britt Killian
Date of Survey: 01/31/08

SYSTEM: SUBSTRUCTURE/STANDARD FOUNDATIONS
Footings for column, bearing wall, floor support, basement walls

DESCRIPTION OF SYSTEM:
1.) Continuous concrete footings with CMU walls above.

SYSTEM COMPONENT RATING: 3 (1-4)

4 Good: Structure exhibits no settlement, cracking (other than cosmetic hairline) or ground water intrusion
3 Fair: Minor floor and foundation cracking; concrete finish worn but stable; preventative maintenance required
2 Poor: Foundation cracking/spalling; exposed steel reinforcing or moisture intrusion evident; restore/repairs required
1 Unsatisfactory: Structure/slab settlement; water intrusion evident; structurally deficient; system replacement required

DEFICIENCY DESCRIPTION (IF ANY)
None visible.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED
None
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. # 7
FACILITY: North Middle School  Bldg. # C

Bldg Area /Wing ID ____________________________

Prioritization (Check one)

Deficiency Type
- Health & Safety Issue
- Hazard Abatement
- Code Compliance /ADA
- Deteriorated
- High Operating Cost
- Aesthetic/Cosmetic

Implementation Suggestion
- Immediate Concern
- Within 6 months
- Within 12 months
- Future Capital Project

Prepared By: Britt Killian

Date of Survey: 01/31/08

SYSTEM: SUBSTRUCTURE/FLOOR SLAB-ON-GRADE
Internal structural/non-structural slabs, subbase mat'l, concrete treatment

Description of System:
Slab on grade.

System Component Rating: 3 (1-4)

4 Good: Structure exhibits no settlement, cracking (other than cosmetic hairline) or ground water intrusion
3 Fair: Minor floor and foundation cracking; concrete finish worn but stable; preventative maintenance required
2 Poor: Foundation cracking/spalling; exposed steel reinforcing or moisture intrusion evident; restore/repairs required
1 Unsat: Structure/slab settlement; water intrusion evident; structurally deficient; system replacement required

Deficiency Description (If Any)

Examples of Deficiency (Photos)

Corrective Action Required/Suggested

Corrigible Action Required/Suggested

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Grants Pass North Middle School

Prepared By: Britt Killian

Date of Survey: 01/31/08

Slab on grade.

---

EXAMPLES OF DEFICIENCY (PHOTOS)

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CORRECTIVE ACTION REQUIRED/SUGGESTED

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BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass Dist. # 7
FACILITY: North Middle School Bldg. # C

Bldg Area /Wing ID _______________________

Prepared By: Brit Killian

Date of Survey: 01/31/08

SYSTEM: SHELL/ STRUCTURAL FRAME
Column, beam, bracing

DESCRIPTION OF SYSTEM:
1.) Cmu block walls supporting wood posts which support the roof system.

SYSTEM COMPONENT RATING: 1 (1-4)

4 Good: Structure is sound and stable; no evidence of inadequate design, shear cracking or moisture/pest damage
3 Fair: Minor non-structural surface cracking; masonry undamaged but requires repointing; maint. required
2 Poor: Structural damage evident; floor/frame soft or deflected; seismic diagonal cracking; restore/repairs required
1 Unsat: Structurally deficient or damaged beyond repair jeopardizing occupancy; system replacement required

DEFICIENCY DESCRIPTION (IF ANY)

1.) No positive connection between posts and supporting wall/floor or posts and supported roof.
2.) No apparent lateral (Seismic) force resisting system.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED

1.) Install proper hardware to gain positive member to member connection.
2.) Install lateral force resisting system.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. # 7
FACILITY: North Middle School  Bldg. # C

Bldg Area /Wing ID ________________________________

Prepared By: Brit Killian (Name & Title)
Date of Survey: 01/31/08 month/day/year

SYSTEM: SHELL/ ROOF STRUCTURE
Joists & purlins/structural framing

DESCRIPTION OF SYSTEM:

1.) 2X decking over glulam beams.

SYSTEM COMPONENT RATING: 1 (1-4)

4 Good: Structure is sound and stable; no evidence of inadequate design, shear cracking or moisture/pest damage
3 Fair: Minor non-structural surface cracking; structure inadequately vented/sealed; preventative maintenance required
2 Poor: Structure is damaged; roof sag evident; persistent water intrusion; restore/repairs required
1 Unsat: Structurally deficient or damaged beyond repair; system replacement required

DEFICIENCY DESCRIPTION (IF ANY)

1.) No evidence of plywood roof diaphragm.
2.) No evidence of shear connection from roof(s) to supporting walls.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED

1.) Plywood over 2X decking to make structural diaphragm.
2.) Properly connect structural diaphragm to new lateral system below.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. # 7  
FACILITY: North Middle School  Bldg. # C  

Bldg Area /Wing ID: ________________________

Prepared By:  Doug Nichols  
Date of Survey: 01/31/08

SYSTEM: SHELL/ EXTERIOR WALLS  
Exterior walls and related assemblies  

DESCRIPTION OF SYSTEM:
The exterior walls of this school are predominately concrete masonry units (CMU). They are 8" thick and have little if any insulation in the assembly. Refer to structural review for reinforcing.

SYSTEM COMPONENT RATING:  3  (1-4)

4 Good:  Assembly is water tight; components exhibit no finish defects; positive water drainage is incorporated in design  
3 Fair:  Assembly is water tight; components require recoating/resealing; preventative maintenance required  
2 Poor:  Minor system leaks; storm water ponding; components degraded/substandard; restoration/repairs required  
1 Unsat:  Persistent leakage despite repairs; major components damaged beyond repair; system replacement required

DEFICIENCY DESCRIPTION (IF ANY)
The condition of the CMU is generally quite good. Mortar has been well maintained and painting is in good condition. However, the lack of insulation undoubtedly causes high energy utilization and possibly drafty conditions.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED
To bring the exterior wall system into current energy code compliance, an interior wood furring system with batt insulation should be installed.
BUILDING CONDITION SUMMARY

DISTRICT: Grants Pass Dist. # 7
FACILITY: North Middle School Bldg. # C

Bldg Area /Wing ID

Prepared By: Doug Nichols
Date of Survey: 01/31/08

SYSTEM: SHELL/ WINDOW ASSEMBLIES

Window systems

DESCRIPTION OF SYSTEM:
Wood jambs, mullions, vents and related structure with predominance of single pane, clear glass glazing.

SYSTEM COMPONENT RATING: 3 (1-4)

4 Good: Building shell assembly is weather sealed, components are functioning and exhibit no finish degradation
3 Fair: Components worn but functional; assemblies require only paint or resealing; preventative maintenance required
2 Poor: Assembly has damaged or deficient components; water intrusion evident; restoration/repairs required
1 Unsat: Components exhibit extensive damage, deficient beyond repair; system replacement required

DEFICIENCY DESCRIPTION (IF ANY)
The existing window frame and glazing system does not provide insulating value. The lack of sealant, gasketing or other form of glazing anchorage allows air infiltration and exfiltration resulting in energy loss and possible discomfort due to drafts. Gaps between jambs, sills and walls were observed. It also appears that safety glazing is not installed in a number of locations that code normally requires, such as next to doors etc. It is probable that lead based paint has been applied in the past based on the age of the building.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED
To bring this system up to current industry standards and/or energy code requirements it is suggested that it be replaced with a metal or vinyl system with insulating performance glazing.
## BUILDING COMPONENT DETAIL

### DISTRICT: Grants Pass   Dist. # 7

### FACILITY: North Middle School   Bldg. # C

<table>
<thead>
<tr>
<th>Deficiency Type</th>
<th>Check one</th>
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<tbody>
<tr>
<td>Health &amp; Safety Issue</td>
<td></td>
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<tr>
<td>Hazard Abatement</td>
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<td>Code Compliance /ADA</td>
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<tr>
<td>Deteriorated</td>
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<tr>
<td>High Operating Cost</td>
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<tr>
<td>Aesthetic/Cosmetic</td>
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</table>

### SYSTEM: SHELL/ DOOR & STOREFRONT ASSEMBLIES

**Door & opening assemblies**

**DESCRIPTION OF SYSTEM:**
Exterior doors are predominately wood with wood frames. Hinges are custom metal, full length components.

### SYSTEM COMPONENT RATING: 3 (1-4)

- **4 Good:** Building shell assembly is weather sealed, components are functioning and exhibit no finish degradation
- **3 Fair:** Components are worn but functional; assemblies require paint or resealing; preventative maintenance required
- **2 Poor:** Shell assemblies are damaged or substandard; water intrusion is evident; restoration/repairs required
- **1 Unsat:** Components exhibit extensive damage, deficient beyond repair; system replacement required

**DEFICIENCY DESCRIPTION (IF ANY)**
Doors and jambs show signs of wear. Extensive overhangs have prevented damage due to exposure to moisture in most locations. Insulation value is probably negligible for the door/frame assembly. It is probable that there has been lead-based paint applied in the past based on the age of the building. Closers are pulling through the doors in several locations.

**EXAMPLES OF DEFICIENCY (Photos)**

![Door detail]

**CORRECTIVE ACTION REQUIRED/SUGGESTED**
In order to bring this building system into compliance with current industry standards and energy codes it is suggested that it be replaced with a metal, insulated system with gasketing and sealant accessories to create a tight, efficient closure.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  
FACILITY: North Middle School  

FACILITY: North Middle School  

Bldg Area /Wing ID: ____________________________

Prepared By:  Doug Nichols

Date of Survey: 01/31/08

SYSTEM: SHELL/ ROOF MEMBRANE/ASSEMBLIES
Waterproof system incldg. flashing, drainage & sealants

DESCRIPTION OF SYSTEM:
The roofing system for this building (according to discussions with District maintenance staff) is a 4-ply built up system with a reflective top coat and is 15 years old. In most instances, the roofing system has been applied over 1" rigid insulation.

SYSTEM COMPONENT RATING:   3   (1-4)

4 Good: Assembly is water tight; components exhibit no finish defects; positive water drainage is incorporated in design
3 Fair: Assembly is water tight; components require recoating/resealing; preventative maintenance required
2 Poor: Minor system leaks; storm water ponding; components degraded/substandard; restoration/repairs required
1 Unsat: Persistent leakage despite repairs; major components damaged beyond repair; system replacement required

DEFICIENCY DESCRIPTION (IF ANY)
Although the roofing system itself is in relatively good condition and reportedly has no leaks, the roof assembly as a whole is not energy efficient because of the lack of adequate insulation. The surface mounted gutters and downspout piping is subject to damage from vandalism. Insufficient overhang on some structural beams is allowing moisture migration into the end grain of those members.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED
To bring the roofing and related systems to current industry and energy standards, it is suggested that they either be replaced with a system that incorporates sufficient insulation or, in the alternative, that a roof "overbuild" be added that allows mechanical equipment to be housed under cover, provides positive slope for a composition roof, and gives structural enhancement to the roof/wall systems in the event of seismic activity.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. #  7
FACILITY: North Middle School  Bldg. #  C

Bldg Area /Wing ID ________________________________

Prepared By: Doug Nichols

Date of Survey: 01/31/08

SYSTEM: INTERIORS/ WALLS (Non-bearing)

DESCRIPTION OF SYSTEM:
Interior walls are predominately wood stud with painted gypsum wallboard finish.

SYSTEM COMPONENT RATING: 4  (1-4)

4 Good: Assembly/component free of damage; properly aligned and operational; appropriate for function/usage
3 Fair: Assemblies worn but serviceable; components require adjustment/cleaning; preventative maintenance required
2 Poor: Component damage; limited system operation; substandard conditions; restoration/repairs required
1 Unsat: Significant system damage; seriously deficient; non-functional beyond feasible repair; replacement required

DEFICIENCY DESCRIPTION (IF ANY)
None

EXAMPLES OF DEFICIENCY (Photos)
None

CORRECTIVE ACTION REQUIRED/SUGGESTED
None

PRIORITY (Check one)

Deficiency Type
Health & Safety Issue
Hazard Abatement
Code Compliance /ADA
Deteriorated
High Operating Cost
Aesthetic/Cosmetic

Implementation Suggestion
Immediate Concern
Within 6 months
Within 12 months
Future Capital Project

Estimate of Cost
General Scope

Prepared By: Doug Nichols
Date of Survey: 01/31/08
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. #  7
FACILITY: North Middle School  Bldg. #  C

Bldg Area /Wing ID ________________________________

Prepared By: Doug Nichols

Date of Survey: 01/31/08

SYSTEM: INTERIORS/ WALL OPENING ASSEMBLIES
Doors, door and relite frames, glass and hardware

DESCRIPTION OF SYSTEM:
Interior doors and windows are comprised of wood frames and wood doors. Interior glazing is typically single pane clear glass.

SYSTEM COMPONENT RATING: 3  (1-4)

4 Good: Assembly/component free of damage; properly aligned and operational; appropriate for function/usage
3 Fair: Assemblies worn but serviceable; components require adjustment/cleaning; preventative maintenance required
2 Poor: Component damage; limited system operation; substandard conditions; restoration/repairs required
1 Unsat: Significant system damage; seriously deficient; non-functional beyond feasible repair; replacement required

DEFICIENCY DESCRIPTION (IF ANY)
These wood systems are understandably worn from years of use. However, they are not in a serious state of failure. Occasional dings, splits and hardware pulling out of its anchorage was observed.

IMPLEMENTATION SUGGESTION
Immediate Concern
Within 6 months
Within 12 months
Future Capital Project  x

Estimate of Cost
General Scope __________________

CORRECTIVE ACTION REQUIRED/SUGGESTED
A current school would normally utilize metal frames for interior doors and windows in order to achieve fire rating and reduce wear. Solid core wood doors are still common if fire rated and sheathed in a durable material such as plastic laminate. If the District were to undertake a modernization of this school, it is suggested that such a door/window system be installed.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. # 7
FACILITY: North Middle School  Bldg. # C

Bldg Area/Wing ID

Prepared By: Doug Nichols
Date of Survey: 01/31/08

SYSTEM: INTERIORS/ WALL EQUIPMENT
Locker, display boards, operable walls

DESCRIPTION OF SYSTEM:
Exterior metal surface-mounted lockers. Surface-mounted tack and white boards.

SYSTEM COMPONENT RATING: 4 (1-4)

4 Good: Assembly/component free of damage, properly aligned and operational, appropriate for function/usage
3 Fair: Assemblies worn but serviceable; components require adjustment/cleaning; preventative maintenance required
2 Poor: Component damage; limited system operation; substandard conditions; restoration/repairs required
1 Unsat: Significant system damage; seriously deficient; non-functional beyond feasible repair; replacement required

DEFICIENCY DESCRIPTION (IF ANY)
None

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED
None
### BUILDING COMPONENT DETAIL

**DISTRICT:** Grants Pass  
**Facility:** North Middle School  
**Bldg. #** C  
**Dist. #** 7  
**Bldg Area /Wing ID**

**Prepared By:** Doug Nichols  
**Date of Survey:** 01/31/08

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**SYSTEM: INTERIOR/ FLOOR FINISHES**

**Floor Conditions**

**DESCRIPTION OF SYSTEM:**
The predominate flooring material is vinyl composite tile (VCT) and apparent vinyl asbestos tile (VAT). There are also limited areas of carpet.

**SYSTEM COMPONENT RATING:** **3**  
**General Scope**

**DEFICIENCY DESCRIPTION (IF ANY)**

VCT/VAT failing in localized areas.

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**EXAMPLES OF DEFICIENCY (Photos)**

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**CORRECTIVE ACTION REQUIRED/SUGGESTED**

Localized repair of VCT/VAT can be achieved through normal maintenance activities.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. #  7
FACILITY: North Middle School  Bldg. #  C

Bldg Area /Wing ID: __________________________

Prepared By: Doug Nichols

Date of Survey: 01/31/08 month/day/year

SYSTEM: INTERIOR/ WALL FINISH ASSEMBLIES
Wall & finish conditions
DESCRIPTION OF SYSTEM:
Interior wall finishes are predominately gypsum board in good condition

SYSTEM COMPONENT RATING: 3 (1-4)

4 Good: Finish assembly exhibits no damage or defect which hinders system performance
3 Fair: Finishes are worn or soiled, asbestos flooring which is encapsulated; functional with preventative maintenance
2 Poor: Surfaces which bear significant staining, isolated cracks or physical damage; restoration/repairs required
1 Unsat: Assemblies extensively damaged beyond repair, significant components missing; system replacement required

DEFICIENCY DESCRIPTION (IF ANY)

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. #  7
FACILITY: North Middle School  Bldg. #  C

Bldg Area /Wing ID

Prepared By: Doug Nichols

Date of Survey: 01/31/08  

SYSTEM: INTERIOR/ CEILING FINISH ASSEMBLIES

Finish conditions

DESCRIPTION OF SYSTEM:
Ceilings are predominately the underside of the t&g wood roof decking. Small areas of glue-up tile over wood decking.

SYSTEM COMPONENT RATING:  4  (1-4)

4 Good: Finish assembly exhibits no damage or defect which hinders system performance
3 Fair: Finishes are worn or soiled, asbestos flooring which is encapsulated; functional with preventative maintenance
2 Poor: Surfaces which bear significant staining, isolated cracks or physical damage; restoration/repairs required
1 Unsat: Assemblies extensively damaged beyond repair, significant components missing; system replacement required

DEFICIENCY DESCRIPTION (IF ANY)
High energy usage associated with limited roof system insulation.

CORRECTIVE ACTION REQUIRED/SUGGESTED
Insulate roof system to current energy code.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. #  7
FACILITY: North Middle School  Bldg. #  C

Bldg Area /Wing ID ____________________________

Prepared By: Russ Chambers

Date of Survey: 01/29/08

SYSTEM: PLUMBING SYSTEM
Domestic water/sewer piping, storm water, fixtures, boiler, pumps/equip.

DESCRIPTION OF SYSTEM:
The facility plumbing system is original in all areas of the building. The domestic water piping is galvanized steel, the heating water is black iron and the sewer piping is cast iron. Domestic hot water is supplied from a gas fired water heater with circulating pump. The heating water system is supplied from Building A hot water boilers. The plumbing fixtures are in serviceable condition and mostly clean.

SYSTEM COMPONENT RATING: 3 (1-4)

4 Good: System components operational, free of defect, and of adequate utility service capacity for intended use
3 Fair: Components worn, fixtures stained, functional overhead galvanized plumbing; preventative maint. required
2 Poor: Fixtures damaged; limited parts; direct-bury supply lines; blockage/restriction issues; restoration/repairs required
1 Unsat: Utility is woefully inadequate, wide-spread damage/deficiency or system failure; system replacement required

DEFICIENCY DESCRIPTION (IF ANY)
All plumbing systems in this building are original installation and the surfaces are worn and difficult to clean which increases maintenance cost in time and materials. The facility does not meet ADA requirements for number and types of fixtures. Most of the heating water piping is insulated with asbestos containing materials.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED
The plumbing system should be considered for a total replacement as part of an overall building modernization.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. #  7
FACILITY: North Middle School  Bldg. #  C

Deficiency Type
Health & Safety Issue __
Hazard Abatement __
Code Compliance /ADA X
Deteriorated __
High Operating Cost __
Aesthetic/Cosmetic __

SYSTEM: HVAC SYSTEM

DESCRIPTION OF SYSTEM:
The heating system in the North Middle School Bldg C classrooms consists of hot water supply to finned tube wall convection heaters. A room thermostat controls a pneumatic motorized valve control flow across the fin tubes. The rooms do not have controlled outside air supply. The ventilation system is to open one or more windows and manually turn on an air ventilation fan which draws fresh air across the room.

SYSTEM COMPONENT RATING: 1 (1-4)

4 Good: System is fully operational, suitable capacity, efficient utility utilization, integrated energy management controls
3 Fair: Equipment worn but reliable, interior duct/insulated distribution pipe, older energy controls; maintenance req’d
2 Poor: Equipment marginal/hard to obtain parts, insulated ext. ductwork, no energy controls; restoration/repairs req’d.
1 Unsat: System non-functional or seriously deficient, provides no mechanical ventilation; system replacement required

DEFICIENCY DESCRIPTION (IF ANY)
The heating system is well maintained for its age. The School District maintenance staff is doing a very good job of maintaining systems that are beyond their useful life. The fin tube heaters are built in to the room case work and are extremely difficult to access. As a result the heaters are seldom, if ever, cleaned and are covered with debris. Major repairs are not necessary, however the systems are beyond their design life and will not provide appropriate comfort for occupants. These systems do not meet indoor air quality code for outside air supply. The energy efficiency of the main system is very poor. The existing pneumatic control system is not adequate to maintain comfort and provide for energy efficiency it’s current state. The air compressor for the pneumatic control system is significantly oversized indicating numerous air leaks.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED
The HVAC system should be considered for a total replacement as part of an overall building modernization.
**BUILDING COMPONENT DETAIL**

**DISTRICT:** Grants Pass  | **District #** 7  
**FACILITY:** North Middle School  | **Bldg. #** C  

**Bldg Area /Wing ID:**  

**Prepared By:** Russ Chambers  
**Date of Survey:** 01/29/08  
**Month/Day/Year**  

**SYSTEM: FIRE PROTECTION/SPRINKLERS**  
**Physical condition of system**  

**DESCRIPTION OF SYSTEM:**  
There is no fire sprinkler system in this facility.  

**SYSTEM COMPONENT RATING:** 1 (1-4)  

4 **Good:** System serves entire bldg., functional with adequate capacity and monitored shut-off valves  
3 **Fair:** System functional but capacity uncertain, evidence of rust but no damage; preventative maintenance required  
2 **Poor:** System insufficient or incomplete bldg. coverage, no fire truck hydrant access; modifications required.  
1 **Unsat:** No sprinkler or hydrant/standpipe system present  

**DEFICIENCY DESCRIPTION (IF ANY)**  
Automatic fire suppression system does not exist.  

**CORRECTIVE ACTION REQUIRED/SUGGESTED**  
This building should be considered for extensive modernization or replacement to be brought up to current fire, health and safety codes.  

**Estimate of Cost**  
**General Scope**  

**DEFICIENCY TYPE**  
- Health & Safety Issue  
- Hazard Abatement  
- Code Compliance /ADA  
- Deteriorated  
- High Operating Cost  
- Aesthetic/Cosmetic  

**Immediate Suggestion**  
- Immediate Concern  
- Within 6 months  
- Within 12 months  
- Future Capital Project  

**Examples of Deficiency (Photos)**
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. #  7
FACILITY: North Middle School  Bldg. #  C

Bldg Area /Wing ID

Prepared By: Russ Chambers
Date of Survey: 01/29/08

SYSTEM: ELECTRICAL
Physical condition of electrical, fire alarm & telecommunications

DESCRIPTION OF SYSTEM:
The electrical distribution system consists of an original installation main lug panel with fused feeder disconnects. There are panelboards throughout the building. All are original installation and out of space. Most equipment is in serviceable condition but, obsolete and spare parts are difficult to obtain. The fire alarm system consists of pull stations at exits and alarm bells. There is no fire detection system and there are no fire alarm strobes in the building. The telecommunication system has been added using surface mount wiring and conduit. All receptacles are grounding type and GFCI receptacles are used in the required areas.

SYSTEM COMPONENT RATING: 1 (4-1)

4 Good: Building-wide system; fully operational; of adequate capacity and suitable for intended usage
3 Fair: Components functional; reliable but of marginal capacity; minor deficiencies; preventative maintenance req'd
2 Poor: Bldg. lacks complete system; insufficient capacity; unreliable; parts unavailable; restoration/repairs required
1 Unsat: Component/system seriously deficient, non-functional, extensive repairs; system replacement required

DEFICIENCY DESCRIPTION (IF ANY)
The main electrical distribution is marginally adequate for existing loads and has no capacity for additional equipment. Main distribution and auxiliary panel boards are blocked by carts and equipment. Code clearances are not maintained. The electrical distribution equipment is original equipment and obsolete. Spare parts are difficult to obtain for repairs and additions. Most distribution panels are out of space for additional circuits. The number and capacity of electrical receptacles is deficient throughout the building. The telecommunication equipment is by necessity surface mount wiring and not well protected from mechanical and environmental damage. The fire alarm consists only of alarm bells and does not meet ADA requirements of audible alarms with strobes in all areas and rooms.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED
The electrical system should be considered for a complete replacement as part of an overall building modernization or replacement. The fire alarm system should be upgraded to meet current code relating to number and placement of alarms and strobes. The telecommunication system should have a dedicated, properly conditioned space for protection and continued operation.
## BUILDING COMPONENT DETAIL

**DISTRIBUTION: Grants Pass Dist. # 7**

**FACILITY: North Middle School Bldg. # C**

<table>
<thead>
<tr>
<th>Deficiency Type</th>
<th>(Check one)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Health &amp; Safety Issue</td>
<td></td>
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<tr>
<td>Hazard Abatement</td>
<td></td>
</tr>
<tr>
<td>Code Compliance /ADA</td>
<td></td>
</tr>
<tr>
<td>Deteriorated</td>
<td></td>
</tr>
<tr>
<td>High Operating Cost</td>
<td></td>
</tr>
<tr>
<td>Aesthetic/Cosmetic</td>
<td></td>
</tr>
</tbody>
</table>

### SYSTEM: FIXED EQUIPMENT

Gym bleachers/fixed sport equip., kitchen, shops and science labs

**DESCRIPTION OF SYSTEM:**

- Classroom fixed cabinetry.
- Other

### SYSTEM COMPONENT RATING:  

<table>
<thead>
<tr>
<th>CLASSIFICATION</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>4 Good</strong></td>
<td>Equipment is fully operational, of durable construction and finish, and free of surface damage</td>
</tr>
<tr>
<td><strong>3 Fair</strong></td>
<td>Components are worn but serviceable, soiled, in need of cleaning or adjustment; maintenance required</td>
</tr>
<tr>
<td><strong>2 Poor</strong></td>
<td>Equipment breaks down, has missing or hard to obtain parts, or inefficient; restoration/repairs required</td>
</tr>
<tr>
<td><strong>1 Unsat</strong></td>
<td>Features are damaged, deficient beyond repair, non-serviceable; system replacement required</td>
</tr>
</tbody>
</table>

### DEFICIENCY DESCRIPTION (IF ANY)

- Classroom cabinetry is quite old and worn; in some cases there is poorly operating hardware.
- Other

### EXAMPLES OF DEFICIENCY (Photos)

### CORRECTIVE ACTION REQUIRED/SUGGESTED

If this building is modernized, classroom cabinetry should be replaced.

**Prepared By:** Doug Nichols  

**Date of Survey:** 01/31/08

**Implementation Suggestion**

- Immediate Concern
- Within 6 months
- Within 12 months
- Future Capital Project

**Estimate of Cost**

- General Scope

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BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. # 7  FACILITY: North Middle School  Bldg. # C

Bldg Area /Wing ID ___________________________

Prepared By: Doug Nichols

Date of Survey: 01/31/08

SYSTEM: SITE IMPROVEMENT FEATURES
Roads, walkways, sport field, fencing, site irrigation, lighting etc.

DESCRIPTION OF SYSTEM:
Asphaltic concrete paving, concrete walkways, grass fields, chain link fencing, miscellaneous area lighting.

SYSTEM COMPONENT RATING: 2  (1-4)

4 Good: Feature/finish assemblies exhibit no damage or defect, of suitable material quality and design for installation
3 Fair: System assembly is worn but functional, minor paving/surface cracking, marginal lighting/irrigation systems
2 Poor: Components are damaged, parts missing, substandard design or unsuitable; restoration/repairs required
1 Unsat: Features damaged or deficient beyond repair; widespread system replacement required

DEFICIENCY DESCRIPTION (IF ANY)
Asphaltic paving failing in bus lanes in front of building.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED
Repair/replace asphaltic paving and perhaps subgrade material to accept bus loading.
**BUILDING COMPONENT DETAIL**

**DISTRICT:** Grants Pass Dist. # 7  
**FACILITY:** North Middle School Bldg. # C

Bldg Area/Wing ID __________________________

**Prepared By:** Russ Chambers

**Date of Survey:** 01/29/08 month/day/year

**SYSTEM: ON-SITE UTILITIES (Visible)**
Primary service mains, supply & discharge equip., tanks, ponds, swales

**DESCRIPTION OF SYSTEM:**
The school is supplied by municipal water and sewer. The sewer discharge is by gravity. There are no ponds or swales. The system appears to have adequate capacity.

**SYSTEM COMPONENT RATING:** 3 (1-4)

4 Good: Utility service is fully operational without deficiency; system has adequate capacity; utilities have secured access
3 Fair: Components functional, capacity marginal or unknown; parts/service available; preventative maintenance req'd
2 Poor: Equip. operating poorly, hard to find parts, substandard design; security concerns; restoration/repairs required
1 Unsat: System is non-functional or of limited operation, severely deficient beyond repair; system replacement required

**DEFICIENCY DESCRIPTION (IF ANY)**
None apparent.

**EXAMPLES OF DEFICIENCY (Photos)**

**CORRECTIVE ACTION REQUIRED/SUGGESTED**
The age of the systems may necessitate immediate repairs in the future. There is no indication of imminent failure.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. # 7
FACILITY: North Middle School  Bldg. # C

Built Area / Wing ID

Prepared By: Doug Nichols
Date of Survey: 01/31/08

SYSTEM: MEANS OF EXIT
Fire egress from assembly spaces, primary corridors, and other places

DESCRIPTION OF SYSTEM:
Primary corridors and exit ways.

SYSTEM COMPONENT RATING: 4 (1-4)

4 Good: Primary exiting to exterior is without restricted width, complexity, or insufficient corridor assembly/components
3 Fair: Corridors lengthy but fire protected, components in general conformance with intent (with minor exceptions)
2 Poor: Exit system compromised; corridors not direct, exits poorly identified/illuminated, exits don’t disperse occupants
1 Unsat: Exiting jeopardized; corridor with only one exit or without fire-rated protection, significant components missing

DEFICIENCY DESCRIPTION (IF ANY)
None recommended. Corridors and exit paths appear to be sufficiently wide and lead directly to safe harbors

EXAMPLES OF DEFICIENCY (Photos)
None

CORRECTIVE ACTION REQUIRED/SUGGESTED
None
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass Dist. # 7
FACILITY: North Middle School Bldg. # C

Bldg Area/Wing ID

Prepared By: Russ Chambers
Date of Survey: 01/29/08

SYSTEM: FIRE ALARM NOTIFICATION SYSTEM
System ability to detect presence of fire and annunciate alarm

DESCRIPTION OF SYSTEM:
There are no fire/smoke detectors in this building.

SYSTEM COMPONENT RATING: 1 (1-4)

4 Good: Fire alarm monitors entire bldg. as one system, complete with detection (sprinklers), audio & strobe annunciation
3 Fair: System adequate for detection & notification with minor component/coverage deficiencies
2 Poor: System covers entire bldg. but not unified, components or coverage missing or compromised, detection incomplete
1 Unsat: System seriously compromised: System not present or incomplete, detection and notification seriously deficient

DEFICIENCY DESCRIPTION (IF ANY)
There are no fire/smoke detectors in this building. The fire alarm system that exists does not meet ADA standards for alarm/strobe locations.

CORRECTIVE ACTION REQUIRED/SUGGESTED
Install fire detection and alarm system.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. #  7
FACILITY: North Middle School  Bldg. #  C

Deficiency Type
- Health & Safety Issue  X
- Hazard Abatement  
- Code Compliance /ADA  
- Deteriorated  
- High Operating Cost  
- Aesthetic/Cosmetic  

Prioritization
- Immediate Concern  
- Within 6 months  
- Within 12 months  
- Future Capital Project  X

Prepared By:  Russ Chambers
Date of Survey:  01/29/08

SYSTEM: FIRE RESISTANCE
Building construction which discourages combustion and spread of fire

DESCRIPTION OF SYSTEM:
The building structure consists of lightweight CMU walls with wood frame roof structure. There are no fire separation areas or fire doors. Ceilings are acoustical tile over gypsum board on wood joist. Interior classroom doors are wood and not fire rated.

SYSTEM COMPONENT RATING:  2  (1-4)

4 Good:  Non-combustible concrete or protected steel structure, bldg. is compartmentalized by corridor and fire walls
3 Fair:  Steel, heavy timber, or protected wood framing, divided by full height corridor walls, stairs/shafts remote from corridor
2 Poor:  Internal combustible wood framing, corridor rating compromised or not constructed full height, draft stops only
1 Unsat:  Non-protected light timber frame, hallways non-rated, limited internal fire walls, stairwell within exit corridor

DEFICIENCY DESCRIPTION (IF ANY)
The building does not have fire separation areas in corridors. The interior classroom doors should be fire rated per code.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED
The building should be brought to conform with current IBC fire codes through an extensive modernization or replacement project.
**SYSTEM: FIRE ALARM NOTIFICATION SYSTEM**

System ability to detect presence of fire and annunciate alarm

**DESCRIPTION OF SYSTEM:**

There are no fire/smoke detectors in this building.

**SYSTEM COMPONENT RATING:** 1  (1-4)

- **4 Good:** Fire alarm monitors entire bldg. as one system, complete with detection (sprinklers), audio & strobe annunciation
- **3 Fair:** System adequate for detection & notification with minor component/coverage deficiencies
- **2 Poor:** System covers entire bldg. but not unified, components or coverage missing or compromised, detection incomplete
- **1 Unsat:** System seriously compromised; System not present or incomplete, detection and notification seriously deficient

**DEFICIENCY DESCRIPTION (IF ANY)**

There are no fire/smoke detectors in this building. The fire alarm system that exists does not meet ADA standards for alarm/strobe locations.

**CORRECTIVE ACTION REQUIRED/SUGGESTED**

Install fire detection and alarm system.
**BUILDING COMPONENT DETAIL**

**DISTRICT:** Grants Pass  
**Dist. #** 7  
**FACILITY:** North Middle School  
**Bldg. #** C  

**Deficiency Type**  
- Health & Safety Issue  
- Hazard Abatement  
- Code Compliance /ADA x  
- Deteriorated  
- High Operating Cost  
- Aesthetic/Cosmetic

**SYSTEM: ACCESSIBILITY COMPLIANCE**

Compliance with ADA for basic primary building/program access  

**DESCRIPTION OF SYSTEM:**  
Main entrances and entrance pathways. Publicly accessible restroom facilities.

**SYSTEM COMPONENT RATING:** 2 (1-4)

<table>
<thead>
<tr>
<th>Grade</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>4 Good</td>
<td>Site/building areas readily accessible to disabled staff or visitation, support functions/fixtures/signage complies</td>
</tr>
<tr>
<td>3 Fair</td>
<td>Bldg. access/fixtures comply with ADA intent, minor deficiencies/administrative mitigation measures overcome</td>
</tr>
<tr>
<td>2 Poor</td>
<td>ADA access is materially limited, methods of entrance/transport are segregated from primary bldg. circulation</td>
</tr>
<tr>
<td>1 Unsat</td>
<td>System/issue components are not accessible</td>
</tr>
</tbody>
</table>

**DEFICIENCY DESCRIPTION (IF ANY)**

Restrooms are deficient is size and fixture locations. Local codes should also be consulted regarding the legality of floor mounted urinals. Many doorways do not have ADA compliant clearance between latch side jamb and adjacent wall. Certain exterior ramps not ADA compliant.

**EXAMPLES OF DEFICIENCY (Photos)**

![Deficiency Example 1](image1.png)  
![Deficiency Example 2](image2.png)

**CORRECTIVE ACTION REQUIRED/SUGGESTED**

If a major modernization is planned for this facility, restrooms and other areas should be brought into compliance with ADA requirements.
## Facility Condition Survey Record

### Survey Information

<table>
<thead>
<tr>
<th>Participants/Team</th>
<th>Contact Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Doug Nichols, AIA</td>
<td>Construction Services Group,</td>
</tr>
<tr>
<td>Russ Chambers, CEM</td>
<td>Educational Service District 112</td>
</tr>
<tr>
<td>Britt Killian, EIT</td>
<td>Vancouver, WA 98661</td>
</tr>
<tr>
<td></td>
<td>360-750-7500</td>
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### Facility Information

<table>
<thead>
<tr>
<th>Name of District:</th>
<th>Grants Pass School District #7</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name of School or Building:</td>
<td>South Middle School</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Address:</th>
<th>350 West Harbeck</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Grants Pass, OR 97527</td>
</tr>
</tbody>
</table>

| Telephone: | (541)474-5750 |
| Principal: | Rene' Cardiff |

| Plant Manager: | Rene' Cardiff |

<table>
<thead>
<tr>
<th>Original Construction</th>
<th>74,921 sf</th>
<th>1958 YR</th>
</tr>
</thead>
<tbody>
<tr>
<td>1st Addition</td>
<td></td>
<td>1968 YR</td>
</tr>
<tr>
<td>2nd Addition</td>
<td></td>
<td>1977 YR</td>
</tr>
<tr>
<td>3rd Addition</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| Gross Area: | | |

| Grades Served: | 6 - 8 |
| Average Number of Students: | 654.14 |

| Number of Maintenance Staff: | 6 |
| Number of Janitorial Staff: | 4 |

### Maintenance Staff Information

(Maintenance Staff are District Staff, i.e., they serve all schools)

### Comments:

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South Middle School

Architectural
South Middle School is a typical example of school design and construction in the early to mid 1960’s. This era is exemplified by low-slope roofs, modestly insulated building envelopes, wide covered walkways, and simple flooring and ceiling materials. South Middle School contains all these elements.

This school has been well-maintained over the years. The wood window and door systems are in remarkably good condition given their age. Floors and ceilings have likewise been well looked after but are showing their age due to normal wear. Most exterior and interior walls are masonry and have proven to be quite durable.

The most notable architectural needs for this school are in the areas of energy performance and ADA compliance.

There is very little insulation in roofs, walls or window systems. This most certainly leads to high energy usage and probably occupant discomfort. One common way to resolve the lack of roof insulation is to construct a roof “overbuild” by applying rafters or trusses over the existing roof structure. This improvement allows additional insulation to be installed, roof mounted mechanical and electrical equipment to be covered, and structural deficiencies in the roof/wall connections to be solved at one time. To complete the energy retrofit, exterior window and door systems should be replaced with insulated units and exterior walls should receive insulation on the interior face.

Restrooms and most doorways are not ADA compliant. If a complete building modernization was undertaken, the District would have the opportunity to resolve these physical constraints.

Structural
The original middle school was constructed circa 1958 with two additions in 1968 and 1977 respectively. The main buildings and subsequent additions are constructed with joists over beams bearing on concrete masonry block walls which rest on a conventional concrete spread footings. The main floor is slab on grade with exception of the gymnasium floor. The gymnasium floor rests on a joist and beam system. The roof over most of the buildings is a conventional joist over main beam system covered with plywood; however it appears that the small gymnasium roof is constructed with lumber decking over main beams spaced at even intervals resting on concrete block pilasters. The large gymnasium roof appears to also be a joist over beam system; however the main beams are supported by steel columns resting on concrete spread footings.
From visual observation, there do not appear to be areas of major long term deflection causing damage, or that of near failure; any areas of the structural framing that have experienced prolonged damage from water infiltration through the roof system; or any areas that have experienced differential settlement or cracking. However, without destructive investigation and the ability to actually view the structural material beneath, it is inconclusive whether or not structural damage has occurred, or if there has been prolonged exposure to water infiltration.

The wood roof structure, exterior and interior walls appear to be in good condition not allowing water infiltration to affect structural materials. However, without a complete investigation of the roof sheathing, it is uncertain to what extent, if any, water damage has been sustained, or progressed.

In the large gymnasium, hairline cracks in the concrete block walls were observed throughout. In our best professional opinion, the hairline cracks are typical of the age and the type of construction and we do not feel they are of any structural concern; however, major cracks were observed under the steel column supports. It appeared that the columns rest on top of the walls but the drawings indicate the column running through the concrete wall. We recommend further investigation to assess this issue and then provide repair solution.

Given the date of construction of the building, it is unlikely that the design and construction of the lateral force resisting system meets the requirements of current design standards for resistance to wind and seismic loads. From visual observation, it appears that there are not enough walls to provide lateral support in the long direction at the perimeter window walls. In the transverse direction, there are multiple full height concrete block walls which run perpendicular to exterior walls may have the capacity to resolve lateral loads but without further detailed investigation of the existing drawings, it is inconclusive whether or not all areas of concern with regard to the lateral system are structurally adequate to resist or transfer lateral loading. These areas are: roof diaphragm, vertical wall diaphragms (shearwalls), connections from roof to wall diaphragms, and the walls to the foundation system.

In summary, the gravity system appears to be in fairly good condition considering the date of construction. The structure lacks a complete lateral system to resist lateral loads. We recommend further review of the as-built conditions to address the lateral system and we anticipate an upgrade of the existing lateral system.

**Mechanical**

**Mechanical Systems**

Overall the mechanical systems at South Middle School were found to be in fair condition considering the age of the school and that the equipment is original installation. The plumbing systems are in a state of constant deterioration due to the age of the equipment
and there is not adequate ADA compliance. The existing classroom heating systems are inefficient both in energy use and occupant comfort. Some modern HVAC components have been added to selected areas to provide increased occupant comfort, however, the overall system efficiency has not been improved. There is not adequate outside air circulation in the classrooms to provide a healthful and optimal learning environment or to meet current ASHRAE and IBC codes. The school domestic water supply is from an on-site well source. As such, the system has a potential for failure and contamination. The building control system is a pneumatic system. Pneumatic systems do not have the functionality to effectively control energy efficiency and occupant comfort. This system is obsolete and parts are difficult to obtain. The building contains asbestos materials. At this time the asbestos materials are encapsulated. However, as piping systems deteriorate and repairs become more frequently necessary the School District personnel will have increased risk of exposure to asbestos containing materials.

**Electrical Systems**
The electrical systems at South Middle School are of marginal capacity. Most panel boards have no spare space to enable adding of circuits which are needed to support the increasing use of computers and other electronic equipment. The electrical systems are original equipment and are obsolete which makes spare and replacement components difficult to find. The systems are being maintained as well as can be expected given the age and years of use. Due to the age of the school, the addition of computer network and telecommunications equipment has been by surface routing of wiring and conduit. This does not provide for adequate protection in many areas and provides an unattractive appearance through out the facility.

**Fire Systems**
South Middle School does not have automatic fire suppression equipment installed. There is a fire alarm system with smoke and heat detectors located in hallways, but none in individual classrooms. The building is equipped with strobe/alarm units in hall ways. The Fire Systems do not meet current core for fire suppression and ADA requirements for fire alarm coverage.

**Recommendations**
South Middle School should be considered for a complete modernization or replacement. The Mechanical, Electrical and Fire systems are beyond their useful life and do not meet current codes for health, safety and ADA.
## BUILDING CONDITION SUMMARY

### DISTRICT:
Grants Pass District #7

### Date of Survey:
01/31/08

### FACILITY IDENTIFICATION
Name: South Middle School

### BUILDING CONDITION EVALUATION

#### A SUBSTRUCTURE

<table>
<thead>
<tr>
<th>Item</th>
<th>Rating</th>
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<tbody>
<tr>
<td>10 Standard Foundation</td>
<td>3.0</td>
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<tr>
<td>20 Special Foundation</td>
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<tr>
<td>30 Floor Slabs</td>
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<tr>
<td>40 Subgrade Structures</td>
<td>N/A</td>
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#### B SHELL

<table>
<thead>
<tr>
<th>Item</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>10 Struct. Col./Frame</td>
<td>1.0</td>
</tr>
<tr>
<td>20 Floor Structure</td>
<td>4.0</td>
</tr>
<tr>
<td>30 Roof Structure</td>
<td>3.0</td>
</tr>
<tr>
<td>40 Exterior Walls &amp; Soffit</td>
<td>4.0</td>
</tr>
<tr>
<td>50 Special Assembly</td>
<td>N/A</td>
</tr>
<tr>
<td>60 Windows</td>
<td>3.0</td>
</tr>
<tr>
<td>70 Doors &amp; Storefront</td>
<td>3.0</td>
</tr>
<tr>
<td>80 Roof Membrane</td>
<td>4.0</td>
</tr>
<tr>
<td>90 Roof Accessories</td>
<td>3.0</td>
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#### C INTERIORS

<table>
<thead>
<tr>
<th>Item</th>
<th>Rating</th>
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</thead>
<tbody>
<tr>
<td>10 Walls (non-bearing)</td>
<td>4.0</td>
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<tr>
<td>20 Doors &amp; Relites</td>
<td>3.0</td>
</tr>
<tr>
<td>30 Wall Equipment</td>
<td>4.0</td>
</tr>
<tr>
<td>40 Stairwell Construction</td>
<td>N/A</td>
</tr>
<tr>
<td>50 Flooring</td>
<td>2.0</td>
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<tr>
<td>60 Wall Finishes</td>
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<td>70 Ceilings</td>
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</tbody>
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#### D MECHANICAL/ELECTRICAL

<table>
<thead>
<tr>
<th>Item</th>
<th>Rating</th>
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<tbody>
<tr>
<td>10 Elevators, Veh. Lift</td>
<td>N/A</td>
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<tr>
<td>20 Plumbing System</td>
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<tr>
<td>30 Heating &amp; Vent Sys.</td>
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<tr>
<td>40 Fire Sprinklers</td>
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<tr>
<td>50 Electrical System</td>
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#### E EQUIPMENT AND FURNISHINGS

<table>
<thead>
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<th>Item</th>
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<tr>
<td>10 Fixed Equipment</td>
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#### F SPECIAL CONSTRUCTION

<table>
<thead>
<tr>
<th>Item</th>
<th>Rating</th>
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</thead>
<tbody>
<tr>
<td>10 Special Assemblies</td>
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#### G BUILDING SITE WORK

<table>
<thead>
<tr>
<th>Item</th>
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<tbody>
<tr>
<td>10 Site Improvements</td>
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<tr>
<td>20 On-Site Utilities (visible)</td>
<td>2.0</td>
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#### H HEALTH & SAFETY

<table>
<thead>
<tr>
<th>Item</th>
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<tbody>
<tr>
<td>10 Means of Exit</td>
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<tr>
<td>20 Fire Alarm System</td>
<td>2.0</td>
</tr>
<tr>
<td>30 Fire Resistance</td>
<td>1.0</td>
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<tr>
<td>40 Fire Supression</td>
<td>1.0</td>
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</table>

#### I ADA Accessibility

<table>
<thead>
<tr>
<th>Item</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2.0</td>
</tr>
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</table>

**Total Building Score:** 71.0  
**Total Available Score:** 108  
**Cost Estimate:**  
(General Scope)
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass Dist. # 7

FACILITY: South Middle School Bldg. #

Bldg Area /Wing ID

Prepared By: Britt Killian

Date of Survey: 01/30/08

DEFICIENCY DESCRIPTION (IF ANY)

1.) Some minor settlement at footings as evidenced by control joint separation in walls above. (Various locations)

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED

1.) None.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass Dist. # 7

FACILITY: South Middle School Bldg. # 

Bldg Area /Wing ID ____________________________

Prepared By: Britt Killian

Date of Survey: 01/30/08

SYSTEM: SUBSTRUCTURE/FLOOR SLAB-ON-GRADE

Internal structural/non-structural slabs, subbase mat'l, concrete treatment

DESCRIPTION OF SYSTEM:

1.) Concrete slab on grade.

SYSTEM COMPONENT RATING: 3 (1-4)

4 Good: Structure exhibits no settlement, cracking (other than cosmetic hairline) or ground water intrusion
3 Fair: Minor floor and foundation cracking; concrete finish worn but stable; preventative maintenance required
2 Poor: Foundation cracking/spalling; exposed steel reinforcing or moisture intrusion evident; restore/repairs required
1 Unsat: Structure/slab settlement; water intrusion evident; structurally deficient; system replacement required

DEFICIENCY DESCRIPTION (IF ANY)

1.) Some minor cracking in mech. Room (only place visible).

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED

1.) Seal cracks.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass Dist. # 7
FACILITY: South Middle School Bldg. #

Bldg Area /Wing ID

Prepared By: Britt Killian
Date of Survey: 01/30/08

SYSTEM: SHELL/ STRUCTURAL FRAME
Column, beam, bracing

DESCRIPTION OF SYSTEM:
1. Cmu walls (Structural).
2. Steel columns supporting glulam beams (Gymnasium.)

SYSTEM COMPONENT RATING: 1 (1-4)

4 Good: Structure is sound and stable; no evidence of inadequate design, shear cracking or moisture/pest damage
3 Fair: Minor non-structural surface cracking; masonry undamaged but requires repointing; maint. required
2 Poor: Structural damage evident; floor/frame soft or deflected; seismic diagonal cracking; restore/repairs required
1 Unsat: Structurally deficient or damaged beyond repair jeopardizing occupancy; system replacement required

DEFICIENCY DESCRIPTION (IF ANY)
1. Control Joint seperation in various locations.
2. Cracking in wall in Gymnasium under roof support pipe columns.
3. No apparent lateral (Seismic) force resisting system.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED
1.) Seal and re-paing control joint seperations.
2.) Investigate vertical cracks to determine if failure is imminent.
3.) Install lateral force resisting system.
**BUILDING COMPONENT DETAIL**

**DISTRICT:** Grants Pass  **Dist. #** 7

**FACILITY:** South Middle School  **Bldg. #**

**Bldg Area /Wing ID**

**Prepared By:** Britt Killian

**Date of Survey:** 01/30/08

**SYSTEM: SHELL/ FLOOR STRUCTURE**

Floor framing/structural concrete slabs, joists & purlins

**DESCRIPTION OF SYSTEM:**

1.) Beam and joist system. (Gymnasium)

**SYSTEM COMPONENT RATING:** 4 (1-4)

<table>
<thead>
<tr>
<th>Rating</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>Good: Structure is sound and stable; no evidence of inadequate design, shear cracking or moisture/pest damage</td>
</tr>
<tr>
<td>3</td>
<td>Fair: Minor non-structural surface cracking; masonry undamaged but requires repointing; maint. required</td>
</tr>
<tr>
<td>2</td>
<td>Poor: Structural damage evident; floor/frame soft or deflected; seismic diagonal cracking; restore/repairs required</td>
</tr>
<tr>
<td>1</td>
<td>Unsat: Structurally deficient or damaged beyond repair jeopardizing occupancy; system replacement required</td>
</tr>
</tbody>
</table>

**DEFICIENCY DESCRIPTION (IF ANY)**

1.) None visible.

**EXAMPLES OF DEFICIENCY (Photos)**

**CORRECTIVE ACTION REQUIRED/SUGGESTED**
**BUILDING COMPONENT DETAIL**

**DISTRICT:** Grants Pass  
**FACILITY:** South Middle School  
**Bldg. Area/Wing ID:** ____________________________  
**PREPARED BY:** Britt Killian  
**DATE OF SURVEY:** 01/30/08  
**SYSTEM:** SHELL/ROOF STRUCTURE  
**DESCRIPTION OF SYSTEM:**

1.) 2X joists over beams covered with 3/8" plywood.

**SYSTEM COMPONENT RATING:** 3 (1-4)

<table>
<thead>
<tr>
<th>System Component Rating</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>4 Good</td>
<td>Structure is sound and stable; no evidence of inadequate design, shear cracking or moisture/pest damage</td>
</tr>
<tr>
<td>3 Fair</td>
<td>Minor non-structural surface cracking; structure inadequately vented/sealed; preventative maintenance required</td>
</tr>
<tr>
<td>2 Poor</td>
<td>Structure is damaged; roof sag evident; persistent water intrusion; restore/repairs required</td>
</tr>
<tr>
<td>1 Unsat</td>
<td>Structurally deficient or damaged beyond repair; system replacement required</td>
</tr>
</tbody>
</table>

**DEFICIENCY DESCRIPTION (IF ANY):**

1.) Unable to determining if a shear connection between roof diaphragm and supporting walls exist.
2.) No evidence of positive connection between roof beams and walls or none was visible.

**EXAMPLES OF DEFICIENCY (Photos):**

**CORRECTIVE ACTION REQUIRED/SUGGESTED:**

1.) Investigate shear connection of the roof diaphragm and walls.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. #  7
FACILITY: South Middle School  Bldg. #  

Bldg Area /Wing ID

Prepared By: Doug Nichols

Date of Survey: 01/30/08

SYSTEM: SHELL/ EXTERIOR WALLS
Exterior walls and related assemblies

DESCRIPTION OF SYSTEM:
The exterior walls of this school are predominately concrete masonry units (CMU). They are 8" thick and have little if any insulation in the assembly. Refer to structural review for reinforcing.

SYSTEM COMPONENT RATING: 4  (1-4)

4 Good: Assembly is water tight; components exhibit no finish defects; positive water drainage is incorporated in design
3 Fair: Assembly is water tight; components require recoating/resealing; preventative maintenance required
2 Poor: Minor system leaks; storm water ponding; components degraded/substandard; restoration/repairs required
1 Unsat: Persistent leakage despite repairs; major components damaged beyond repair; system replacement required

DEFICIENCY DESCRIPTION (IF ANY)
The condition of the CMU is generally quite good. Mortar has been well maintained and painting is in good condition. However, the lack of insulation undoubtedly causes high energy utilization and possibly drafty conditions.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED
To bring the exterior wall system into current energy code compliance, an interior wood furring system with batt insulation should be installed.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass    Dist. # 7
FACILITY: South Middle School    Bldg. # 

Bldg Area /Wing ID ________________________________
Prepared By: Doug Nichols 
Date of Survey: 01/30/08

SYSTEM: SHELL/ WINDOW ASSEMBLIES
Window systems

DESCRIPTION OF SYSTEM:
Wood jambs, mullions, vents and related structure with predominance of single pane, clear glass glazing.

SYSTEM COMPONENT RATING: 3 (1-4)

4 Good: Building shell assembly is weather sealed, components are functioning and exhibit no finish degradation
3 Fair: Components worn but functional; assemblies require only paint or resealing; preventative maintenance required
2 Poor: Assembly has damaged or deficient components; water intrusion evident; restoration/repairs required
1 Unsat: Components exhibit extensive damage, deficient beyond repair; system replacement required

DEFICIENCY DESCRIPTION (IF ANY)
The existing window frame and glazing system does not provide insulating value. The lack of sealant, gasketing or other form of glazing anchorage allows air infiltration and exfiltration resulting in energy loss and possible discomfort due to drafts. Gaps between jamps, sills and walls were observed. It also appears that safety glazing is not installed in a number of locations that code normally requires, such as next to doors etc. It is probable that lead based paint has been applied in the past based on the age of the building.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED
To bring this system up to current industry standards and/or energy code requirements it is suggested that it be replaced with a metal or vinyl system with insulating performance glazing.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. #  7
FACILITY: South Middle School  Bldg. #

PRIORITYIZATION (Check one)

Deficiency Type
- Health & Safety Issue
- Hazard Abatement
- Code Compliance /ADA
- Deteriorated
- High Operating Cost
- Aesthetic/Cosmetic

Bldg Area / Wing ID

Prepared By: Doug Nichols

Date of Survey: 01/30/08

SYSTEM: SHELL/ DOOR & STOREFRONT ASSEMBLIES
Door & opening assemblies

DESCRIPTION OF SYSTEM:
Exterior doors are predominately wood with wood frames. Hinges are custom metal, full length components.

SYSTEM COMPONENT RATING: 3 (1-4)

4 Good: Building shell assembly is weather sealed, components are functioning and exhibit no finish degradation
3 Fair: Components are worn but functional; assemblies require paint or resealing; preventative maintenance required
2 Poor: Shell assemblies are damaged or substandard; water intrusion is evident; restoration/repairs required
1 Unsat: Components exhibit extensive damage, deficient beyond repair; system replacement required

DEFICIENCY DESCRIPTION (IF ANY)
Doors and jambs show signs of wear. Extensive overhangs have prevented damage due to exposure to moisture in most locations. Insulation value is probably negligible for the door/frame assembly. It is probable that there has been lead-based paint applied in the past based on the age of the building. Closers are pulling through the doors in several locations.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED
In order to bring this building system into compliance with current industry standards and energy codes it is suggested that it be replaced with a metal, insulated system with gasketing and sealant accessories to create a tight, efficient closure.
**SYSTEM: SHELL/ ROOF MEMBRANE & ASSEMBLIES**

Waterproof systems incldg. flashing, drainage & sealants

**DESCRIPTION OF SYSTEM:**
The roofing system for this building (according to discussions with District maintenance staff) is a 4-ply built up system with a reflective top coat and is 15 years old. In most instances, the roofing system has been applied directly to wood roof deck. In limited areas, rigid insulation has been installed between the deck and roof system.

**SYSTEM COMPONENT RATING:** ___4___ (1-4)

**4 Good:** Assembly is water tight; components exhibit no finish defects; positive water drainage is incorporated in design

**3 Fair:** Assembly is water tight; components require recoating/resealing; preventative maintenance required

**2 Poor:** Minor system leaks; storm water ponding; components degraded/substandard; restoration/repairs required

**1 Unsat:** Persistent leakage despite repairs; major components damaged beyond repair; system replacement required

**DEFICIENCY DESCRIPTION (IF ANY)**
Although the roofing system itself is in relatively good condition and reportedly has no leaks, the roof assembly as a whole is not energy efficient because of the lack of adequate insulation. The surface mounted gutters and downspout piping is subject to damage from vandalism. Insufficient overhang on some structural beams is allowing moisture migration into the end grain of those members.

**EXAMPLES OF DEFICIENCY (Photos)**

**CORRECTIVE ACTION REQUIRED/SUGGESTED**
To bring the roofing and related systems to current industry and energy standards, it is suggested that they either be replaced with a system that incorporates sufficient insulation or, in the alternative, that a roof "overbuild" be added that allows mechanical equipment to be housed under cover, provides positive slope for a composition roof, and gives structural enhancement to the roof/wall systems in the event of seismic activity.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. # 7
FACILITY: South Middle School  Bldg. #

Bldg Area /Wing ID ____________________________

Prepared By: Doug Nichols
Date of Survey: 01/30/08

SYSTEM: SHELL/ SPECIAL ASSEMBLIES

Hatch/Vents/Skylights

DESCRIPTION OF SYSTEM:
The primary system observed was soffit venting. Soffit vents are stamped metal units screwed in place.

SYSTEM COMPONENT RATING: 3 (1-4)

4 Good: Assembly is water tight; components exhibit no finish defects; positive water drainage is incorporated in design
3 Fair: Assembly is water tight; components require recoating/resealing; preventative maintenance required
2 Poor: Minor system leaks; storm water ponding; components degraded/substandard; restoration/repairs required
1 Unsat: Persistent leakage despite repairs; major components damaged beyond repair; system replacement required

DEFICIENCY DESCRIPTION (IF ANY)
It appears that the number of soffit vents is insufficient to meet the code required area. It is also unclear how the joist space under the roof is vented. There is evidence of moisture in the soffit plywood at some locations.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED
An interim correction would be to add soffit venting at each joist space. In the long term, if the roofing system is replaced or overbuilt, a more robust venting system should be put in place.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass Dist. # 7
FACILITY: South Middle School Bldg. #

Bldg Area /Wing ID __________________________

Prepared By: Doug Nichols

Date of Survey: 01/30/08

SYSTEM: INTERIORS/ WALLS (Non-bearing)

DESCRIPTION OF SYSTEM:

Most interior walls are concrete masonry units (CMU) with a painted finish.

SYSTEM COMPONENT RATING: 4 (1-4)

4 Good: Assembly/component free of damage; properly aligned and operational; appropriate for function/usage
3 Fair: Assemblies worn but serviceable; components require adjustment/cleaning; preventative maintenance required
2 Poor: Component damage; limited system operation; substandard conditions; restoration/repairs required
1 Unsat: Significant system damage; seriously deficient; non-functional beyond feasible repair; replacement required

DEFICIENCY DESCRIPTION (IF ANY)

Interior walls are in good condition. A possible deficiency is that CMU is not tackable, requiring extensive use of tack boards or other methods of securing objects to the walls. Some classrooms have plywood wall paneling. Local code authorities should be references to check fire code compliance.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED

None suggested.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass
FACILITY: South Middle School

PRIORITY:

Deficiency Type
Health & Safety Issue  
Hazard Abatement  
Code Compliance /ADA  
Deteriorated  
High Operating Cost  
Aesthetic/Cosmetic

Bldg Area /Wing ID

Prepared By: Doug Nichols

Date of Survey: 01/30/08

SYSTEM: INTERIORS/ WALL OPENING ASSEMBLIES
Doors, door and relight frames, glass and hardware

DESCRIPTION OF SYSTEM:
Interior doors and windows are comprised of wood frames and wood doors. Interior glazing is typically single pane clear glass.

SYSTEM COMPONENT RATING: 3 (1-4)

4 Good: Assembly/component free of damage; properly aligned and operational; appropriate for function/usage
3 Fair: Assemblies worn but serviceable; components require adjustment/cleaning; preventative maintenance required
2 Poor: Component damage; limited system operation; substandard conditions; restoration/repairs required
1 Unsat: Significant system damage; seriously deficient; non-functional beyond feasible repair; replacement required

DEFICIENCY DESCRIPTION (IF ANY)
These wood systems are understandably worn from years of use. However, they are not in a serious state of failure. Occasional dings, splits and hardware pulling out of its anchorage was observed.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED
A current school would normally utilize metal frames for interior doors and windows in order to achieve fire rating and reduce wear. Solid core wood doors are still common if fire rated and sheathed in a durable material such as plastic laminate. If the District were to undertake a modernization of this school, it is suggested that such a door/window system be installed.
**BUILDING COMPONENT DETAIL**

**DISTRICT:** Grants Pass  
**Facility:** South Middle School  
**Bldg. #**

**Bldg Area /Wing ID**

**Prioritization**  
(Check one)

<table>
<thead>
<tr>
<th>Deficiency Type</th>
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<tbody>
<tr>
<td>Health &amp; Safety Issue</td>
</tr>
<tr>
<td>Hazard Abatement</td>
</tr>
<tr>
<td>Code Compliance /ADA</td>
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<tr>
<td>Deteriorated</td>
</tr>
<tr>
<td>High Operating Cost</td>
</tr>
<tr>
<td>Aesthetic/Cosmetic</td>
</tr>
</tbody>
</table>

**Date of Survey:** 01/30/08  
**Month/Day/Year**

**System: Interiors/ Wall Equipment**

Lockers, display boards, operable walls

**Description of System:**

Interior metal surface-mounted lockers. Surface-mounted tack and whiteboards.

**Implementation Suggestion**

- **Immediate Concern**
- **Within 6 months**
- **Within 12 months**
- **Future Capital Project**

**Estimate of Cost**

- **General Scope**

**System Component Rating:** 4 (1-4)

**4 Good:** Assembly/component free of damage, properly aligned and operational, appropriate for function/usage

**3 Fair:** Assemblies worn but serviceable; components require adjustment/cleaning; preventative maintenance required

**2 Poor:** Component damage; limited system operation; substandard conditions; restoration/repairs required

**1 Unsatisfactory:** Significant system damage; seriously deficient; non-functional beyond feasible repair; replacement required

**Deficiency Description (If Any)**

None observed other than normal wear.

**Examples of Deficiency (Photos)**

**Corrective Action Required/Suggested**

None recommended.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass Dist. # 7
FACILITY: South Middle School Bldg. # 

Bldg Area /Wing ID _____________________________
Prepared By: Doug Nichols _________________________
Date of Survey: 01/30/08 __________________________

SYSTEM: INTERIOR/ FLOOR FINISHES

DESCRIPTION OF SYSTEM:
The predominate flooring material is vinyl composite tile (VCT) and
apparent vinyl asbestos tile (VAT). There are also small areas of carpet
in such areas as the library and administrative offices.

SYSTEM COMPONENT RATING: 2 (1-4)

4 Good: Finish assembly exhibits no damage or defect which hinders system performance
3 Fair: Finishes are worn or soiled, asbestos flooring which is encapsulated; functional with preventative maintenance
2 Poor: Surfaces which bear significant staining, isolated cracks or physical damage; restoration/repairs required
1 Unsat: Assemblies extensively damaged beyond repair, significant components missing; system replacement required

DEFICIENCY DESCRIPTION (IF ANY)
Much of the tile flooring is discolored, separated and warn. The carpeting is in various states of wear.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED
If a modernization of this school is undertaken, it is suggested that the tile areas be replaced with new materials.
It is likely that asbestos will be encountered in the adhesive and/or the tile itself. Carpeting should be replaced
as part of routine building maintenance.
**BUILDING COMPONENT DETAIL**

**DISTRICT:** Grants Pass  
**Dist. #** 7

**FACILITY:** South Middle School  
**Bldg. #**

---

**Bldg Area/Wing ID**

**Prepared By:** Doug Nichols

**Date of Survey:** 01/30/08

---

**SYSTEM: INTERIOR/ CEILING FINISH ASSEMBLIES**

**Finish conditions**

**DESCRIPTION OF SYSTEM:**
Existing ceiling tile is predominately 12"x112" tile glued to structure. It is not known if this tile or its mastic contains asbestos.

---

**SYSTEM COMPONENT RATING:** 3 (1-4)

4 Good: Finish assembly exhibits no damage or defect which hinders system performance
3 Fair: Finishes are worn or soiled, asbestos flooring which is encapsulated; functional with preventative maintenance
2 Poor: Surfaces which bear significant staining, isolated cracks or physical damage; restoration/repairs required
1 Unsat: Assemblies extensively damaged beyond repair, significant components missing; system replacement required

**DEFICIENCY DESCRIPTION (IF ANY)**

There are occasional areas of stained tile or tile that is apparently loose.

---

**EXAMPLES OF DEFICIENCY (Photos)**

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**CORRECTIVE ACTION REQUIRED/SUGGESTED**

If this school is modernized, asbestos bearing tile and mastic should be replaced. Routine building maintenance should address issues of staining or occasional poor anchorage of tile.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. # 7
FACILITY: South Middle School  Bldg. #

Bldg Area/Wing ID

Prepared By: Russ Chambers
Date of Survey: 01/30/08

SYSTEM: PLUMBING SYSTEM
Domestic water/sewer piping, storm water, fixtures, boiler, pumps/equip.

DESCRIPTION OF SYSTEM:
The facility plumbing system is original in all areas. The domestic water piping is galvanized steel, the heating water is black iron and the sewer piping is cast iron. Much of the domestic water supply is underground. Domestic hot water is supplied from a 199,999 BTUH gas fired water heater with circulating pump. The heating water system consists of one 4718MBTUH hot water boiler which has been converted from heavy oil to a gas fired burner and a two pipe supply/return system to individual room finned tube wall heaters. The heating system has multiple circulation pumps to maintain heating water supply to the rooms.

SYSTEM COMPONENT RATING: 3 (1-4)

4 Good: System components operational, free of defect, and of adequate utility service capacity for intended use
3 Fair: Components worn, fixtures stained, functional overhead galvanized plumbing; preventative maint. required
2 Poor: Fixtures damaged; limited parts; direct-bury supply lines; blockage/restriction issues; restoration/repairs required
1 Unsat: Utility is woefully inadequate, wide-spread damage/deficiency or system failure; system replacement required

DEFICIENCY DESCRIPTION (IF ANY)
The systems are well maintained but are showing their age. The heating water system and boiler are candidates for replacement due to age, occupant comfort and energy efficiency. The existing boiler is original with a retrofit to a gas burner with an expected operating efficiency of 60% to 65% and lacks many standard safety features built in to modern equipment. A modern condensing low nitrous oxide boiler can be expected to operate in a range of 90% to 95% with greater margins of operational safety. The boiler rooms are not in code compliance in many areas. The combustion air for the boiler is not adequate and does not meet code. The plumbing fixtures, pumps and equipment are all functional and mostly clean, with a few exceptions, but are also showing signs of age and use which increases the cost of custodial and maintenance. Most areas do not meet ADA requirements for plumbing fixtures. There are no seismic restraints or strapping on the water heaters and no seismic bracing on the boiler and boiler piping. Most of the heating water piping is insulated with asbestos containing materials.

EXAMPLES OF DEFICIENCY (Photos)
CORRECTIVE ACTION REQUIRED/SUGGESTED

The boiler and heating system along with all of the other electrical and mechanical systems in this building should be strongly considered for replacement in a major modernization project. Natural gas and hot water piping and water heaters and storage tanks should have seismic bracing and anchoring installed. Increase combustion air supply to meet current code requirements which includes both high and low combustion air supply in the boiler room. Plumbing fixtures are not ADA compliant and should be upgraded.
**BUILDING COMPONENT DETAIL**

**DISTRICT:** Grants Pass  
**FACILITY:** South Middle School  
**Bldg Area /Wing ID**  
**Prepared By:** Russ Chambers  
**Date of Survey:** 01/30/08  

**SYSTEM: HVAC SYSTEM**  
Heat and AC equipment/ventilators/ducts/discharge equipment  
**DESCRIPTION OF SYSTEM:**  
The heating system in the South Middle School class rooms consists of hot water supply to finned tube wall heating units with natural convection air circulation. A room thermostat controls a pneumatic motorized valve to control water flow through the heaters. The thermostats are installed near the window wall which is not an optimal location for room comfort. The rooms do not have controlled outside air supply. The ventilation system is to open one or more windows and manually turn on a ventilation fan which draws fresh air across the room. There are fan powered ventilation air handlers supplying the gym and kitchen/cafeteria. These units have damper controlled outside air sources and heating coils controlled by a single room thermostat for each system. The units had the appearance of original equipment. Gas Pack roof top units have been added to supply library and administration. The Cafeteria has a roof top swamp cooler for summer use. Several class rooms have window mounted air conditioners.

**DEFICIENCY DESCRIPTION (IF ANY)**  
The heating system is well maintained for it’s age. The School district maintenance staff is doing a very good job of maintaining systems that are beyond their useful life. Major repairs are not necessary, however the systems are beyond their design life and will not provide appropriate comfort for occupants. These systems do not meet indoor air quality code for outside air supply. The energy efficiency of the main system is very poor. The existing pneumatic control system is not adequate to maintain comfort and provide for energy efficiency it's current state.

**EXAMPLES OF DEFICIENCY (Photos)**
CORRECTIVE ACTION REQUIRED/SUGGESTED

The HVAC system should be considered for a total replacement as part of an overall building modernization.
**BUILDING COMPONENT DETAIL**

**DISTRICT:** Grants Pass  **Dist. #**  7
**FACILITY:** South Middle School  **Bldg. #**

<table>
<thead>
<tr>
<th>Deficiency Type</th>
<th>PRIORITIZATION</th>
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</thead>
<tbody>
<tr>
<td>Health &amp; Safety Issue</td>
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<tr>
<td>Hazard Abatement</td>
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<td>Code Compliance /ADA</td>
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<td>High Operating Cost</td>
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<tr>
<td>Aesthetic/Cosmetic</td>
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</table>

**SYSTEM: FIRE PROTECTION/SPRINKLERS**

**Description of System:**

- Physical condition of system
- Immediate Concern
- Within 6 months
- Within 12 months
- Future Capital Project

**DEFICIENCY DESCRIPTION (IF ANY):**

Automatic fire suppression system does not exist.

**SYSTEM COMPONENT RATING:** 1 (1-4)

- **4 Good:** System serves entire bldg., functional with adequate capacity and monitored shut-off valves
- **3 Fair:** System functional but capacity uncertain, evidence of rust but no damage; preventative maintenance required
- **2 Poor:** System insufficient or incomplete bldg. coverage, no fire truck hydrant access; modifications required
- **1 Unsatisfied:** No sprinkler or hydrant/standpipe system present

**CORRECTIVE ACTION REQUIRED/SUGGESTED:**

- This building should be considered for extensive modernization or replacement to be brought up to current fire, health and safety codes.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. #  7
FACILITY: South Middle School  Bldg. # 

Bldg Area /Wing ID ____________________________

Prepared By: Russ Chambers

Date of Survey: 01/30/08 month/day/year

SYSTEM: ELECTRICAL
Physical condition of electrical, fire alarm & telecommunications

DESCRIPTION OF SYSTEM:
The electrical distribution system consists of an original installation 600A main lug panel with fused feeder disconnects. There are panel boards throughout the building. All are original installation and out of space. Most equipment is in serviceable condition but, obsolete and spare parts are difficult to obtain. The fire alarm system consists of pull stations at exits with some smoke/fire detectors and alarm strobes. The telecommunication system has been added using surface mount wiring and conduit. The MDF/IDF equipment occupies a non-conditioned plywood enclosure in a storage room off the gym. room. All receptacles are grounding type and GFCI receptacles are used in the required areas.

SYSTEM COMPONENT RATING: 1 (1-4)

4 Good: Building-wide system; fully operational; of adequate capacity and suitable for intended usage
3 Fair: Components functional; reliable but of marginal capacity; minor deficiencies; preventative maintenance req’d
2 Poor: Bldg. lacks complete system; insufficient capacity; unreliable; parts unavailable; restoration/repairs required
1 Unsat: Component/system seriously deficient, non-functional, extensive repairs; system replacement required

DEFICIENCY DESCRIPTION (IF ANY)
The main electrical distribution is marginally adequate for existing loads and has no capacity for additional equipment. Main distribution and auxiliary panel boards are blocked by carts and equipment. Code clearances are not maintained. The electrical distribution equipment is original equipment and obsolete. Spare parts are difficult to obtain for repairs and additions. Most distribution panels are out of space for additional circuits. The number and capacity of electrical receptacles is deficient throughout the building. Extension cords are used extensively to meet receptacle needs throughout the facility. The telecommunications equipment is by necessity surface mount and not well protected from mechanical and environmental damage. The fire alarm consists only of alarm and strobes in hallways and does not meet ADA requirements of audible alarms with strobes in all areas and rooms.

EXAMPLES OF DEFICIENCY (Photos)
CORRECTIVE ACTION REQUIRED/SUGGESTED

The electrical system should be considered for a complete replacement as part of an overall building modernization or replacement. The fire alarm system should be upgraded to meet current code relating to number and placement of alarms and strobes. The telecommunications system should have a dedicated, properly conditioned space for protection and continued operation.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. # 7
FACILITY: South Middle School  Bldg. #

Prepared By: Doug Nichols
Date of Survey: 01/30/08

SYSTEM: FIXED EQUIPMENT
Gym bleachers/fixed sport equip., kitchen, shops and science labs

DESCRIPTION OF SYSTEM:
Wooden gymnasium bleachers; basketball backboards; fixed kitchen equipment; classroom fixed cabinetry.

SYSTEM COMPONENT RATING: 3 (1-4)

4 Good: Equipment is fully operational, of durable construction and finish, and free of surface damage
3 Fair: Components are worn but serviceable, soiled, in need of cleaning or adjustment; maintenance required
2 Poor: Equipment breaks down, has missing or hard to obtain parts, or inefficient; restoration/repairs required
1 Unsat: Features are damaged, deficient beyond repair, non-serviceable; system replacement required

DEFICIENCY DESCRIPTION (IF ANY)
Wooden bleachers are showing signs of normal wear. The kitchen is small and inconveniently arranged. Some kitchen casework is wood in lieu of stainless steel. Classroom cabinetry is quite old and worn with poorly operating hardware in some cases.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED
If this building is modernized, bleachers should be evaluated and perhaps replaced. Also, kitchen should be reviewed for a more efficient size and arrangement including replacement of selected equipment and casework. Classroom cabinetry should be replaced.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass Dist. # 7
FACILITY: South Middle School Bldg. #

Bldg Area /Wing ID ______________________

Prepared By: Doug Nichols

Date of Survey: 01/30/08

SYSTEM: SITE IMPROVEMENT FEATURES
Roads, walkways, sport field, fencing, site irrigation, lighting etc.

DESCRIPTION OF SYSTEM:
Asphaltic concrete paving, concrete walkways, grass fields, chain link fencing, miscellaneous area lighting.

SYSTEM COMPONENT RATING: 3 (1-4)

4 Good: Feature/finish assemblies exhibit no damage or defect, of suitable material quality and design for installation
3 Fair: System assembly is worn but functional, minor paving/surface cracking, marginal lighting/irrigation systems
2 Poor: Components are damaged, parts missing, substandard design or unsuitable; restoration/repairs required
1 Unsat: Features damaged or deficient beyond repair; widespread system replacement required

DEFICIENCY DESCRIPTION (IF ANY)
Due to inclement weather conditions (snow) a limited observation of these systems was undertaken. Field observation and discussions with maintenance personnel indicated that the general condition of these systems was fair to good.

EXAMPLES OF DEFICIENCY (Photos)
None

CORRECTIVE ACTION REQUIRED/SUGGESTED
None recommended

PREPARED BY: Doug Nichols
DATE OF SURVEY: 01/30/08

District: Grants Pass
Facility: South Middle School

South Middle School
Grants Pass

Due to inclement weather conditions (snow) a limited observation of these systems was undertaken. Field observation and discussions with maintenance personnel indicated that the general condition of these systems was fair to good.
### BUILDING COMPONENT DETAIL

**DISTRICT:** Grants Pass  
**Dist. #** 7  
**FACILITY:** South Middle School  
**Bldg. #**  

**Bldg Area /Wing ID**  

**Prepared By:** Russ Chambers  
**Date of Survey:** 01/30/08  

**SYSTEM: ON-SITE UTILITIES (Visible)**  
Primary service mains, supply & discharge equip., tanks, ponds, swales  

**DESCRIPTION OF SYSTEM:**  
Domestic water supply is from an onsite well on the school property. The school operates and maintains the pumping and storage tanks. Sanitary sewer is gravity fed to municipal sewer system. There are no tanks, ponds or swales.

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**SYSTEM COMPONENT RATING:** 2  

<table>
<thead>
<tr>
<th>SYSTEM COMPONENT RATING:</th>
<th>4 Good:</th>
<th>3 Fair:</th>
<th>2 Poor:</th>
<th>1 Unsat:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Utility service is fully operational without deficiency; system has adequate capacity; utilities have secured access</td>
<td>Components functional, capacity marginal or unknown; parts/service available; preventative maintenance req’d</td>
<td>Equip. operating poorly, hard to find parts, substandard design; security concerns; restoration/repairs required</td>
<td>System is non-functional or of limited operation, severely deficient beyond repair; system replacement required</td>
</tr>
</tbody>
</table>

**DEFICIENCY DESCRIPTION (IF ANY)**  
A well fed domestic water supply is at risk for contamination and/or failure.

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**EXAMPLES OF DEFICIENCY (Photos)**  

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**CORRECTIVE ACTION REQUIRED/SUGGESTED**  
A future capital project should include a municipal domestic water supply.
**SYSTEM: MEANS OF EXIT**
Fire egress from assembly spaces, primary corridors, and other spaces

**DESCRIPTION OF SYSTEM:**
Primary corridors and exit ways.

**SYSTEM COMPONENT RATING:** 4 (1-4)

- **4 Good:** Primary exiting to exterior is without restricted width, complexity, or insufficient corridor assembly/components
- **3 Fair:** Corridors lengthy but fire protected, components in general conformance with intent (with minor exceptions)
- **2 Poor:** Exit system compromised; corridors not direct, exits poorly identified/illuminated, exits don’t disperse occupants
- **1 Unsat:**Exiting jeopardized; corridor with only one exit or without fire-rated protection, significant components missing

**DEFICIENCY DESCRIPTION (IF ANY)**
None recommended. Corridors and exit paths appear to be sufficiently wide and lead directly to safe harbors.

**EXAMPLES OF DEFICIENCY (Photos)**
None

**CORRECTIVE ACTION REQUIRED/SUGGESTED**
None
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. #  7
FACILITY: South Middle School  Bldg. #

Bldg Area /Wing ID ____________________________

Prepared By: Russ Chambers

Date of Survey: 01/30/08  month/day/year

SYSTEM: FIRE ALARM NOTIFICATION SYSTEM
System ability to detect presence of fire and annunciate alarm

DESCRIPTION OF SYSTEM:
Fire alarm consists of a central system with pull stations and smoke/heat detectors in the hallway areas.

SYSTEM COMPONENT RATING:  2  (1-4)

4 Good: Fire alarm monitors entire bldg. as one system, complete with detection (sprinklers), audio & strobe annunciation
3 Fair: System adequate for detection & notification with minor component/coverage deficiencies
2 Poor: System covers entire bldg. but not unified, components or coverage missing or compromised, detection incomplete
1 Unsat: System seriously compromised; System not present or incomplete, detection and notification seriously deficient

DEFICIENCY DESCRIPTION (IF ANY)
Not all classrooms have smoke/heat detectors. HVAC ducting does not have smoke detectors. Fire alarm and strobes not in all rooms.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED
Install additions to alarm system to meet current code and ADA requirements.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. # 7  
FACILITY: South Middle School  Bldg. #   

Bldg Area /Wing ID  

Prepared By: Russ Chambers  
Date of Survey: 01/30/08  

SYSTEM: FIRE RESISTANCE  
Building construction which discourages combustion and spread of fire  

DESCRIPTION OF SYSTEM:  
The building structure consists of light weight CMU walls with wood frame roof structure. There are no fire separation areas or fire doors. Ceilings in the gym and cafeteria are acoustical tile over gypsum board. The ceilings in the classrooms are acoustical tile over wood stripping. The ceilings in the corridors are acoustical tile over gypsum board.  

SYSTEM COMPONENT RATING: 1  (1-4)  

4 Good: Non-combustible concrete or protected steel structure, bldg. is compartmentalized by corridor and fire walls  
3 Fair: Steel, heavy timber, or protected wood framing, divided by full height corridor walls, stairs/shafts remote from corridor  
2 Poor: Internal combustible wood framing, corridor rating compromised or not constructed full height, draft stops only  
1 Unsat: Non-protected light timber frame, hallways non-rated, limited internal fire walls, stairwell within exit corridor  

DEFICIENCY DESCRIPTION (IF ANY)  
The building does not have fire separation areas in corridors. The interior classroom doors should be fire rated per code. The ceilings are not fire rated.  

EXAMPLES OF DEFICIENCY (Photos)  

CORRECTIVE ACTION REQUIRED/SUGGESTED  
The building should be brought to conform with current IBC fire codes through an extensive modernization or replacement project.
**SYSTEM: FIRE SUPPRESSION**

Systems to combat combustion and protect egress passageways

**DESCRIPTION OF SYSTEM:**

There is no automatic fire suppression system in this building. There are hand held fire extinguishers placed throughout the building.

**SYSTEM COMPONENT RATING:** 1 (1-4)

| 4 Good: | Sprinkler system integrated with alarm, fire lane access around bldg. perimeter, extinguishers exceed code min. |
| 3 Fair: | Bldg. fully sprinkled, system not integrated with alarm, fire lane access with hydrants to majority of building |
| 2 Poor: | Incomplete sprinkler coverage, extinguishers few/poorly positioned, fire lane access limited, remote hydrants |
| 1 Unsat: | System components not present, are non-functional, or significantly compromised |

**DEFICIENCY DESCRIPTION (IF ANY)**

No automatic fire suppression system exists. There is fire lane access around perimeter of building.

**EXAMPLES OF DEFICIENCY (Photos)**

**CORRECTIVE ACTION REQUIRED/SUGGESTED**

A full modernization or replacement of this building should be performed to meet current fire, health & safety codes.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass Dist. # 7
FACILITY: South Middle School Bldg. #

Bldg Area /Wing ID __________________________

Prepared By: Doug Nichols
Date of Survey: 01/30/08 month/day/year

SYSTEM: ACCESSIBILITY COMPLIANCE
Compliance with ADA for primary building/program access

DESCRIPTION OF SYSTEM:

Main entrances and entrance pathways. Publicly accessible restroom facilities

SYSTEM COMPONENT RATING: 2 (1-4)

4 Good: Site/building areas readily accessible to disabled staff or visitation, support functions/fixtures/signage complies
3 Fair: Building access/fixtures comply with ADA intent, minor deficiencies/administrative mitigation measures overcome
2 Poor: ADA access is materially limited, methods of entrance/transport are segregated from primary bldg. circulation
1 Unsat: System/issue components are not accessible

DEFICIENCY DESCRIPTION (IF ANY)
Restrooms are deficient is size and fixture locations. Local code authorities should be consulted to determine if elevator access to the wrestling room mezzanine is required. Local codes should also be consulted regarding the legality of floor mounted urinals. Many doorways do not have ADA compliant clearance between latch side jamb and adjacent wall.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED
If a major modernization is planned for this facility, restrooms and other areas should be brought into compliance with ADA requirements.
Facility Condition Survey Record

Participants/Team

Survey Information
Doug Nichols, AIA
Russ Chambers, CEM
Britt Killian, EIT

Contact Information
Construction Services Group,
Educational Service District 112
Vancouver, WA 98661
360-750-7500


Facility Information

Name of District: Grants Pass School District #7
Name of School or Building: Allen Dale Elementary
Address: 2320 Williams Hwy
Grants Pass, OR 97527
Telephone: (541)474-5760
Principal: Ryan Thompson
Plant Manager: Ryan Thompson

Original Construction 58,154 sf 1968 YR
1st Addition sf 1980 YR
2nd Addition sf 1995 YR
3rd Addition sf YR
Gross Area: sf

Grades Served: K-5
Average Number of Students: 431.55
Number of Maintenance Staff: 6
Number of Janitorial Staff: 2

(Maintenance Staff are District Staff, i.e., they serve all schools)

Comments:

_____________________________________________________________________________
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Allen Dale Elementary School

Architectural
Allen Dale Elementary School is a typical example of school design and construction in the early to mid 1960’s. This era is exemplified by low-slope roofs, modestly insulated building envelopes, wide covered walkways, and simple flooring and ceiling materials. Allen Dale Elementary School contains all these elements.

This school has been well-maintained over the years. The wood window and door systems are in remarkably good condition given their age. Floors and ceilings have likewise been well looked after but are showing their age due to normal wear. Most exterior and interior walls are masonry and have proven to be quite durable.

The most notable architectural needs for this school are in the areas of energy performance and ADA compliance.

There is very little insulation in roofs, walls or window systems. This most certainly leads to high energy usage and probably occupant discomfort. One common way to resolve the lack of roof insulation is to construct a roof “overbuild” by applying rafters or trusses over the existing roof structure. This improvement allows additional insulation to be installed, roof mounted mechanical and electrical equipment to be covered, and structural deficiencies in the roof/wall connections to be solved at one time. To complete the energy retrofit, exterior window and door systems should be replaced with insulated units and exterior walls should receive insulation on the interior face.

Restrooms and most doorways are not ADA compliant. If a complete building modernization was undertaken, the District would have the opportunity to resolve these physical constraints.

Structural
The original elementary school was constructed circa 1968 with two additions in 1980 and 1995 respectively. The main buildings and subsequent additions are constructed with open web trusses bearing on concrete tilt up walls which rest on a conventional concrete spread footing. The main floor is slab on grade with exception of the gymnasium floor. The gymnasium floor rests on a joist and beam system. The roof over most of the building is a conventional open web truss system covered with plywood; however the gymnasium roof appears to be constructed with lumber decking over main beams spaced at even intervals.

From visual observation, there do not appear to be areas of major long term deflection causing damage, or that of near failure; any areas of the structural framing that have experienced prolonged damage from water infiltration through the roof system; or any areas that have experienced major differential settlement or cracking. However, without destructive investigation and the ability to actually view the structural material beneath, it is
inconclusive whether or not structural damage has occurred, or if there has been prolonged exposure to water infiltration.

The wood roof structure, exterior and interior walls appear to be in good condition, not allowing water infiltration to affect structural materials. However, without destructive investigation to allow the structural material beneath to be examined, it is uncertain to what extent, if any, water damage has been sustained, or progressed.

Given the type of construction of the building, the design and construction of the original building and 1980 addition lateral force resisting systems do not meet the requirements of current design standards for resistance to wind and seismic loads. The exterior window walls provide minimal or no lateral resistance to lateral loads. Without further detailed investigation of the existing drawings, it is inconclusive whether or not all areas of concern with regard to the lateral system are structurally adequate to resist or transfer lateral loading. These areas are the vertical wall diaphragms (shearwalls) and connections from roof to wall diaphragms.

The open roof structure over the bus drop off area is supported on steel columns which appear to support gravity loads only. The open cover structure lacks a lateral system. This area serves as an existing area which is necessary to have lateral resistance to prevent collapse and blockage in a seismic event.

In summary, the gravity system appears to be in fairly good condition considering the date of construction. The structure lacks a complete lateral system to resist lateral loads. We recommend further review of the as-built conditions to address the lateral system and we anticipate an upgrade of the existing lateral system.

**Mechanical**

**Mechanical Systems**

Overall the mechanical systems at Allen Dale were found to be in fair condition considering the age of the school and that the equipment is original installation. The plumbing systems are in a state of constant deterioration due to the age of the equipment and there is not adequate ADA compliance. The existing classroom heating systems are inefficient both in energy use and occupant comfort. Some modern HVAC components have been added to selected areas to provide increased occupant comfort, however the overall system efficiency has not been improved. There is not adequate outside air circulation in the classrooms to provide a healthful and optimal learning environment or to meet current ASHRAE and IBC codes. The building control system is a vintage electric/electronic system that still uses vacuum tube amplifiers. This system is obsolete and parts are no longer available. The school domestic water supply is from an on-site well source. As such, the system has a potential for failure and contamination. The building contains asbestos materials. At this time the asbestos materials are encapsulated. However, as
piping systems deteriorate and repairs become more frequently necessary the School District personnel will have increased risk of exposure to asbestos containing materials.

**Electrical Systems**
The electrical systems at Allen Dale are of marginal capacity. Most panel boards have no spare space to enable adding of circuits which are needed to support the increasing use of computers and other electronic equipment. The electrical systems are original equipment and are obsolete which makes spare and replacement components difficult to find. The systems are being maintained as well as can be expected given the age and years of use. Due to the age of the school, the addition of computer network and telecommunications equipment has been by surface routing of wiring and conduit. This does not provide for adequate protection in many areas and provides an unattractive appearance throughout the facility. A new 1600 amp electric service and a 600 amp district panel was recently installed during a HVAC upgrade project.

**Fire Systems**
Allen Dale does not have automatic fire suppression equipment installed. There is a fire alarm system with smoke and heat detectors located in hallways, but none in individual classrooms. The building is equipped with strobe/alarm units in hallways. The Fire Systems do not meet current code for fire suppression and ADA requirements for fire alarm coverage.

**Recommendations**
Allen Dale Elementary School should be considered for a complete modernization or replacement. The Mechanical, Electrical and Fire systems are beyond their useful life and do not meet current codes for health, safety and ADA.
## BUILDING CONDITION SUMMARY

### DISTRICT:
Grants Pass District #7

**Date of Survey:** 01/31/08

### FACILITY IDENTIFICATION

**Name:** Allen Dale Elementary

---

### BUILDING CONDITION EVALUATION

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<th>A</th>
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<tbody>
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<tr>
<td>20</td>
<td>Fire Alarm System</td>
<td>2.0</td>
</tr>
<tr>
<td>30</td>
<td>Fire Resistance</td>
<td>2.0</td>
</tr>
<tr>
<td>40</td>
<td>Fire Suppression</td>
<td>1.0</td>
</tr>
</tbody>
</table>

**Total Building Score:** 75.0

**Total Available Score:** 108

**Cost Estimate:**

(General Scope)

---

**Rating Scale:**

4 = Good, 3 = Fair, 2 = Poor, 1 = Unsatisfactory
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. # 7
FACILITY: Allen Dale Elementary  Bldg. # ___

Bldg Area /Wing ID _______________________

Prepared By: Britt Killian

Date of Survey: 01/31/08  month/day/year

SYSTEM: SUBSTRUCTURE/ STANDARD FOUNDATIONS
Footings for column, bearing wall, floor support, basement walls

DESCRIPTION OF SYSTEM:

1.) Pier pad footings for tilt up wall panels above.

______________________________

SYSTEM COMPONENT RATING: 4 (1-4)

4 Good: Structure exhibits no settlement, cracking (other than cosmetic hairline) or ground water intrusion
3 Fair: Minor floor and foundation cracking; concrete finish worn but stable; preventative maintenance required
2 Poor: Foundation cracking/spalling; exposed steel reinforcing or moisture intrusion evident; restore/repairs required
1 Unsat: Structure/slab settlement; water intrusion evident; structurally deficient; system replacement required

DEFICIENCY DESCRIPTION (IF ANY)

1.) Minor settlement as evidenced by some panel separation and fractures.

______________________________

EXAMPLES OF DEFICIENCY (Photos)

______________________________

CORRECTIVE ACTION REQUIRED/SUGGESTED

1.) None.

______________________________

______________________________

______________________________
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass Dist. # 7
FACILITY: Allen Dale Elementary Bldg. # 

Bldg Area /Wing ID

Prioritization (Check one)
Deficiency Type
Health & Safety Issue
Hazard Abatement
Code Compliance /ADA
Deteriorated
High Operating Cost
Aesthetic/Cosmetic

Prepared By: Britt Killian
Date of Survey: 01/31/08

SYSTEM: SUBSTRUCTURE/FLOOR SLAB-ON-GRADE
Internal structural/non-structural slabs, subbase mat'l, concrete treatment
DESCRIPTION OF SYSTEM:

SYSTEM COMPONENT RATING: 4 (1-4)
4 Good: Structure exhibits no settlement, cracking (other than cosmetic hairline) or ground water intrusion
3 Fair: Minor floor and foundation cracking; concrete finish worn but stable; preventative maintenance required
2 Poor: Foundation cracking/spalling; exposed steel reinforcing or moisture intrusion evident; restore/repairs required
1 Unsat: Structure/slab settlement; water intrusion evident; structurally deficient; system replacement required

DEFICIENCY DESCRIPTION (IF ANY)
None Visible

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. # 7
FACILITY: Allen Dale Elementary  Bldg. # 

Bldg Area /Wing ID ________________________________

Prepared By: Britt Killian
Date of Survey: 01/31/08

SYSTEM: SHELL/ STRUCTURAL FRAME
Column, beam, bracing

DESCRIPTION OF SYSTEM:

1.) Tilt up concrete panel walls.

SYSTEM COMPONENT RATING: 3 (1-4)

4 Good: Structure is sound and stable; no evidence of inadequate design, shear cracking or moisture/pest damage
3 Fair: Minor non-structural surface cracking; masonry undamaged but requires repointing; maint. required
2 Poor: Structural damage evident; floor/frame soft or deflected; seismic diagonal cracking; restore/repairs required
1 Unsat: Structurally deficient or damaged beyond repair jeopardizing occupancy; system replacement required

DEFICIENCY DESCRIPTION (IF ANY)

1.) Minor vertical cracking.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED

1.) Seal seperations and cracks.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass Dist. # 7
FACILITY: Allen Dale Elementary Bldg. #

Bldg Area /Wing ID ___________________________

Prepared By: Britt Killian
Date of Survey: 01/31/08

SYSTEM: SHELL/ FLOOR STRUCTURE
Floor framing/structural concrete slabs, joists & purlins

DESCRIPTION OF SYSTEM:

1.) Structural floor slab.
2.) Beam and joist system.

SYSTEM COMPONENT RATING: 4 (1-4)

4 Good: Structure is sound and stable; no evidence of inadequate design, shear cracking or moisture/pest damage
3 Fair: Minor non-structural surface cracking; masonry undamaged but requires repointing; maint. required
2 Poor: Structural damage evident; floor/frame soft or deflected; seismic diagonal cracking; restore/repairs required
1 Unsat: Structurally deficient or damaged beyond repair jeopardizing occupancy; system replacement required

DEFICIENCY DESCRIPTION (IF ANY)

None Visible.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass Dist. # 7
FACILITY: Allen Dale Elementary Bldg. #

Bldg Area /Wing ID ____________________________

Prepared By: Britt Killian
Date of Survey: 01/31/08

SYSTEM: SHELL/ ROOF STRUCTURE
Joists & purlins/structural framing
DESCRIPTION OF SYSTEM:

Plywood diaphragm over open web joists.

SYSTEM COMPONENT RATING: 3 (1-4)

4 Good: Structure is sound and stable; no evidence of inadequate design, shear cracking or moisture/pest damage
3 Fair: Minor non-structural surface cracking; structure inadequately vented/sealed; preventative maintenance required
2 Poor: Structure is damaged; roof sag evident; persistent water intrusion; restore/repairs required
1 Unsat: Structurally deficient or damaged beyond repair; system replacement required

DEFICIENCY DESCRIPTION (IF ANY)

1.) No evidence visible of shear connection to tilt up walls below.
2.) Some beam to beam connections lack proper hanger hardware.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED

1.) Investigate roof diaphragm to wall shear connection.
2.) Install proper beam hanger hardware where lacking.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. #  7
FACILITY: Allen Dale Elementary  Bldg. # 

Bldg Area /Wing ID ____________________________

Prepared By: Doug Nichols
Date of Survey: 01/31/08

SYSTEM: SHELL/ EXTERIOR WALLS
Exterior walls and related assemblies

DESCRIPTION OF SYSTEM:

________________________________________________________________________________________________________________________________________________________
________________________________________________________________________________________________________________________________________________________
________________________________________________________________________________________________________________________________________________________
________________________________________________________________________________________________________________________________________________________
________________________________________________________________________________________________________________________________________________________

SYSTEM COMPONENT RATING: 4  (1-4)

4 Good: Assembly is water tight; components exhibit no finish defects; positive water drainage is incorporated in design
3 Fair: Assembly is water tight; components require recoating/resealing; preventative maintenance required
2 Poor: Minor system leaks; storm water ponding; components degraded/substandard; restoration/repairs required
1 Unsat: Persistent leakage despite repairs; major components damaged beyond repair; system replacement required

DEFICIENCY DESCRIPTION (IF ANY)
The condition of the tilt up concrete is generally quite good. However, the lack of insulation undoubtedly causes high energy utilization and possibly drafty conditions. To bring the exterior wall system into current energy code compliance, an interior wood furring system with batt insulation should be installed.

________________________________________________________________________________________________________________________________________________________
________________________________________________________________________________________________________________________________________________________
________________________________________________________________________________________________________________________________________________________

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED

________________________________________________________________________________________________________________________________________________________
________________________________________________________________________________________________________________________________________________________
________________________________________________________________________________________________________________________________________________________
________________________________________________________________________________________________________________________________________________________
**Building Component Detail**

**District:** Grants Pass  
**Facility:** Allen Dale Elementary  
**Prioritization (Check one):**

- Health & Safety Issue
- Hazard Abatement
- Code Compliance /ADA
- Deteriorated
- High Operating Cost
- Aesthetic/Cosmetic

**Deficiency Type**

<table>
<thead>
<tr>
<th>Description of System:</th>
<th>Immediate Concern</th>
<th>Within 12 Months</th>
</tr>
</thead>
<tbody>
<tr>
<td>Window Systems</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Older portions of the building are predominately wood jambs, mullions, vents and related structure with predominance of single pane clear glass glazing. Later additions have vinyl frame system with insulated glazing.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Date of Survey:** 01/31/08

**Prepared By:** Doug Nichols

**System Component Rating:** 3 (1-4)

- **4 Good:** Building shell assembly is weather sealed, components are functioning and exhibit no finish degradation
- **3 Fair:** Components worn but functional; assemblies require only paint or resealing; preventative maintenance required
- **2 Poor:** Assembly has damaged or deficient components; water intrusion evident; restoration/repairs required
- **1 Unsat:** Components exhibit extensive damage, deficient beyond repair; system replacement required

**Deficiency Description:**

- The existing wood window frame and glazing system does not provide proper insulating value. The lack of sealant, gasketing or other form of glazing anchorage allows air infiltration and exfiltration resulting in energy loss and possible discomfort due to drafts. Gaps between jambs, sills and walls were observed. It also appears that safety glazing is not installed in a number of locations that code normally requires, such as next to doors etc. It is probable that lead based paint has been applied in the past based on the age of the building.

**Examples of Deficiency (Photos)**

![Photo 1]

**Corrective Action Required/Suggested:**

To bring this system up to current industry standards and/or energy code requirements it is suggested that it be replaced with a metal or vinyl system with insulating performance glazing.
### SYSTEM: SHELL/DOOR & STOREFRONT ASSEMBLIES

**Door & opening assemblies**

**DESCRIPTION OF SYSTEM:**

Exterior doors are predominately wood with wood frames. Hinges are custom metal, full length components.

**SYSTEM COMPONENT RATING:** 3 (1-4)

- **4 Good:** Building shell assembly is weather sealed, components are functioning and exhibit no finish degradation
- **3 Fair:** Components are worn but functional; assemblies require paint or resealing; preventative maintenance required
- **2 Poor:** Shell assemblies are damaged or substandard; water intrusion is evident; restoration/repairs required
- **1 Unsat:** Components exhibit extensive damage, deficient beyond repair; system replacement required

**DEFICIENCY DESCRIPTION (IF ANY)**

Doors and jambs show signs of wear. Extensive overhangs have prevented damage due to exposure to moisture in most locations. Insulation value is probably negligible for the door/frame assembly. It is probable that there has been lead-based paint applied in the past based on the age of the building. Closers are pulling through the doors in several locations.

**EXAMPLES OF DEFICIENCY (Photos)**

![Example 1](image1.png)

![Example 2](image2.png)

**CORRECTIVE ACTION REQUIRED/SUGGESTED**

In order to bring this building system into compliance with current industry standards and energy codes it is suggested that it be replaced with a metal, insulated system with gasketing and sealant accessories to create a tight, efficient closure.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. #  7
FACILITY: Allen Dale Elementary  Bldg. #

Bldg Area /Wing ID __________________________

Prepared By: Doug Nichols

Date of Survey: 01/31/08

SYSTEM: SHELL/ ROOF MEMBRANE/ASSEMBLIES
Waterproof system incldg. All flashing, drainage & sealants

DESCRIPTION OF SYSTEM:
The roofing system for this building (according to discussions with District maintenance staff) is a 4-ply built up system with a reflective top coat and is 15 years old. In most instances, the roofing system has been applied directly to wood roof deck. In limited areas, rigid insulation has been installed between the deck and roof system.

SYSTEM COMPONENT RATING: 3 (1-4)

4 Good: Assembly is water tight; components exhibit no finish defects; positive water drainage is incorporated in design
3 Fair: Assembly is water tight; components require recoating/resealing; preventative maintenance required
2 Poor: Minor system leaks; storm water ponding; components degraded/substandard; restoration/repairs required
1 Unsat: Persistent leakage despite repairs; major components damaged beyond repair; system replacement required

DEFICIENCY DESCRIPTION (IF ANY)
Although the roofing system itself is in relatively good condition and reportedly has no leaks, the roof assembly as a whole is not energy efficient because of the lack of adequate insulation. The surface mounted gutters and downspout piping is subject to damage from vandalism.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED
To bring the roofing and related systems to current industry and energy standards, it is suggested that they either be replaced with a system that incorporates sufficient insulation or, in the alternative, that a roof "overbuild" be added that allows mechanical equipment to be housed under cover, provides positive slope for a composition roof, and gives structural enhancement to the roof/wall systems in the event of seismic activity.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. #  7
FACILITY: Allen Dale Elementary  Bldg. #

Bldg Area /Wing ID__________________________

Prepared By: Doug Nichols
Date of Survey: 01/31/08  month/day/year

SYSTEM: SHELL/ SPECIAL ASSEMBLIES
Hatch/Vents/Skylights

DESCRIPTION OF SYSTEM:
Soffit venting.

SYSTEM COMPONENT RATING: ___3___  (1-4)

4 Good: Assembly is water tight; components exhibit no finish defects; positive water drainage is incorporated in design
3 Fair: Assembly is water tight; components require recoating/resealing; preventative maintenance required
2 Poor: Minor system leaks; storm water ponding; components degraded/substandard; restoration/repairs required
1 Unsat: Persistent leakage despite repairs; major components damaged beyond repair; system replacement required

DEFICIENCY DESCRIPTION (IF ANY)
It is questioned whether there is sufficient soffit venting to meet current code requirements. Some of the existing soffit vents are damaged.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED
Check with local code authorities regarding sufficiency of soffit venting. Add vents if required.

Page 144 of 235
### BUILDING COMPONENT DETAIL

**District:** Grants Pass  
**Dist. #:** 7  
**Facility:** Allen Dale Elementary  
**Bldg. #:**

### Deficiency Type

<table>
<thead>
<tr>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Health &amp; Safety Issue</td>
</tr>
<tr>
<td>Hazard Abatement</td>
</tr>
<tr>
<td>Code Compliance /ADA</td>
</tr>
<tr>
<td>Deteriorated</td>
</tr>
<tr>
<td>High Operating Cost</td>
</tr>
<tr>
<td>Aesthetic/Cosmetic</td>
</tr>
</tbody>
</table>

### Implementation Suggestion

<table>
<thead>
<tr>
<th>Duration</th>
</tr>
</thead>
<tbody>
<tr>
<td>Immediate Concern</td>
</tr>
<tr>
<td>Within 6 months</td>
</tr>
<tr>
<td>Within 12 months</td>
</tr>
<tr>
<td>Future Capital Project</td>
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### Estimate of Cost

**General Scope**

### System Component Rating: 4 (1-4)

<table>
<thead>
<tr>
<th>Grade</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>Good: Assembly/component free of damage; properly aligned and operational; appropriate for function/usage</td>
</tr>
<tr>
<td>3</td>
<td>Fair: Assemblies worn but serviceable; components require adjustment/cleaning; preventative maintenance required</td>
</tr>
<tr>
<td>2</td>
<td>Poor: Component damage; limited system operation; substandard conditions; restoration/repairs required</td>
</tr>
<tr>
<td>1</td>
<td>Unsat: Significant system damage; seriously deficient; non-functional beyond feasible repair; replacement required</td>
</tr>
</tbody>
</table>

### Deficiency Description (If Any)

None

### Examples of Deficiency (Photos)

None

### Corrective Action Required/Suggested

None
**SYSTEM: INTERIORS/ WALL OPENING ASSEMBLIES**

Doors, door and relie frames, glass and hardware

**DESCRIPTION OF SYSTEM:**
Interior doors and frames are predominately wood. The remodeled area has hollow metal frames. Glass is mostly single pane.

**SYSTEM COMPONENT RATING:** 3 (1-4)

- **4 Good:** Assembly/component free of damage; properly aligned and operational; appropriate for function/usage
- **3 Fair:** Assemblies worn but serviceable; components require adjustment/cleaning; preventative maintenance required
- **2 Poor:** Component damage; limited system operation; substandard conditions; restoration/repairs required
- **1 Unsat:** Significant system damage; seriously deficient; non-functional beyond feasible repair; replacement required

**DEFICIENCY DESCRIPTION (IF ANY)**
These wood systems are understandably worn from years of use. However, they are not in a serious state of failure. Occasional dings, splits and hardware pulling out of its anchorage was observed.

**EXAMPLES OF DEFICIENCY (Photos)**

**CORRECTIVE ACTION REQUIRED/SUGGESTED**
A current school would normally utilize metal frames for interior doors and windows in order to achieve fire rating and reduce wear. Solid core wood doors are still common if fire rated and sheathed in a durable material such as plastic laminate. If the District were to undertake a modernization of this school, it is suggested that such a door/window system be installed.
BUILDING COMPONENT DETAIL

DISTRIC: Grants Pass Dist. # 7
FACILITY: Allen Dale Elementary Bldg. # __

Bldg Area /Wing ID: ____________________________

Prepared By: Doug Nichols

Date of Survey: 01/31/08

SYSTEM: INTERIORS/ WALL EQUIPMENT
Locker, display boards, operable walls

DESCRIPTION OF SYSTEM:
Interior wood surface-mounted cubbies and coat hooks. Surface-mounted tack and white boards. One operable wall.

SYSTEM COMPONENT RATING: 3 (1-4)

4 Good: Assembly/component free of damage, properly aligned and operational, appropriate for function/usage
3 Fair: Assemblies worn but serviceable; components require adjustment/cleaning; preventative maintenance required
2 Poor: Component damage; limited system operation; substandard conditions; restoration/repairs required
1 Unsat: Significant system damage; seriously deficient; non-functional beyond feasible repair; replacement required

DEFICIENCY DESCRIPTION (IF ANY)
Normal wear.

EXAMPLES OF DEFICIENCY (Photos)
None

CORRECTIVE ACTION REQUIRED/SUGGESTED
None
BUILDING COMPONENT DETAIL

| DISTRICT: | Grants Pass | Dist. # | 7 |
| FACILITY: | Allen Dale Elementary | Bldg. # | |

| Bldg Area /Wing ID | |
| Prepared By: | Doug Nichols |
| Date of Survey: | 01/31/08 |

**SYSTEM: INTERIOR/ FLOOR FINISHES**

**DESCRIPTION OF SYSTEM:**
The predominating flooring material is vinyl composite tile (VCT) and perhaps vinyl asbestos tile (VAT). There are also small areas of carpet. Kitchen flooring is ceramic tile. Gym flooring is wood.

**SYSTEM COMPONENT RATING:** 2 (1-4)

- **4 Good**: Finish assembly exhibits no damage or defect which hinders system performance
- **3 Fair**: Finishes are worn or soiled, asbestos flooring which is encapsulated; functional with preventative maintenance
- **2 Poor**: Surfaces which bear significant staining, isolated cracks or physical damage; restoration/repairs required
- **1 Unsat**: Assemblies extensively damaged beyond repair, significant components missing; system replacement required

**DEFICIENCY DESCRIPTION (IF ANY)**

Some VCT/VAT tile is shrinking and/or cracking and is discolored due to age.

**EXAMPLES OF DEFICIENCY (Photos)**

**CORRECTIVE ACTION REQUIRED/SUGGESTED**
Replace VCT/VAT tile as part of a whole-school modernization.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. #  7
FACILITY: Allen Dale Elementary  Bldg. #

Bldg Area /Wing ID ____________________________
Prepared By: Doug Nichols
Date of Survey: 01/31/08 month/day/year

SYSTEM: INTERIOR/ CEILING FINISH ASSEMBLIES
Finish conditions
DESCRIPTION OF SYSTEM:
Ceilings are predominately glued-up tile.

SYSTEM COMPONENT RATING: 3 (1-4)

4 Good: Finish assembly exhibits no damage or defect which hinders system performance
3 Fair: Finishes are worn or soiled, asbestos flooring which is encapsulated; functional with preventative maintenance
2 Poor: Surfaces which bear significant staining, isolated cracks or physical damage; restoration/repairs required
1 Unsat: Assemblies extensively damaged beyond repair, significant components missing; system replacement required

DEFICIENCY DESCRIPTION (IF ANY)
Some tile is stained from prior or current roof leaks.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED
Tile staining is minor enough that repainting could resolve.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. #  7
FACILITY: Allen Dale Elementary  Bldg. # ______

Bldg Area /Wing ID ____________________________

Prepared By: Russ Chambers

Date of Survey: 01/31/08

SYSTEM: PLUMBING SYSTEM
Domestic water/sewer piping, storm water, fixtures, boiler, pumps/equip.

DESCRIPTION OF SYSTEM:
The facility plumbing system is original in each of the three areas of construction. The domestic water piping is copper and galvanized steel, the heating water is black iron and the sewer piping is cast iron. Domestic hot water is supplied from a 199,900BTUH gas fired water heater with circulating pump. The heating water system consists of one 2300MBTUH hot water boiler which has been converted from heavy oil to a gas fired burner and a two pipe supply/return system to individual room finned tube wall heaters. The heating system has multiple circulation pumps to maintain heating water supply to the rooms.

SYSTEM COMPONENT RATING: 2  (1-4)

4 Good: System components operational, free of defect, and of adequate utility service capacity for intended use
3 Fair: Components worn, fixtures stained, functional overhead galvanized plumbing; preventative maint. required
2 Poor: Fixtures damaged; limited parts; direct-bury supply lines; blockage/restriction issues; restoration/repairs required
1 Unsat: Utility is woefully inadequate, wide-spread damage/deficiency or system failure; system replacement required

DEFICIENCY DESCRIPTION (IF ANY)
The systems are well maintained but are showing their age. The heating water system and boiler are candidates for replacement due to age, occupant comfort and energy efficiency. The existing boiler is original with a retrofit to a gas burner with an expected operating efficiency of 60% to 65% and lacks many standard safety features built in to modern equipment. A modern condensing low nitrous oxide boiler can be expected to operate in a range of 90% to 95% with greater margins of operational safety. The boiler rooms are not in code compliance in many areas. The combustion air for the boiler is not adequate and does not meet code. The plumbing fixtures, pumps and equipment are all functional and mostly clean, but are also showing signs of age and use which increases the cost of custodial and maintenance. The galvanic couplings are degrading and failing at the fin tube room heaters which have caused several leaks and room flooding. Most areas do not meet ADA requirements for plumbing fixtures. There are no seismic restraints or strapping on the water heaters and no seismic bracing on the boiler and boiler piping. Most of the heating water piping is insulated with asbestos containing materials.
CORRECTIVE ACTION REQUIRED/SUGGESTED

The boiler and heating system along with all of the other electrical and mechanical systems in this building should be strongly considered for replacement in a major modernization project. Natural gas and hot water piping and water heaters and storage tanks should have seismic bracing and anchoring installed. Increase combustion air supply to meet current code requirements which includes both high and low combustion air supply in the boiler room. Plumbing fixtures are not ADA compliant and should be upgraded.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass Dist. # 7
FACILITY: Allen Dale Elementary Bldg. #

Deficiency Type
- Health & Safety Issue X
- Hazard Abatement
- Code Compliance /ADA
- Deteriorated
- High Operating Cost
- Aesthetic/Cosmetic

Prioritization (Check one)

SYSTEM: HVAC SYSTEM
Heat and AC equipment/ventilators/ducts/discharge equipment

DESCRIPTION OF SYSTEM:
The heating system in the Allen Dale Elementary School class rooms consists of hot water supply to finned tube wall heating units with natural convection air circulation. A room thermostat controls a electronic motorized valve to control water flow through the heaters. The some rooms have multiple thermostats as a result of old units being left behind after failure and replacement with new devices. The rooms do not have controlled outside air supply. The ventilation system is to open one or more windows and manually turn on a ventilation fan which draws fresh air across the room. There are three fan powered ventilation air handlers supplying the gym, music/reading room and locker rooms/offices. These units have damper controlled outside air sources and heating coils controlled by a single room thermostat for each system. The units had the appearance of original equipment. New heat pump units are being installed to supply the library and computer room areas. The heating control system is an original installation electric/electronic that is obsolete and components are extremely difficult to impossible to find.

SYSTEM COMPONENT RATING: 1 (1-4)

4 Good: System is fully operational, suitable capacity, efficient utility utilization, integrated energy management controls
3 Fair: Equipment worn but reliable, interior duct/insulated distribution pipe, older energy controls; maintenance req’d
2 Poor: Equipment marginal/hard to obtain parts, insulated ext. ductwork, no energy controls; restoration/repairs req’d.
1 Unsat: System non-functional or seriously deficient, provides no mechanical ventilation; system replacement required

DEFICIENCY DESCRIPTION (IF ANY)
The heating system is well maintained for its age. The School district maintenance staff is doing a very good job of maintaining systems that are beyond their useful life. Major repairs are not necessary, however the systems are beyond their design life and will not provide appropriate comfort for occupants. These systems do not meet indoor air quality code for outside air supply. The energy efficiency of the main system is very poor. The existing electronic control system is not adequate to maintain comfort and provide for energy efficiency it’s current state. There are mercury switch containing thermostats still installed in the some classrooms.

EXAMPLES OF DEFICIENCY (Photos)
CORRECTIVE ACTION REQUIRED/SUGGESTED

The HVAC system should be considered for a total replacement as part of an overall building modernization.
DISTRICT: Grants Pass  Dist. #  7
FACILITY: Allen Dale Elementary  Bldg. #

Bldg Area /Wing ID ____________________________

Prepared By: Russ Chambers

Date of Survey: 01/31/08

SYSTEM: FIRE PROTECTION/SPRINKLERS

Physical condition of system

DESCRIPTION OF SYSTEM:
There is no fire sprinkler system in this facility.

SYSTEM COMPONENT RATING: 1  (1-4)

4 Good: System serves entire bldg., functional with adequate capacity and monitored shut-off valves
3 Fair: System functional but capacity uncertain, evidence of rust but no damage; preventative maintenance required
2 Poor: System insufficient or incomplete bldg. coverage, no fire truck hydrant access; modifications required.
1 Unsatisfactory: No sprinkler or hydrant/standpipe system present

DEFICIENCY DESCRIPTION (IF ANY)

Automatic fire suppression system does not exist.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED
This building should be considered for extensive modernization or replacement to be brought up to current fire, health and safety codes.
DISTRICT: Grants Pass    Dist. #  7
FACILITY: Allen Dale Elementary    Bldg. #  

Bldg Area / Wing ID ___________________________

Prepared By: Russ Chambers

Date of Survey: 01/31/08

SYSTEM: ELECTRICAL
Physical condition of electrical, fire alarm & telecommunications

DESCRIPTION OF SYSTEM:
The electrical distribution system consists of an original installation 600A main lug panel with three fusible feeder disconnects. There is no room for expansion of system on original panel. A new electrical service is in the process of being installed to feed a new heat pump system for Library and computer room cooling. There are panelboards throughout the building. All are original installation and out of space. Most equipment is in serviceable condition but, obsolete and spare parts are difficult to obtain. There is a fire alarm system with smoke/head detectors and pull stations at exits with alarms and strobes. alarm bells. The telecommunication system has been added using surface mount wiring and conduit. All receptacles are grounding type and GFCI receptacles are used in the required areas.

SYSTEM COMPONENT RATING: 2 (1-4)

4 Good: Building-wide system; fully operational; of adequate capacity and suitable for intended usage
3 Fair: Components functional; reliable but of marginal capacity; minor deficiencies; preventative maintenance req'd
2 Poor: Bldg. lacks complete system; insufficient capacity; unreliable; parts unavailable; restoration/repairs required
1 Unsat: Component/system seriously deficient, non-functional, extensive repairs; system replacement required

DEFICIENCY DESCRIPTION (IF ANY)
The main electrical distribution is marginally adequate for existing loads and has no capacity for additional equipment. Main distribution and auxiliary panel boards are blocked by carts and equipment. Code clearances are not maintained. The electrical distribution equipment is original equipment and obsolete. Spare parts are difficult to obtain for repairs and additions. Most distribution panels are out of space for additional circuits. The number and capacity of electrical receptacles is deficient throughout the building. The telecommunications equipment is by necessity surface mount and not well protected from mechanical and environmental damage. The fire alarm ADA requirements of audible alarms with strobes in all areas and rooms.
CORRECTIVE ACTION REQUIRED/SUGGESTED
The electrical system should be considered for a complete replacement as part of an overall building modernization or replacement. The fire alarm system should be upgraded to meet current code relating to number and placement of alarms and strobes.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. #  7
FACILITY: Allen Dale Elementary  Bldg. #  

Bldg Area /Wing ID __________________________

Prepared By: Doug Nichols

Date of Survey: 01/31/08  month/day/year

SYSTEM: FIXED EQUIPMENT
Gym bleachers/fixed sport equip., kitchen, shops and science labs

DESCRIPTION OF SYSTEM:
Wood bleachers, basketball backboards, kitchen fixed equipment, classroom cabinetry.

__________________________

SYSTEM COMPONENT RATING: 3  (1-4)

4 Good: Equipment is fully operational, of durable construction and finish, and free of surface damage
3 Fair: Components are worn but serviceable, soiled, in need of cleaning or adjustment; maintenance required
2 Poor: Equipment breaks down, has missing or hard to obtain parts, or inefficient; restoration/repairs required
1 Unsat: Features are damaged, deficient beyond repair, non-serviceable; system replacement required

DEFICIENCY DESCRIPTION (IF ANY)
Classroom cabinetry is old and worn.

__________________________

EXAMPLES OF DEFICIENCY (Photos)

__________________________

CORRECTIVE ACTION REQUIRED/SUGGESTED
Classroom cabinetry should be replaced if/when a whole-building modernization is undertaken.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. #  7
FACILITY: Allen Dale Elementary  Bldg. #

Bldg Area /Wing ID ________________________

Prepared By: Doug Nichols

Date of Survey: 01/31/08

SYSTEM: SITE IMPROVEMENT FEATURES
Roads, walkways, sport field, fencing, site irrigation, lighting etc.

DESCRIPTION OF SYSTEM:
Asphaltic concrete paving, concrete walkways, grass fields, chain link fencing, miscellaneous area lighting.

SYSTEM COMPONENT RATING: 4  (1-4)

4 Good: Feature/finish assemblies exhibit no damage or defect, of suitable material quality and design for installation
3 Fair: System assembly is worn but functional, minor paving/surface cracking, marginal lighting/irrigation systems
2 Poor: Components are damaged, parts missing, substandard design or unsuitable; restoration/repairs required
1 Unsat: Features damaged or deficient beyond repair; widespread system replacement required

DEFICIENCY DESCRIPTION (IF ANY)
Localized puddling in asphalt paving.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED
Localized asphalt patching/grading.
BUILDING COMPONENT DETAIL

DISTRICT:       Grants Pass       Dist. #       7
FACILITY:  Allen Dale Elementary        Bldg. #       __________

Bldg Area /Wing ID __________________________

Prepared By:        Russ Chambers

Date of Survey:        01/31/08

SYSTEM: ON-SITE UTILITIES (Visible)
Primary service mains, supply & discharge equip., tanks, ponds, swales

DESCRIPTION OF SYSTEM:
Domestic water supply is from two onsite wells on the school property. The school operates and maintains the pumping and storage tanks. Sanitary sewer is gravity fed to municipal sewer system. There are no tanks, ponds or swales.

SYSTEM COMPONENT RATING: __2__ (1-4)

4 Good: Utility service is fully operational without deficiency; system has adequate capacity; utilities have secured access
3 Fair: Components functional, capacity marginal or unknown; parts/service available; preventative maintenance req'd
2 Poor: Equip. operating poorly, hard to find parts, substandard design; security concerns; restoration/repairs required
1 Unsat: System is non-functional or of limited operation, severely deficient beyond repair; system replacement required

DEFICIENCY DESCRIPTION (IF ANY)
A well fed domestic water supply is at risk for contamination and/or failure.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED
A future capital project should include a municipal domestic water supply.
# Building Component Detail

**District:** Grants Pass  
**Dist. #** 7

**Facility:** Allen Dale Elementary  
**Bldg. #**

**Prioritization (Check one):**

<table>
<thead>
<tr>
<th>Deficiency Type</th>
<th>______</th>
<th>______</th>
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<tbody>
<tr>
<td>Health &amp; Safety Issue</td>
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<tr>
<td>High Operating Cost</td>
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<tr>
<td>Aesthetic/Cosmetic</td>
<td>______</td>
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</tbody>
</table>

**Bldg Area / Wing ID**: ______________

**Prepared By:** Doug Nichols

**Date of Survey:** 01/31/08

## System: Means of Exit

Fire egress from assembly spaces, primary corridors, and other places.

### Description of System:

Primary corridors and exit ways.

### Implementation Suggestion:

- Immediate Concern
- Within 6 months
- Within 12 months
- Future Capital Project

### Estimate of Cost

- General Scope

## System Component Rating

**4 Good:** Primary exiting to exterior is without restricted width, complexity, or insufficient corridor assembly/components

**3 Fair:** Corridors lengthy but fire protected, components in general conformance with intent (with minor exceptions)

**2 Poor:** Exit system compromised; corridors not direct, exits poorly identified/illuminated, exits don't disperse occupants

**1 Unsatisfactory:** Exiting jeopardized; corridor with only one exit or without fire-rated protection, significant components missing

### Deficiency Description (If Any)

None. Corridors and exit paths appear to be sufficiently wide and lead directly to safe harbors.

### Examples of Deficiency (Photos)

### Corrective Action Required/Suggested

None
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. #  7
FACILITY: Allen Dale Elementary  Bldg. #

Bldg Area /Wing ID ______________________________

Prepared By: Russ Chambers

Date of Survey: 01/31/08

SYSTEM: FIRE ALARM NOTIFICATION SYSTEM
System ability to detect presence of fire and announce alarm

DESCRIPTION OF SYSTEM:
This building has a Simplex fire alarm system in functional working order
with smoke/heat detectors in all hallways.

SYSTEM COMPONENT RATING: 2 (1-4)

4 Good: Fire alarm monitors entire bldg. as one system, complete with detection (sprinklers), audio & strobe annunciation
3 Fair: System adequate for detection & notification with minor component/coverage deficiencies
2 Poor: System covers entire bldg. but not unified, components or coverage missing or compromised, detection incomplete
1 Unsat: System seriously compromised: System not present or incomplete, detection and notification seriously deficient

DEFICIENCY DESCRIPTION (IF ANY)
Not all classrooms have smoke/heat detectors. HVAC ducting does not have smoke detectors. Fire alarm and strobes not in all rooms.

IMPLEMENTATION SUGGESTION
Immediate Concern
Within 6 months
Within 12 months
Future Capital Project X

ESTIMATE OF COST
General Scope __________

CORRECTIVE ACTION REQUIRED/SUGGESTED
Install additions to alarm system to meet current code and ADA requirements.
**SYSTEM:  FIRE RESISTANCE**

Building construction which discourages combustion and spread of fire

**DESCRIPTION OF SYSTEM:**
Building construction is cast tilt up concrete panels with wood frame roof structure. Interior walls and ceilings are gypsum board.

**SYSTEM COMPONENT RATING:** 2  (1-4)

4 Good: Non-combustible concrete or protected steel structure, bldg. is compartmentalized by corridor and fire walls

3 Fair: Steel, heavy timber, or protected wood framing, divided by full height corridor walls, stairs/shafts remote from corridor

2 Poor: Internal combustible wood framing, corridor rating compromised or not constructed full height, draft stops only

1 Unsat: Non-protected light timber frame, hallways non-rated, limited internal fire walls, stairwell within exit corridor

**DEFICIENCY DESCRIPTION (IF ANY)**

Interior classroom doors are not fire rates. The attic areas to not have adequate draft stops. Hallways do not have fire separation areas and fire doors.

**CORRECTIVE ACTION REQUIRED/SUGGESTED**

A building modernization should be preformed to address fire code issues.
**BUILDING COMPONENT DETAIL**

**DISTRICT:** Grants Pass  
**FACILITY:** Allen Dale Elementary

**Bldg Area /Wing ID:** ____________________________  
**Prepared By:** Russ Chambers  
**Date of Survey:** 01/31/08

**SYSTEM: FIRE SUPPRESSION**  
Systems to combat combustion and protect egress passageways

**DESCRIPTION OF SYSTEM:**
There is no automatic fire suppression system in this building. There are hand held fire extinguishers placed throughout the building.

**DEFICIENCY DESCRIPTION (IF ANY)**
No automatic fire suppression system exists.

**EXAMPLES OF DEFICIENCY (Photos)**

**SYSTEM COMPONENT RATING:** ___ (1-4)

- **Good:** Sprinkler system integrated with alarm, fire lane access around bldg. perimeter, extinguishers exceed code min.
- **Fair:** Bldg. fully sprinkled, system not integrated with alarm, fire lane access with hydrants to majority of building
- **Poor:** Incomplete sprinkler coverage, extinguishers few/poorly positioned, fire lane access limited, remote hydrants
- **Unsat:** System components not present, are non-functional, or significantly compromised

**CORRECTIVE ACTION REQUIRED/SUGGESTED**
A full modernization or replacement of this building should be performed to meet current fire, health & safety codes.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. #  7
FACILITY: Allen Dale Elementary  Bldg. #  

Prioritization (Check one)

Deficiency Type
- Health & Safety Issue
- Hazard Abatement
- Code Compliance /ADA X
- Deteriorated
- High Operating Cost
- Aesthetic/Cosmetic

Bldg Area /Wing ID __________________________

Prepared By: Doug Nichols

Date of Survey: 01/31/08

SYSTEM: ACCESSIBILITY COMPLIANCE
Compliance with ADA for basic primary building/program access

DESCRIPTION OF SYSTEM:
Main entrances and entrance pathways. Publicly accessible restroom facilities.

SYSTEM COMPONENT RATING: 2  (1-4)

4 Good: Site/building areas readily accessible to disabled staff or visitation, support functions/fixtures/signage complies
3 Fair: Bldg. access/fixtures comply with ADA intent, minor deficiencies/administrative mitigation measures overcome
2 Poor: ADA access is materially limited, methods of entrance/transport are segregated from primary bldg. circulation
1 Unsat: System/issue components are not accessible

DEFICIENCY DESCRIPTION (IF ANY)
Restrooms are deficient in size and fixture locations. Local code authorities should be consulted regarding the compliance of floor mounted urinals. Many doorways do not have ADA compliant clearance between latch side jamb and adjacent wall.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED
If a major modernization is planned for this facility, restrooms and other areas should be brought into compliance with ADA requirements.
## Facility Condition Survey Record

### Participants/Team

<table>
<thead>
<tr>
<th>Participants/Team</th>
<th>Contact Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Doug Nichols, AIA</td>
<td>Construction Services Group.</td>
</tr>
<tr>
<td>Russ Chambers, CEM</td>
<td>Educational Service District 112</td>
</tr>
<tr>
<td>Britt Killian, EIT</td>
<td>Vancouver, WA 98661</td>
</tr>
<tr>
<td></td>
<td>360-750-7500</td>
</tr>
</tbody>
</table>

### Dates of Survey


### Facility Information

- **Name of District:** Grants Pass School District #7
- **Name of School or Building:** Highland Elementary
- **Address:** 1845 NW Highland Avenue, Grants Pass, OR 97526
- **Telephone:** (541)474-5765
- **Principal:** MaryBeth Munroe
- **Plant Manager:** MaryBeth Munroe
- **Original Construction:** 47,712 sf, Year 1956
- **1st Addition:** sf, Year 1959
- **2nd Addition:** sf, Year 1960
- **3rd Addition:** sf, Year 1996
- **Gross Area:** sf
- **Grades Served:** K - 5
- **Average Number of Students:** 421.98
- **Number of Maintenance Staff:** 6
- **Number of Janitorial Staff:** 2

(Maintenance Staff are District Staff, i.e., they serve all schools)

### Comments:

- Please refer to the comments section for any additional notes or observations.

- [Optional: More comments...

- [Optional: More comments...

- [Optional: More comments...]
Highland Elementary School

Architectural
Highland Elementary School is a typical example of school design and construction in the early to mid 1960's. This era is exemplified by low-slope roofs, modestly insulated building envelopes, wide covered walkways, and simple flooring and ceiling materials. Highland Elementary School contains all these elements.

This school has been well-maintained over the years. The wood window and door systems are in remarkably good condition given their age. Floors and ceilings have likewise been well looked after but are showing their age due to normal wear. Most exterior and interior walls are masonry and have proven to be quite durable.

The most notable architectural needs for this school are in the areas of energy performance and ADA compliance.

There is very little insulation in roofs, walls or window systems. This most certainly leads to high energy usage and probably occupant discomfort. One common way to resolve the lack of roof insulation is to construct a roof “overbuild” by applying rafters or trusses over the existing roof structure. This improvement allows additional insulation to be installed, roof mounted mechanical and electrical equipment to be covered, and structural deficiencies in the roof/wall connections to be solved at one time. To complete the energy retrofit, exterior window and door systems should be replaced with insulated units and exterior walls should receive insulation on the interior face.

Restrooms and most doorways are not ADA compliant. If a complete building modernization was undertaken, the District would have the opportunity to resolve these physical constraints.

Structural
The original elementary school was constructed circa 1956 with three additions in 1959, 1960 and 1996 respectively. The main buildings and subsequent additions are constructed with open wood roofs bearing on concrete block walls which rest on a conventional concrete spread footing. The main floor is slab on grade construction. The roof over the building appears to be a roof joist over beam system resting on wood posts supported on the block walls below.

From visual observation, there do not appear to be areas of major long term deflection causing damage, or that of near failure; any areas of the structural framing that have experienced prolonged damage from water infiltration through the roof system; or any areas that have experienced differential settlement or cracking. In the basement below classroom #14, it was noted that a trench approximately 12 inched deep was cut right next to the bottom of the foundation. This area need to be filled and compacted properly to
prevent any sloughing of the soil from under the foundation. It was apparent that in that part of the basement that there has been a significant amount of water intrusion through the concrete block wall and floor slab. Based on our professional experience, we believe that improper or lack of a drainage system behind the basement walls caused water build up over time resulting in cracking in the walls. At this time we recommend monitoring the width of the cracks. If the cracks widened, then further investigation of the drainage system behind the wall and soil underneath are required to better assess the cause of the cracks.

The wood roof structure, exterior and interior walls appear to be in good condition, and not allowing water infiltration to affect structural materials. However, without destructive investigation to allow the structural material beneath to be examined, it is uncertain to what extent, if any, water damage has been sustained, or progressed.

Given the date of construction of the building, it is likely that the design and construction of the lateral force resisting system does not meet the requirements of current design standards for resistance to wind and seismic loads. From visual observation, it appears that there are not enough walls to provide lateral support in the long direction at the perimeter window walls. In the transverse direction, the end walls lack a complete load path from the roof diaphragm to the structural walls due to the placement of high windows but have full height block walls between each classroom which may provide some resistance to loads in the that direction. However, without further detailed investigation of the existing drawings, it is not conclusive that all areas of concern with regard to the lateral system are structurally adequate to resist or transfer lateral loading. These areas are: roof diaphragm, vertical wall diaphragms (shearwalls), connections from roof to wall diaphragms, and the walls to the foundation system.

In summary, the gravity system appears to be in fairly good condition considering the date of construction. The structure lacks a complete lateral system to resist lateral loads. We recommend further review of the as-built conditions to address the lateral system and anticipate an upgrade of the existing lateral system.

**Mechanical**

**Mechanical Systems**

Overall the mechanical systems at Highland Elementary School were found to be in fair condition considering the age of the school and that the equipment is original installation. The plumbing systems are in a state of constant deterioration due to the age of the equipment and there is not adequate ADA compliance. The existing classroom heating systems are inefficient both in energy use and occupant comfort. Some modern HVAC components have been added to selected areas to provide increased occupant comfort, however the overall system efficiency has not been improved. There is not adequate outside air circulation in the classrooms to provide a healthful and optimal learning environment or to meet current ASHRAE and IBC codes. The building control system is a
pneumatic system. Pneumatic systems do not have the functionality to effectively control energy efficiency and occupant comfort. This system is obsolete and parts are difficult to obtain. The building contains asbestos materials. At this time the asbestos materials are encapsulated. However, as piping systems deteriorate and repairs become more frequently necessary the School District personnel will have increased risk of exposure to asbestos containing materials.

**Electrical Systems**
The electrical systems at Highland Elementary School are of marginal capacity. Most panel boards have no spare space to enable adding of circuits which are needed to support the increasing use of computers and other electronic equipment. The electrical systems are original equipment and are obsolete which makes spare and replacement components difficult to find. The systems are being maintained as well as can be expected given the age and years of use. Due to the age of the school, the addition of computer network and telecommunications equipment has been by surface routing of wiring and conduit. This does not provide for adequate protection in many areas and provides an unattractive appearance through out the facility.

**Fire Systems**
Highland elementary School does not have automatic fire suppression equipment installed. There is a manual fire alarm system pull stations located hallways. There is no automatic smoke/heat detection. The building is equipped with alarm bells in hall ways. The Fire Systems do not meet current code for fire suppression and ADA requirements for fire alarm coverage.

**Recommendations**
Highland Elementary School should be considered for a complete modernization or replacement. The Mechanical, Electrical and Fire systems are beyond their useful life and do not meet current codes for health, safety and ADA.
**BUILDING CONDITION SUMMARY**

**DISTRICT:** Grants Pass District #7

**Date of Survey:** 01/31/08

**FACILITY IDENTIFICATION**

**Name:** Highland Elementary

**BUILDING CONDITION EVALUATION**

<table>
<thead>
<tr>
<th>A SUBSTRUCTURE</th>
<th>Rating</th>
<th>D MECHANICAL/ELECTRICAL</th>
<th>Rating</th>
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</thead>
<tbody>
<tr>
<td>10 Standard Foundation</td>
<td>1.0</td>
<td>10 Elevators, Veh. Lift</td>
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<td>20 Special Foundation</td>
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<td>20 Plumbing System</td>
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<td>30 Floor Slabs</td>
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<td>30 Heating &amp; Vent Sys.</td>
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<td>40 Fire Sprinklers</td>
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<tr>
<td>20 Floor Structure</td>
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<td>30 Roof Structure</td>
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<tr>
<td>40 Exterior Walls &amp; Soffit</td>
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<td>50 Special Assembly</td>
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<tr>
<td>60 Windows</td>
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<td>70 Doors &amp; Storefront</td>
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<tr>
<td>80 Roof Membrane</td>
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<tr>
<td>90 Roof Accessories</td>
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<td>50 Flooring</td>
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<tr>
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<tr>
<td>10 Site Improvements</td>
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<td>20 On-Site Utilities (visible)</td>
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<tr>
<th>H HEALTH &amp; SAFETY</th>
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<td>40 Fire Suppression</td>
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<table>
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<tr>
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<tr>
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</table>

**Total Building Score:** 62.0

**Total Available Score:** 104

**Cost Estimate:** (General Scope)

**Rating Scale:**

4= Good, 3=Fair, 2=Poor, 1=Unsatisfactory
**BUILDING COMPONENT DETAIL**

<table>
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<tr>
<th>DISTRICT:</th>
<th>Grants Pass</th>
<th>Dist. #</th>
<th>7</th>
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<tbody>
<tr>
<td>FACILITY:</td>
<td>Highland Elementary</td>
<td>Bldg. #</td>
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<tr>
<td>Bldg Area /Wing ID</td>
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**FACILITY: Highland Elementary**

**PRIORITY: Highland Elementary**

- **Deficiency Type**
  - Health & Safety Issue
  - Hazard Abatement
  - Code Compliance /ADA
  - Deteriorated
  - High Operating Cost
  - Aesthetic/Cosmetic

**PREPARED BY:** Britt Killian

**DATE OF SURVEY:** 01/31/08

**SYSTEM: SUBSTRUCTURE/ STANDARD FOUNDATIONS**

Footings for column, bearing wall, floor support, basement walls

**DESCRIPTION OF SYSTEM:**

1.) Continuous concrete footings with CMU walls above.

**SYSTEM COMPONENT RATING:**

- **4 Good:** Structure exhibits no settlement, cracking (other than cosmetic hairline) or ground water intrusion
- **3 Fair:** Minor floor and foundation cracking; concrete finish worn but stable; preventative maintenance required
- **2 Poor:** Foundation cracking/spalling; exposed steel reinforcing or moisture intrusion evident; restore/repairs required
- **1 Unsat:** Structure/slab settlement; water intrusion evident; structurally deficient; system replacement required

**DEFICIENCY DESCRIPTION (IF ANY):**

1.) Footing has been undermined by excavation beneath classroom #14
2.) Basement walls subject to moisture intrusion.
3.) Some minor settlement as evidenced by separation of CMU control joints and vertical cracking in CMU blocks.

**EXAMPLES OF DEFICIENCY (Photos)**

**CORRECTIVE ACTION REQUIRED/SUGGESTED:**

1.) Fortify footings with new concrete encasing exposed soil.
2.) Install moisture barrier over CMU basement walls.
3.) Properly seal cracks and separations in CMU walls.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass Dist. # 7
FACILITY: Highland Elementary Bldg. #

Bldg Area /Wing ID

Prepared By: Britt Killian
Date of Survey: 01/31/08

SYSTEM: SUBSTRUCTURE/FLOOR SLAB-ON-GRADE
Internal structural/non-structural slabs, subbase mat'l, concrete treatment

DESCRIPTION OF SYSTEM:
1.) Concrete slab on grade

SYSTEM COMPONENT RATING: 3 (1-4)
4 Good: Structure exhibits no settlement, cracking (other than cosmetic hairline) or ground water intrusion
3 Fair: Minor floor and foundation cracking; concrete finish worn but stable; preventative maintenance required
2 Poor: Foundation cracking/spalling; exposed steel reinforcing or moisture intrusion evident; restore/repairs required
1 Unsat: Structure/slab settlement; water intrusion evident; structurally deficient; system replacement required

DEFICIENCY DESCRIPTION (IF ANY)
1.) None visible

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED

DEFICIENCY TYPE
- Health & Safety Issue
- Hazard Abatement
- Code Compliance /ADA
- Deteriorated
- High Operating Cost
- Aesthetic/Cosmetic

IMPLEMENTATION SUGGESTION
- Immediate Concern
- Within 6 months
- Within 12 months
- Future Capital Project

ESTIMATE OF COST
- General Scope
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. #  7
FACILITY: Highland Elementary  Bldg. #

Bldg Area /Wing ID

Prepared By: Britt Killian
Date of Survey: 01/31/08

SYSTEM: SHELL/STRUCTURAL FRAME
Column, beam, bracing

DESCRIPTION OF SYSTEM:
1.) CMU walls (Structural).
2.) Steel columns supporting roof structure (Gymnasium).

SYSTEM COMPONENT RATING: 1 (1-4)

4 Good: Structure is sound and stable; no evidence of inadequate design, shear cracking or moisture/pest damage
3 Fair: Minor non-structural surface cracking; masonry undamaged but requires repointing; maint. required
2 Poor: Structural damage evident; floor/frame soft or deflected; seismic diagonal cracking; restore/repairs required
1 Unsat: Structurally deficient or damaged beyond repair jeopardizing occupancy; system replacement required

DEFICIENCY DESCRIPTION (IF ANY)
1.) Control joint separation in walls.
2.) No apparent lateral (Seismic) force resisting system.

EXAMPLES OF DEFICIENCY (Photos)

No Photo for #1.

CORRECTIVE ACTION REQUIRED/SUGGESTED
1.) Seal separations in walls.
2.) Install lateral force resisting system.

PREPARED BY: Britt Killian
DATE OF SURVEY: 01/31/08
## BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  
FACILITY: Highland Elementary  

<table>
<thead>
<tr>
<th>Bldg Area /Wing ID</th>
<th>________________________</th>
</tr>
</thead>
</table>

**Prepared By:**  
Britt Killian  
**Date of Survey:** 01/31/08

**SYSTEM: SHELL/ ROOF STRUCTURE**  
Joists & purlins/structural framing

**DESCRIPTION OF SYSTEM:**

1.) 2X joist system covered with plywood over beams and supporting posts.

**SYSTEM COMPONENT RATING:**  

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<thead>
<tr>
<th>Rating</th>
<th>Description</th>
</tr>
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<tbody>
<tr>
<td>4</td>
<td>Good: Structure is sound and stable; no evidence of inadequate design, shear cracking or moisture/pest damage</td>
</tr>
<tr>
<td>3</td>
<td>Fair: Minor non-structural surface cracking; structure inadequately vented/sealed; preventative maintenance required</td>
</tr>
<tr>
<td>2</td>
<td>Poor: Structure is damaged; roof sag evident; persistent water intrusion; restore/repairs required</td>
</tr>
<tr>
<td>1</td>
<td>Unsat: Structurally deficient or damaged beyond repair; system replacement required</td>
</tr>
</tbody>
</table>

**DEFICIENCY DESCRIPTION (IF ANY)**

1.) No evidence of connection hardware between beams and supporting posts.  
2.) Shear connection between roof diaphragm and walls not visible.

**EXAMPLES OF DEFICIENCY (Photos)**

**CORRECTIVE ACTION REQUIRED/SUGGESTED**

1.) Investigate or install connection hardware from walls to posts and posts to beams.  
2.) Investigate shear connection at roof diaphragm.
**BUILDING COMPONENT DETAIL**

**DISTRICT:** Grants Pass  **Dist. #** 7  
**FACILITY:** Highland Elementary  **Bldg. #**  

**Bldg Area /Wing ID** ________________________________

**Prepared By:** Doug Nichols  
**Date of Survey:** 01/30/08  

**SYSTEM: SHELL/ EXTERIOR WALLS**

Exterior walls and related assemblies

**DESCRIPTION OF SYSTEM:**
The exterior walls of this school are predominately concrete masonry units (CMU). They are 8” thick and have little if any insulation in the assembly. Refer to structural review for reinforcing.

**SYSTEM COMPONENT RATING:** 4  (1-4)  

<table>
<thead>
<tr>
<th>Grade</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>4 Good</td>
<td>Assembly is water tight; components exhibit no finish defects; positive water drainage is incorporated in design</td>
</tr>
<tr>
<td>3 Fair</td>
<td>Assembly is water tight; components require recoating/resealing; preventative maintenance required</td>
</tr>
<tr>
<td>2 Poor</td>
<td>Minor system leaks; storm water ponding; components degraded/substandard; restoration/repairs required</td>
</tr>
<tr>
<td>1 Unsat</td>
<td>Persistent leakage despite repairs; major components damaged beyond repair; system replacement required</td>
</tr>
</tbody>
</table>

**DEFICIENCY DESCRIPTION (IF ANY)**
The condition of the CMU is generally quite good. Mortar has been well maintained and painting is in good condition. However, the lack of insulation undoubtedly causes high energy utilization and possibly drafty conditions.

**EXAMPLES OF DEFICIENCY (Photos)**

**CORRECTIVE ACTION REQUIRED/SUGGESTED**

To bring the exterior wall system into current energy code compliance, an interior wood furring system with batt insulation should be installed.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. #  7
FACILITY: Highland Elementary  Bldg. #  

Bldg Area /Wing ID ____________________________

Prepared By: Doug Nichols

Date of Survey: 01/30/08

SYSTEM: SHELL/ WINDOW ASSEMBLIES

Window systems

DESCRIPTION OF SYSTEM:
Predominately wood jambs, mullions, vents and related structure with predominance of single pane, clear glass glazing. Certain locations have vinyl frame system with insulated glazing.

SYSTEM COMPONENT RATING: 3 (1-4)

4 Good: Building shell assembly is weather sealed, components are functioning and exhibit no finish degradation
3 Fair: Components worn but functional; assemblies require only paint or resealing; preventative maintenance required
2 Poor: Assembly has damaged or deficient components; water intrusion evident; restoration/repairs required
1 Unsat: Components exhibit extensive damage, deficient beyond repair; system replacement required

DEFICIENCY DESCRIPTION (IF ANY)
The existing wood window frame and glazing system does not provide proper insulating value. The lack of sealant, gasketing or other form of glazing anchorage allows air infiltration and exfiltration resulting in energy loss and possible discomfort due to drafts. Gaps between jamps, sills and walls were observed. It also appears that safety glazing is not installed in a number of locations that code normally requires, such as next to doors etc. It is probable that lead based paint has been applied in the past based on the age of the building.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED
To bring this system up to current industry standards and/or energy code requirements it is suggested that it be replaced with a metal or vinyl system with insulating performance glazing.
**BUILDING COMPONENT DETAIL**

**DISTRICT:** Grants Pass  **Dist. #**  7  
**FACILITY:** Highland Elementary  **Bldg. #**  

**Date of Survey:** 01/30/08  
**Prepared By:** Doug Nichols  

**SYSTEM: SHELL/ DOOR & STOREFRONT ASSEMBLIES**

**DESCRIPTION OF SYSTEM:**  
Exterior doors are predominately wood with wood frames. Hinges are custom metal, full length components.

**SYSTEM COMPONENT RATING:** 3  
(1-4)

- **4 Good:** Building shell assembly is weather sealed, components are functioning and exhibit no finish degradation  
- **3 Fair:** Components are worn but functional; assemblies require paint or resealing; preventative maintenance required  
- **2 Poor:** Shell assemblies are damaged or substandard; water intrusion is evident; restoration/repairs required  
- **1 Unsat:** Components exhibit extensive damage, deficient beyond repair; system replacement required

**DEFICIENCY DESCRIPTION (IF ANY)**  
Doors and jambs show signs of wear. Extensive overhangs have prevented damage due to exposure to moisture in most locations. Insulation value is probably negligible for the door/frame assembly. It is probable that there has been lead-based paint applied in the past based on the age of the building. Closers are pulling through the doors in several locations.

**EXAMPLES OF DEFICIENCY (Photos)**

**CORRECTIVE ACTION REQUIRED/SUGGESTED**  
In order to bring this building system into compliance with current industry standards and energy codes it is suggested that it be replaced with a metal, insulated system with gasketing and sealant accessories to create a tight, efficient closure.
**SYSTEM: SHELL/ ROOF MEMBRANE/ASSEMBLIES**
Waterproof systems incldg. flashing, drainage & sealants

**DESCRIPTION OF SYSTEM:**
The roofing system for this building (according to discussions with District maintenance staff) is a 4-ply built up system with a reflective top coat and is 15 years old. In most instances, the roofing system has been applied directly to wood roof deck. In limited areas, rigid insulation has been installed between the deck and roof system.

**SYSTEM COMPONENT RATING:** 3  

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<td>Fair: Assembly is water tight; components require recoating/resealing; preventative maintenance required</td>
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<td>2</td>
<td>Poor: Minor system leaks; storm water ponding; components degraded/substandard; restoration/repairs required</td>
</tr>
<tr>
<td>1</td>
<td>Unsatisfactory: Persistent leakage despite repairs; major components damaged beyond repair; system replacement required</td>
</tr>
</tbody>
</table>

**DEFICIENCY DESCRIPTION (IF ANY)**
Although the roofing system itself is in relatively good condition and reportedly has no leaks, the roof assembly as a whole is not energy efficient because of the lack of adequate insulation. The surface mounted gutters and downspout piping is subject to damage from vandalism. Insufficient overhang on some structural beams is allowing moisture migration into the end grain of those members.

Basement has water intrusion that has resulted in possible structural issues. Refer to structural portion of this report.

**EXAMPLES OF DEFICIENCY (Photos)**

**CORRECTIVE ACTION REQUIRED/SUGGESTED**
To bring the roofing and related systems to current industry and energy standards, it is suggested that they either be replaced with a system that incorporates sufficient insulation or, in the alternative, that a roof "overbuild" be added that allows mechanical equipment to be housed under cover, provides positive slope for a composition roof, and gives structural enhancement to the roof/wall systems in the event of seismic activity. Basement water intrusion requires a immediate evaluation of the condition and remedial action.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass Dist. # 7
FACILITY: Highland Elementary Bldg. #

Bldg Area /Wing ID

Prepared By: Doug Nichols

Date of Survey: 01/30/08 month/day/year

SYSTEM: SHELL/ SPECIAL ASSEMBLIES
Hatch/Vents/Skylights

DESCRIPTION OF SYSTEM:
Soffit venting

SYSTEM COMPONENT RATING: 4 (1-4)

4 Good: Assembly is water tight; components exhibit no finish defects; positive water drainage is incorporated in design
3 Fair: Assembly is water tight; components require recoating/resealing; preventative maintenance required
2 Poor: Minor system leaks; storm water ponding; components degraded/substandard; restoration/repairs required
1 Unsat: Persistent leakage despite repairs; major components damaged beyond repair; system replacement required

DEFICIENCY DESCRIPTION (IF ANY)
None

EXAMPLES OF DEFICIENCY (Photos)
None

CORRECTIVE ACTION REQUIRED/SUGGESTED
None
SYSTEM: INTERIORS/ WALLS (Non-bearing)

DESCRIPTION OF SYSTEM:
Most interior walls are concrete masonry units (CMU) with a painted finish.

SYSTEM COMPONENT RATING: 4 (1-4)

4 Good: Assembly/component free of damage; properly aligned and operational; appropriate for function/usage
3 Fair: Assemblies worn but serviceable; components require adjustment/cleaning; preventative maintenance required
2 Poor: Component damage; limited system operation; substandard conditions; restoration/repairs required
1 Unsat: Significant system damage; seriously deficient; non-functional beyond feasible repair; replacement required

DEFICIENCY DESCRIPTION (IF ANY)
None

EXAMPLES OF DEFICIENCY (Photos)
None

CORRECTIVE ACTION REQUIRED/SUGGESTED
None
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass Dist. # 7
FACILITY: Highland Elementary Bldg. #

Bldg Area /Wing ID

Prepared By: Doug Nichols
Date of Survey: month/day/year

SYSTEM: INTERIORS/ WALL OPENING ASSEMBLIES
Doors, door and relite frames, glass and hardware

DESCRIPTION OF SYSTEM:
Interior doors and windows are comprised of wood frames and wood doors. Interior glazing is typically single pane clear glass.

SYSTEM COMPONENT RATING: 3 (1-4)

4 Good: Assembly/component free of damage; properly aligned and operational; appropriate for function/usage
3 Fair: Assemblies worn but serviceable; components require adjustment/cleaning; preventative maintenance required
2 Poor: Component damage; limited system operation; substandard conditions; restoration/repairs required
1 Unsat: Significant system damage; seriously deficient; non-functional beyond feasible repair; replacement required

DEFICIENCY DESCRIPTION (IF ANY)
These wood systems are understandably worn from years of use. However, they are not in a serious state of failure. Occasional dings, splits and hardware pulling out of its anchorage was observed.

CORRECTIVE ACTION REQUIRED/SUGGESTED
A current school would normally utilize metal frames for interior doors and windows in order to achieve fire rating and reduce wear. Solid core wood doors are still common if fire rated and sheathed in a durable material such as plastic laminate. If the District were to undertake a modernization of this school, it is suggested that such a door/window system be installed.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. # 7
FACILITY: Highland Elementary  Bldg. #

Bldg Area /Wing ID _______________________

Prepared By: Doug Nichols
Date of Survey: 01/30/08

SYSTEM: INTERIORS/ WALL EQUIPMENT
Locker, display boards, operable walls

DESCRIPTION OF SYSTEM:
Interior wood surface-mounted cubbies and coat hooks. Surface- 
mounted tack and white boards


SYSTEM COMPONENT RATING: 3 (1-4)

4 Good: Assembly/component free of damage, properly aligned and operational, appropriate for function/usage
3 Fair: Assemblies worn but serviceable; components require adjustment/cleaning; preventative maintenance required
2 Poor: Component damage; limited system operation; substandard conditions; restoration/repairs required
1 Unsat: Significant system damage; seriously deficient; non-functional beyond feasible repair; replacement required

DEFICIENCY DESCRIPTION (IF ANY)
Normal wear.

EXAMPLES OF DEFICIENCY (Photos)
None

CORRECTIVE ACTION REQUIRED/SUGGESTED
None
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. # 7
FACILITY: Highland Elementary  Bldg. #

Bldg Area /Wing ID

Prepared By: Doug Nichols
Date of Survey: 01/30/08

SYSTEM: INTERIOR/ FLOOR FINISHES

DESCRIPTION OF SYSTEM:
The predominate flooring material is vinyl composite tile (VCT) and perhaps vinyl asbestos tile (VAT). There are also small areas of carpet. Stage flooring appears to be a softwood product. Gym flooring is hardwood.

SYSTEM COMPONENT RATING: 2 (1-4)

4 Good: Finish assembly exhibits no damage or defect which hinders system performance
3 Fair: Finishes are worn or soiled, asbestos flooring which is encapsulated; functional with preventative maintenance
2 Poor: Surfaces which bear significant staining, isolated cracks or physical damage; restoration/repairs required
1 Unsat: Assemblies extensively damaged beyond repair, significant components missing; system replacement required

DEFICIENCY DESCRIPTION (IF ANY)
Some VCT/VAT tile is shrinking and/or cracking and is discolored due to age. Stage flooring (wood) needs refinishing.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED
Replace VCT/VAT tile and carpet as part of a whole-school modernization.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. # 7
FACILITY: Highland Elementary  Bldg. #

Bldg Area /Wing ID

Prepared By: Doug Nichols
Date of Survey: 01/30/08

SYSTEM: INTERIOR/ CEILING FINISH ASSEMBLIES

Finish conditions
DESCRIPTION OF SYSTEM:
In most classrooms suspended ceiling has been added below the original ceiling system. It appears that batt insulation was laid on top of the suspended ceiling. Glued tile is still in place at the window heads of classrooms.

SYSTEM COMPONENT RATING: 2 (1-4)

4 Good: Finish assembly exhibits no damage or defect which hinders system performance
3 Fair: Finishes are worn or soiled, asbestos flooring which is encapsulated; functional with preventative maintenance
2 Poor: Surfaces which bear significant staining, isolated cracks or physical damage; restoration/repairs required
1 Unsat: Assemblies extensively damaged beyond repair, significant components missing; system replacement required

DEFICIENCY DESCRIPTION (IF ANY)
Glued ceiling tile at classroom window heads indicates past or current leakage.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED
Stained window tile at classroom window heads should be investigated to determine if there is a systemic roof/window leakage condition.
**BUILDING COMPONENT DETAIL**

<table>
<thead>
<tr>
<th>DISTRICT:</th>
<th>Grants Pass</th>
<th>Dist. #</th>
<th>7</th>
</tr>
</thead>
<tbody>
<tr>
<td>FACILITY:</td>
<td>Highland Elementary</td>
<td>Bldg. #</td>
<td></td>
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</tbody>
</table>

**PRIORITIZATION**

<table>
<thead>
<tr>
<th>Deficiency Type</th>
<th>(Check one)</th>
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</thead>
<tbody>
<tr>
<td>Health &amp; Safety Issue</td>
<td>___</td>
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<tr>
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<tr>
<td>Code Compliance /ADA</td>
<td>X</td>
</tr>
<tr>
<td>Deteriorated</td>
<td>___</td>
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<tr>
<td>High Operating Cost</td>
<td>___</td>
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<tr>
<td>Aesthetic/Cosmetic</td>
<td>___</td>
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</tbody>
</table>

**Bldg Area /Wing ID**

**Prepared By:** Russ Chambers

**Date of Survey:** 01/30/08

**SYSTEM: PLUMBING SYSTEM**

**DESCRIPTION OF SYSTEM:**

Domestic water/sewer piping, storm water, fixtures, boiler, pumps/equip.

**SYSTEM COMPONENT RATING:** 2 (1-4)

- **4 Good:** System components operational, free of defect, and of adequate utility service capacity for intended use
- **3 Fair:** Components worn, fixtures stained, functional overhead galvanized plumbing; preventative maint. required
- **2 Poor:** Fixtures damaged; limited parts; direct-bury supply lines; blockage/restriction issues; restoration/repairs required
- **1 Unsat:** Utility is woefully inadequate, wide-spread damage/deficiency or system failure; system replacement required

**DEFICIENCY DESCRIPTION (IF ANY)**

The systems are well maintained but are showing their age. The heating water system and boiler are candidates for replacement due to age, occupant comfort and energy efficiency. The existing boiler is original with a retrofit to a gas burner with an expected operating efficiency of 60% to 65% and lacks many standard safety features built in to modern equipment. A modern condensing low nitrous oxide boiler can be expected to operate in a range of 90% to 95% with greater margins of operational safety. The boiler rooms are not in code compliance in many areas. The combustion air for the boiler is not adequate and does not meet code. The plumbing fixtures, pumps and equipment are all functional and mostly clean, but are also showing signs of age and use which increases the cost of custodial and maintenance. Most areas do not meet ADA requirements for plumbing fixtures. There are no seismic restraints or strapping on the water heaters and no seismic bracing on the boiler and boiler piping. Most of the heating water piping is insulated with asbestos containing materials.

**EXAMPLES OF DEFICIENCY (Photos)**
CORRECTIVE ACTION REQUIRED/SUGGESTED

The boiler and heating system along with all of the other electrical and mechanical systems in this building should be strongly considered for replacement in a major modernization project. Natural gas and hot water piping and water heaters and storage tanks should have seismic bracing and anchoring installed. Increase combustion air supply to meet current code requirements which includes both high and low combustion air supply in the boiler room. Plumbing fixtures are not ADA compliant and should be upgraded.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. #  7  
FACILITY: Highland Elementary  Bldg. #  

Bldg Area /Wing ID ____________________________

Prepared By: Russ Chambers

Date of Survey: 01/30/08

SYSTEM: HVAC SYSTEM
Heat and AC equipment/ventilators/ducts/discharge equipment

DESCRIPTION OF SYSTEM:
The heating system in the Highland Elementary School class rooms consists of hot water supply to finned tube wall heating units with natural convection air circulation. A room thermostat controls a pneumatic motorized valve to control water flow through the heaters. The thermostats are installed near the window wall which is not an optimal location for room comfort. The rooms do not have controlled outside air supply. The ventilation system is to open one or more windows and manually turn on a ventilation fan which draws fresh air across the room. There are three fan powered ventilation air handlers supplying the gym, kitchen/cafeteria and locker rooms/offices. These units have damper controlled outside air sources and heating coils controlled by a single room thermostat for each system. The units had the appearance of original equipment. Roof top gas pack with air conditioning units have been installed to supply the Library, Computer Room and Building Office areas. Additionally three light commercial split system air conditioners have been installed in three new classrooms.

SYSTEM COMPONENT RATING: 1  (1-4)

4 Good: System is fully operational, suitable capacity, efficient utility utilization, integrated energy management controls
3 Fair: Equipment worn but reliable, interior duct/insulated distribution pipe, older energy controls; maintenance req’d
2 Poor: Equipment marginal/hard to obtain parts, insulated ext. ductwork, no energy controls; restoration/repairs req’d.
1 Unsat: System non-functional or seriously deficient, provides no mechanical ventilation; system replacement required

DEFICIENCY DESCRIPTION (IF ANY)
The heating system is well maintained for it’s age. The School district maintenance staff is doing a very good job of maintaining systems that are beyond their useful life. Major repairs are not necessary, however the systems are beyond their design life and will not provide appropriate comfort for occupants. These systems do not meet indoor air quality code for outside air supply. The energy efficiency of the main system is very poor. The existing pneumatic control system is not adequate to maintain comfort and provide for energy efficiency it's current state.

EXAMPLES OF DEFICIENCY (Photos)
CORRECTIVE ACTION REQUIRED/SUGGESTED

The HVAC system should be considered for a total replacement as part of an overall building modernization.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. #  7
FACILITY: Highland Elementary  Bldg. # ___

Bldg Area /Wing ID ______________________________

Prepared By: Russ Chambers

Date of Survey: 01/30/08

SYSTEM: FIRE PROTECTION/SPRINKLERS

Physical condition of system

DESCRIPTION OF SYSTEM:
There is no fire sprinkler system in this facility.

SYSTEM COMPONENT RATING: 1 (1-4)

4 Good: System serves entire bldg., functional with adequate capacity and monitored shut-off valves
3 Fair: System functional but capacity uncertain, evidence of rust but no damage; preventative maintenance required
2 Poor: System insufficient or incomplete bldg. coverage, no fire truck hydrant access; modifications required.
1 Unsat: No sprinkler or hydrant/standpipe system present

DEFICIENCY DESCRIPTION (IF ANY)
Automatic fire suppression system does not exist.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED

This building should be considered for extensive modernization or replacement to be brought up to current fire, health and safety codes.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass   Dist. # 7
FACILITY: Highland Elementary   Bldg. # ___

Bldg Area / Wing ID ____________________________

Prepared By: Russ Chambers

Date of Survey: 01/30/08

SYSTEM: ELECTRICAL

Physical condition of electrical, fire alarm & telecommunications

DESCRIPTION OF SYSTEM:
The electrical distribution system consists of an original installation 400A main lug panel with fused feeder disconnect and a new feeder and 600A distribution. There are panelboards throughout the building. All are original installation and out of space. Most equipment is in serviceable condition but, obsolete and spare parts are difficult to obtain. The fire alarm system consists of pull stations at exits and alarm bells. There is no fire detection system and there are no fire alarm strobes in the building. The telecommunication system has been added using surface mount wiring and conduit. The MDF/IDF equipment occupies a corner of Administration office work room. All receptacles are grounding type and GFCI receptacles are used in the required areas.

SYSTEM COMPONENT RATING: 2 (1-4)

4 Good: Building-wide system; fully operational; of adequate capacity and suitable for intended usage
3 Fair: Components functional; reliable but of marginal capacity; minor deficiencies; preventative maintenance req’d
2 Poor: Bldg. lacks complete system; insufficient capacity; unreliable; parts unavailable; restoration/repairs required
1 Unsat: Component/system seriously deficient, non-functional, extensive repairs; system replacement required

DEFICIENCY DESCRIPTION (IF ANY)
The main electrical distribution is marginally adequate for existing loads and has no capacity for additional equipment. Main distribution and auxiliary panel boards are blocked by carts and equipment. Code clearances are not maintained. The electrical distribution equipment is original equipment and obsolete. Spare parts are difficult to obtain for repairs and additions. Most distribution panels are out of space for additional circuits. The number and capacity of electrical receptacles is deficient throughout the building. The telecommunications equipment is by necessity surface mount and not well protected from mechanical and environmental damage. The fire alarm consists only of alarm bells and does not meet ADA requirements of audible alarms with strobes in all areas and rooms.

EXAMPLES OF DEFICIENCY (Photos)

[Images of electrical equipment and fire alarm system]
CORRECTIVE ACTION REQUIRED/SUGGESTED

The electrical system should be considered for a complete replacement as part of an overall building modernization or replacement. The fire alarm system should be upgraded to meet current code relating to number and placement of alarms and strobes. The telecommunications system should have a dedicated, properly conditioned space for protection and continued operation.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. #  7
FACILITY: Highland Elementary  Bldg. #

Prioritization (Check one)

Deficiency Type
- Health & Safety Issue
- Hazard Abatement
- Code Compliance /ADA
- Deteriorated  X
- High Operating Cost
- Aesthetic/Cosmetic  X

Implementation Suggestion
- Immediate Concern
- Within 6 months
- Within 12 months
- Future Capital Project  X

Estimate of Cost
- General Scope

System: Fixed Equipment
Gym bleachers/fixed sport equip., kitchen, shops and science labs

Description of System:
Wooden gymnasium bleachers; basketball backboards; fixed kitchen equipment; classroom fixed cabinetry.

System Component Rating: 3  (1-4)

4 Good: Equipment is fully operational, of durable construction and finish, and free of surface damage
3 Fair: Components are worn but serviceable, soiled, in need of cleaning or adjustment; maintenance required
2 Poor: Equipment breaks down, has missing or hard to obtain parts, or inefficient; restoration/repairs required
1 Unsat: Features are damaged, deficient beyond repair, non-serviceable; system replacement required

Deficiency Description (If Any)
Wooden bleachers are showing signs of normal wear. Classroom cabinetry is quite old and worn with poorly operating hardware in some cases. Backboard assemblies do not look robust.

Examples of Deficiency (Photos)

Corrective Action Required/Suggested
If this building is modernized, bleachers should be evaluated and perhaps replaced. Classroom cabinetry should be replaced.
**BUILDING COMPONENT DETAIL**

**DISTRICT:** Grants Pass  
**Facility:** Highland Elementary  
**Bldg. #** NA  

**PRIORITIZATION**

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**Implementation Suggestion**

<table>
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<th>Within 12 months</th>
<th>Future Capital Project</th>
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<tbody>
<tr>
<td></td>
<td></td>
<td>X</td>
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</tbody>
</table>

**Estimate of Cost**

General Scope #REF!

**SYSTEM: SITE IMPROVEMENT FEATURES**

Roads, walkways, sport field, fencing, site irrigation, lighting etc.

**DESCRIPTION OF SYSTEM:**

Asphaltic concrete paving, concrete walkways, grass fields, chain link fencing, miscellaneous area lighting.

**SYSTEM COMPONENT RATING:** 3 (1-4)

| 4 Good: | Feature/finish assemblies exhibit no damage or defect, of suitable material quality and design for installation |
| 3 Fair: | System assembly is worn but functional, minor paving/surface cracking, marginal lighting/irrigation systems |
| 2 Poor: | Components are damaged, parts missing, substandard design or unsuitable; restoration/repairs required |
| 1 Unsat: | Features damaged or deficient beyond repair; widespread system replacement required |

**DEFICIENCY DESCRIPTION (IF ANY)**

Parking paving in front of building is cracking, probably in bus travel areas.

**EXAMPLES OF DEFICIENCY (Photos)**

**CORRECTIVE ACTION REQUIRED/SUGGESTED**

Overlay or replace failing paving.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass Dist. # 7
FACILITY: Highland Elementary Bldg. #

Bldg Area /Wing ID ______________________

Prepared By: Russ Chambers

Date of Survey: __________ month/day/year

SYSTEM: ON-SITE UTILITIES (Visible)
Primary service mains, supply & discharge equip., tanks, ponds, swales

DESCRIPTION OF SYSTEM:
The school is supplied by municipal water and sewer. The sewer
discharge is by gravity. There are no ponds or swales. The system
appears to have adequate capacity.

SYSTEM COMPONENT RATING: 3 (1-4)

4 Good: Utility service is fully operational without deficiency; system has adequate capacity; utilities have secured access
3 Fair: Components functional, capacity marginal or unknown; parts/service available; preventative maintenance req'd
2 Poor: Equip. operating poorly, hard to find parts, substandard design; security concerns; restoration/repairs required
1 Unsat: System is non-functional or of limited operation, severely deficient beyond repair; system replacement required

DEFICIENCY DESCRIPTION (IF ANY)
None apparent.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED
The age of the systems may necessitate immediate repairs in the future. There is no indication of imminent failure.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. # 7
FACILITY: Highland Elementary  Bldg. #

PRIORITY (Check one)

Deficiency Type
Health & Safety Issue
Hazard Abatement
Code Compliance /ADA
Deteriorated
High Operating Cost
Aesthetic/Cosmetic

Bldg Area /Wing ID

Prepared By: Doug Nichols
Date of Survey: 01/30/08

SYSTEM: MEANS OF EXIT
Fire egress from assembly spaces, primary corridors, and other places

DESCRIPTION OF SYSTEM:
Primary corridors and exit ways.

SYSTEM COMPONENT RATING: 4 (1-4)

4 Good: Primary exiting to exterior is without restricted width, complexity, or insufficient corridor assembly/components
3 Fair: Corridors lengthy but fire protected, components in general conformance with intent (with minor exceptions)
2 Poor: Exit system compromised; corridors not direct, exits poorly identified/illuminated, exits don’t disperse occupants
1 Unsat: Exiting jeopardized; corridor with only one exit or without fire-rated protection, significant components missing

DEFICIENCY DESCRIPTION (IF ANY)
None. Corridors and exit paths appear to be sufficiently wide and lead directly to safe harbors.

EXAMPLES OF DEFICIENCY (Photos)
None

CORRECTIVE ACTION REQUIRED/SUGGESTED
None
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. #  7
FACILITY: Highland Elementary  Bldg. #  

Bldg Area /Wing ID ____________________________

Prepared By: Russ Chambers

Date of Survey: 01/30/08

SYSTEM: FIRE ALARM NOTIFICATION SYSTEM
System ability to detect presence of fire and annunciate alarm

DESCRIPTION OF SYSTEM:
There are no fire/smoke detectors in this building.

SYSTEM COMPONENT RATING: 1 (1-4)

4 Good: Fire alarm monitors entire bldg. as one system, complete with detection (sprinklers), audio & strobe annunciation
3 Fair: System adequate for detection & notification with minor component/coverage deficiencies
2 Poor: System covers entire bldg. but not unified, components or coverage missing or compromised, detection incomplete
1 Unsat: System seriously compromised: System not present or incomplete, detection and notification seriously deficient

DEFICIENCY DESCRIPTION (IF ANY)
There are no fire/smoke detectors in this building. The fire alarm system that exists does not meet ADA standards for alarm/strobe locations.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED
Install fire detection and alarm system.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. #  7
FACILITY: Highland Elementary  Bldg. #  

Built Area / Wing ID: ____________________________

Prepared By: Russ Chambers

Date of Survey: 01/30/08

SYSTEM: FIRE RESISTANCE

Building construction which discourages combustion and spread of fire

DESCRIPTION OF SYSTEM:

The building structure consists of light weight CMU walls with wood frame roof structure. There are no fire separation areas or fire doors. Ceilings are acoustical tile over wood on wood joist. Interior classroom doors are wood and not fire rated.

SYSTEM COMPONENT RATING: 2  (1-4)

4 Good: Non-combustible concrete or protected steel structure, bldg. is compartmentalized by corridor and fire walls
3 Fair: Steel, heavy timber, or protected wood framing, divided by full height corridor walls, stairs/shafts remote from corridor
2 Poor: Internal combustible wood framing, corridor rating compromised or not constructed full height, draft stops only
1 Unsat: Non-protected light timber frame, hallways non-rated, limited internal fire walls, stairwell within exit corridor

DEFICIENCY DESCRIPTION (IF ANY)
The building does not have fire separation areas in corridors. The interior classroom doors should be fire rated per code. The ceilings are not fire rated.

CORRECTIVE ACTION REQUIRED/SUGGESTED

The building should be brought to conform with current IBC fire codes through an extensive modernization or replacement project.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. #  7
FACILITY: Highland Elementary  Bldg. #  

Bldg Area /Wing ID: Main

Prepared By: Russ Chambers

Date of Survey: 01/30/08

SYSTEM: FIRE SUPPRESSION
Systems to combat combustion and protect egress passageways

DESCRIPTION OF SYSTEM:
There is automatic no fire suppression system in this building. There are hand held fire extinguishers placed throughout the building.

SYSTEM COMPONENT RATING: 1 (1-4)

4 Good: Sprinkler system integrated with alarm, fire lane access around bldg. perimeter, extinguishers exceed code min.
3 Fair: Bldg. fully sprinkled, system not integrated with alarm, fire lane access with hydrants to majority of building
2 Poor: Incomplete sprinkler coverage, extinguishers few/poorly positioned, fire lane access limited, remote hydrants
1 Unsat: System components not present, are non-functional, or significantly compromised

DEFICIENCY DESCRIPTION (IF ANY)
No automatic fire suppression system exists. There is no fire lane access around perimeter of building.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED
A full modernization or replacement of this building should be performed to meet current fire, health & safety codes.
DISTRICT: Grants Pass  Dist. #  7

FACILITY: Highland Elementary  Bldg. #

Bldg Area /Wing ID

Prepared By: Doug Nichols

Date of Survey: 01/31/08

SYSTEM: ACCESSIBILITY COMPLIANCE

Compliance with ADA for basic primary building/program access

DESCRIPTION OF SYSTEM:
Main entrances and entrance pathways. Publicly accessible restroom facilities.

SYSTEM COMPONENT RATING: 2 (1-4)

4 Good: Site/building areas readily accessible to disabled staff or visitation, support functions/fixtures/signage complies
3 Fair: Bldg. access/fixtures comply with ADA intent, minor deficiencies/administrative mitigation measures overcome
2 Poor: ADA access is materially limited, methods of entrance/transport are segregated from primary bldg. circulation
1 Unsat: System/issue components are not accessible

DEFICIENCY DESCRIPTION (IF ANY)

Restrooms are deficient in size and fixture locations. Local code authorities should be consulted regarding the compliance of floor mounted urinals. Many doorways do not have ADA compliant clearance between latch side jamb and adjacent wall.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED

If a major modernization is planned for this facility, restrooms and other areas should be brought into compliance with ADA requirements.
## Facility Condition Survey Record

### Participants/Team

<table>
<thead>
<tr>
<th>Name</th>
<th>Contact Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Doug Nichols, AIA</td>
<td>Construction Services Group,</td>
</tr>
<tr>
<td>Russ Chambers, CEM</td>
<td>Educational Service District 112</td>
</tr>
<tr>
<td>Britt Killian, EIT</td>
<td>Vancouver, WA 98661</td>
</tr>
</tbody>
</table>

### Dates of Survey


### Facility Information

- **Name of District:** Grants Pass School District #7
- **Name of School or Building:** Riverside Elementary
- **Address:** 1200 SE Harvey, Grants Pass, OR 97526
- **Telephone:** (541)474-5780
- **Principal:** Trisha Evens
- **Plant Manager:** Trisha Evens
- **Original Construction:** 47,736 sf 1966 YR
- **1st Addition:** sf 1970 YR
- **2nd Addition:** sf 1977 YR
- **3rd Addition:** sf 1995 YR
- **Gross Area:** sf
- **Grades Served:**
- **Average Number of Students:** 415.42
- **Number of Maintenance Staff:** 6
- **Number of Janitorial Staff:** 2

### Comments:

- (Maintenance Staff are District Staff, i.e., they serve all schools)
Riverside Elementary School

Architectural
Riverside Elementary School is a typical example of school design and construction in the early to mid 1960's. This era is exemplified by low-slope roofs, modestly insulated building envelopes, wide covered walkways, and simple flooring and ceiling materials. Riverside Elementary School contains all these elements.

This school has been well-maintained over the years. The wood window and door systems are in remarkably good condition given their age. Floors and ceilings have likewise been well looked after but are showing their age due to normal wear. Most exterior and interior walls are masonry and have proven to be quite durable.

The most notable architectural needs for this school are in the areas of energy performance and ADA compliance.

There is very little insulation in roofs, walls or window systems. This most certainly leads to high energy usage and probably occupant discomfort. One common way to resolve the lack of roof insulation is to construct a roof “overbuild” by applying rafters or trusses over the existing roof structure. This improvement allows additional insulation to be installed, roof mounted mechanical and electrical equipment to be covered, and structural deficiencies in the roof/wall connections to be solved at one time. To complete the energy retrofit, exterior window and door systems should be replaced with insulated units and exterior walls should receive insulation on the interior face.

Restrooms and most doorways are not ADA compliant. If a complete building modernization was undertaken, the District would have the opportunity to resolve these physical constraints.

Structural
The original elementary school was constructed circa 1966 with three additions in 1970, 1977 and 1995 respectively. The original building and subsequent additions are constructed with open wood roofs bearing on concrete block walls which rest on a conventional concrete spread footings. The main floor is slab on grade with exception of the gymnasium floor. The gymnasium floor rests on a joist and beam system. The roof over the building is built using lumber decking over main beams spaced at even intervals.

From visual observation, there do not appear to be areas of major long term deflection causing damage, or that of near failure; any areas of the structural framing that have experienced prolonged damage from water infiltration through the roof system; or any areas that have experienced differential settlement or cracking. However, without destructive investigation and the ability to actually view the structural material beneath, it is
inconclusive whether or not structural damage has occurred, or if there has been prolonged exposure to water infiltration.

The wood roof structure, exterior and interior walls appear to be in good condition, and not allowing water infiltration to affect structural materials. However, without destructive investigation to allow the structural material beneath to be examined, it is uncertain to what extent, if any, water damage has been sustained, or progressed.

Given the date of construction of the original building and the following two additions, it is likely that the design and construction of the lateral force resisting system does not meet the requirements of current design standards for resistance to wind and seismic loads. It does appear however that the structure housing the library (1995 addition) in all likelihood is constructed in a manner consistent with current building standards. From visual observation, it appears that there are not enough walls to provide lateral support in the long direction at the perimeter window walls of the original building or the two subsequent additions. In the transverse direction, it appears that there may be a sufficient number of walls to resist lateral loads. However, without further detailed investigation of the existing drawings, it is inconclusive whether or not all areas of concern with regard to the lateral system are structurally adequate to resist or transfer lateral loading. These areas are: roof diaphragm, vertical wall diaphragms (shearwalls), connections from roof to wall diaphragms, and the walls to the foundation system.

In summary, the gravity system appears to be in fairly good condition considering the date of construction. The structure lacks a complete lateral system to resist lateral loads. We recommend further review of the as-built conditions to address the lateral system and anticipate an upgrade of the existing lateral system.

**Mechanical**

**Mechanical Systems**

Overall the mechanical systems at Riverside Elementary School were found to be in fair condition considering the age of the school and that the equipment is original installation. The plumbing systems are in a state of constant deterioration due to the age of the equipment and there is not adequate ADA compliance. The existing classroom heating systems are inefficient both in energy use and occupant comfort. Some modern HVAC components have been added to selected areas to provide increased occupant comfort, however the overall system efficiency has not been improved. There is not adequate outside air circulation in the classrooms to provide a healthful and optimal learning environment or to meet current ASHRAE and IBC codes. The building control system is a pneumatic system. Pneumatic systems do not have the functionality to effectively control energy efficiency and occupant comfort. This system is obsolete and parts are difficult to obtain. The building contains asbestos materials. At this time the asbestos materials are encapsulated. However, as piping systems deteriorate and repairs become more frequently necessary the School District personnel will have increased risk of exposure to asbestos containing materials.
Electrical Systems
The electrical systems at Riverside Elementary School are of marginal capacity. Most panel boards have no spare space to enable adding of circuits which are needed to support the increasing use of computers and other electronic equipment. The electrical systems are original equipment and are obsolete which makes spare and replacement components difficult to find. The systems are being maintained as well as can be expected given the age and years of use. Due to the age of the school, the addition of computer network and telecommunications equipment has been by surface routing of wiring and conduit. This does not provide for adequate protection in many areas and provides an unattractive appearance through out the facility.

Fire Systems
Riverside Elementary School does not have automatic fire suppression equipment installed. There is a manual fire alarm system pull stations located hallways. There is no automatic smoke/heat detection. The building is equipped with alarm bells and alarm/strobes in hall ways. The Fire Systems do not meet current code for fire suppression and ADA requirements for fire alarm coverage.

Recommendations
Riverside Elementary School should be considered for a complete modernization or replacement. The Mechanical, Electrical and Fire systems are beyond their useful life and do not meet current codes for health, safety and ADA.
# BUILDING CONDITION SUMMARY

**DISTRICT:**
Grants Pass District #7

**Date of Survey:**
01/31/08

**FACILITY IDENTIFICATION**

**Name:** Riverside Elementary

---

## BUILDING CONDITION EVALUATION

### A SUBSTRUCTURE

<table>
<thead>
<tr>
<th>Description</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>10 Standard Foundation</td>
<td>3.0</td>
</tr>
<tr>
<td>20 Special Foundation</td>
<td>N/A</td>
</tr>
<tr>
<td>30 Floor Slabs</td>
<td>4.0</td>
</tr>
<tr>
<td>40 Subgrade Structures</td>
<td>N/A</td>
</tr>
</tbody>
</table>

### B SHELL

<table>
<thead>
<tr>
<th>Description</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>10 Struct. Col./Frame</td>
<td>1.0</td>
</tr>
<tr>
<td>20 Floor Structure</td>
<td>4.0</td>
</tr>
<tr>
<td>30 Roof Structure</td>
<td>1.0</td>
</tr>
<tr>
<td>40 Exterior Walls &amp; Soffit</td>
<td>4.0</td>
</tr>
<tr>
<td>50 Special Assembly</td>
<td>N/A</td>
</tr>
<tr>
<td>60 Windows</td>
<td>3.0</td>
</tr>
<tr>
<td>70 Doors &amp; Storefront</td>
<td>3.0</td>
</tr>
<tr>
<td>80 Roof Membrane</td>
<td>4.0</td>
</tr>
<tr>
<td>90 Roof Accessories</td>
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</table>

### C INTERIORS

<table>
<thead>
<tr>
<th>Description</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>10 Walls (non-bearing)</td>
<td>4.0</td>
</tr>
<tr>
<td>20 Doors &amp; Relites</td>
<td>3.0</td>
</tr>
<tr>
<td>30 Wall Equipment</td>
<td>3.0</td>
</tr>
<tr>
<td>40 Stairwell Construction</td>
<td>N/A</td>
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<tr>
<td>50 Flooring</td>
<td>4.0</td>
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<tr>
<td>60 Wall Finishes</td>
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<tr>
<td>70 Ceilings</td>
<td>4.0</td>
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### D MECHANICAL/ELECTRICAL

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<thead>
<tr>
<th>Description</th>
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</thead>
<tbody>
<tr>
<td>10 Elevators, Veh. Lift</td>
<td>N/A</td>
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<tr>
<td>20 Plumbing System</td>
<td>2.0</td>
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<tr>
<td>30 Heating &amp; Vent Sys.</td>
<td>2.0</td>
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<tr>
<td>40 Fire Sprinklers</td>
<td>1.0</td>
</tr>
<tr>
<td>50 Electrical System</td>
<td>2.0</td>
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### E EQUIPMENT AND FURNISHINGS

<table>
<thead>
<tr>
<th>Description</th>
<th>Rating</th>
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<tbody>
<tr>
<td>10 Fixed Equipment</td>
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### F SPECIAL CONSTRUCTION

<table>
<thead>
<tr>
<th>Description</th>
<th>Rating</th>
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</thead>
<tbody>
<tr>
<td>10 Special Assemblies</td>
<td>4.0</td>
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</table>

### G BUILDING SITE WORK

<table>
<thead>
<tr>
<th>Description</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>10 Site Improvements</td>
<td>4.0</td>
</tr>
<tr>
<td>20 On-Site Utilities (visible)</td>
<td>3.0</td>
</tr>
</tbody>
</table>

### H HEALTH & SAFETY

<table>
<thead>
<tr>
<th>Description</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>10 Means of Exit</td>
<td>4.0</td>
</tr>
<tr>
<td>20 Fire Alarm System</td>
<td>2.0</td>
</tr>
<tr>
<td>30 Fire Resistance</td>
<td>2.0</td>
</tr>
<tr>
<td>40 Fire Suppression</td>
<td>1.0</td>
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</tbody>
</table>

### I ADA Accessibility

<table>
<thead>
<tr>
<th>Description</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>10 Means of Exit</td>
<td>4.0</td>
</tr>
</tbody>
</table>

---

**Total Building Score:** 77.0

**Total Available Score:** 108

**Cost Estimate:**
(General Scope)

---

**Rating Scale:**

4 = Good, 3 = Fair, 2 = Poor, 1 = Unsatisfactory
**BUILDING COMPONENT DETAIL**

**DISTRICT:** Grants Pass

**FACILITY:** Riverside Elementary

**Bldg Area/Wing ID:**

**Prepared By:** Britt Killian

**Date of Survey:** 01/30/08

**SYSTEM:** SUBSTRUCTURE/STANDARD FOUNDATIONS

**DESCRIPTION OF SYSTEM:**

1.) Continuous concrete footings with CMU walls above.

**SYSTEM COMPONENT RATING:**

<table>
<thead>
<tr>
<th>Rating</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Unsat</td>
<td>Structure/slab settlement; water intrusion evident; structurally deficient; system replacement required</td>
</tr>
<tr>
<td>2 Poor</td>
<td>Foundation cracking/spalling; exposed steel reinforcing or moisture intrusion evident; restore/repairs required</td>
</tr>
<tr>
<td>3 Fair</td>
<td>Minor floor and foundation cracking; concrete finish worn but stable; preventative maintenance required</td>
</tr>
<tr>
<td>4 Good</td>
<td>Structure exhibits no settlement, cracking (other than cosmetic hairline) or ground water intrusion</td>
</tr>
</tbody>
</table>

**DEFICIENCY DESCRIPTION (IF ANY)**

1.) Some minor footing settlement as evidenced by control joint separation in the walls above.

**EXAMPLES OF DEFICIENCY (Photos)**

**CORRECTIVE ACTION REQUIRED/SUGGESTED**

1.) Seal separations.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. #  7
FACILITY: Riverside Elementary  Bldg. #

Bldg Area /Wing ID

Prepared By: Britt Killian
Date of Survey:  01/30/08

SYSTEM: SUBSTRUCTURE/FLOOR SLAB-ON-GRADE
Internal structural/non-structural slabs, subbase mat'l, concrete treatment

DESCRIPTION OF SYSTEM:

1.) Concrete slab on grade.

SYSTEM COMPONENT RATING:  4  (1-4)

4 Good: Structure exhibits no settlement, cracking (other than cosmetic hairline) or ground water intrusion
3 Fair: Minor floor and foundation cracking; concrete finish worn but stable; preventative maintenance required
2 Poor: Foundation cracking/spalling; exposed steel reinforcing or moisture intrusion evident; restore/repairs required
1 Unsat: Structure/slab settlement; water intrusion evident; structurally deficient; system replacement required

DEFICIENCY DESCRIPTION (IF ANY)

1.) None visible.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED
## BUILDING COMPONENT DETAIL

**DISTRICT:** Grants Pass  
**District #** 7  
**FACILITY:** Riverside Elementary  
**Bldg. #**

**Bldg Area / Wing ID**

**Prioritization** (Check one)

**Deficiency Type**
- Health & Safety Issue  
- Hazard Abatement  
- Code Compliance / ADA  
- Deteriorated  
- High Operating Cost  
- Aesthetic/Cosmetic

**Prepared By:** Britt Killian  
**Date of Survey:** 01/30/08

### SYSTEM: SHELL/ STRUCTURAL FRAME

**Column, beam, bracing**

**Description of System:**

1. CMU walls (Structural).

**Implementation Suggestion**
- Immediate Concern  
- Within 6 months  
- Within 12 months  
- Future Capital Project

**Estimate of Cost**
- General Scope

**System Component Rating:** 1 (1-4)

- **4 Good:** Structure is sound and stable; no evidence of inadequate design, shear cracking or moisture/pest damage
- **3 Fair:** Minor non-structural surface cracking; masonry undamaged but requires repointing; maint. required
- **2 Poor:** Structural damage evident; floor/frame soft or deflected; seismic diagonal cracking; restore/repairs required
- **1 Unsat:** Structurally deficient or damaged beyond repair jeopardizing occupancy; system replacement required

**Deficiency Description (If Any)**

1. Some control joint separation in walls.
2. No apparent lateral (Seismic) force resisting system.

**Examples of Deficiency (Photos)**

**Corrective Action Required/Suggested**

1. Seal separations.
2. Install lateral system.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. # 7
FACILITY: Riverside Elementary  Bldg. #

Bldg Area /Wing ID

Prepared By: Britt Killian
Date of Survey: 01/30/08

SYSTEM: SHELL/ FLOOR STRUCTURE
Floor framing/structural concrete slabs, joists & purlins

DESCRIPTION OF SYSTEM:
1.) Beam and joist system (Gymnasium)

SYSTEM COMPONENT RATING: 4 (1-4)

4 Good: Structure is sound and stable; no evidence of inadequate design, shear cracking or moisture/pest damage
3 Fair: Minor non-structural surface cracking; masonry undamaged but requires pointing; maint. required
2 Poor: Structural damage evident; floor/block soft or deflected; seismic diagonal cracking; restore/repairs required
1 Unsat: Structurally deficient or damaged beyond repair jeopardizing occupancy; system replacement required

DEFICIENCY DESCRIPTION (IF ANY)
1.) None Visible.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. # 7
FACILITY: Riverside Elementary  Bldg. #

Bldg Area /Wing ID

Prepared By: Britt Killian
Date of Survey: 01/30/08

SYSTEM: SHELL/ ROOF STRUCTURE
Joists & purlins/structural framing
DESCRIPTION OF SYSTEM:

1.) Beam and 2X decking system.

SYSTEM COMPONENT RATING: 1 (1-4)

4 Good: Structure is sound and stable; no evidence of inadequate design, shear cracking or moisture/pest damage
3 Fair: Minor non-structural surface cracking; structure inadequately vented/sealed; preventative maintenance required
2 Poor: Structure is damaged; roof sag evident; persistent water intrusion; restore/repairs required
1 Unsat: Structurally deficient or damaged beyond repair; system replacement required

DEFICIENCY DESCRIPTION (IF ANY)

1.) No evidence of plywood structural diaphragm.
2.) No evidence of positive connection between beams and supporting posts or between posts and walls below.
3.) No evidence of shear connection between roof diaphragm and supporting walls.
4.) Sagging 2X decking over covered walkways.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED

1&3.) Install plywood structural diaphragm making a positive shear connection to supporting walls.
2.) Investigate or install proper connection hardware between post and floor as well as roof beam and post.
4.) Replace Sagged 2X decking and install plywood over.
**SYSTEM: SHELL/ EXTERIOR WALLS**

Exterior walls and related assemblies

**DESCRIPTION OF SYSTEM:**
The exterior walls of this school are predominately concrete masonry units (CMU). They are 8" thick and have little if any insulation in the assembly. Refer to structural review for reinforcing.

---

**SYSTEM COMPONENT RATING:** 4  
(1-4)

1. **Good:** Assembly is water tight; components exhibit no finish defects; positive water drainage is incorporated in design
2. **Fair:** Assembly is water tight; components require recoating/resealing; preventative maintenance required
3. **Poor:** Minor system leaks; storm water ponding; components degraded/substandard; restoration/repairs required
4. **Unsat:** Persistent leakage despite repairs; major components damaged beyond repair; system replacement required

**DEFICIENCY DESCRIPTION (IF ANY)**
The condition of the CMU is generally quite good. Mortar has been well maintained and painting is in good condition. However, the lack of insulation undoubtedly causes high energy utilization and possibly drafty conditions.

---

**CORRECTIVE ACTION REQUIRED/SUGGESTED**
To bring the exterior wall system into current energy code compliance, an interior wood furring system with batt insulation should be installed.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass Dist. # 7
FACILITY: Riverside Elementary Bldg. #

Deficiency Type
Health & Safety Issue
Hazard Abatement
Code Compliance /ADA
Deteriorated
High Operating Cost x
Aesthetic/Cosmetic

SYSTEM: SHELL/ WINDOW ASSEMBLIES

DESCRIPTION OF SYSTEM:
Wood jambs, mullions, vents and related structure with predominance of single pane, clear glass glazing. Library addition has vinyl frame system with insulated glazing.

SYSTEM COMPONENT RATING: 3 (1-4)

4 Good: Building shell assembly is weather sealed, components are functioning and exhibit no finish degradation
3 Fair: Components worn but functional; assemblies require only paint or resealing; preventative maintenance required
2 Poor: Assembly has damaged or deficient components; water intrusion evident; restoration/repairs required
1 Unsat: Components exhibit extensive damage, deficient beyond repair; system replacement required

DEFICIENCY DESCRIPTION (IF ANY)
The existing wood window frame and glazing system does not provide insulating value. The lack of sealant, gasketing or other form of glazing anchorage allows air infiltration and exfiltration resulting in energy loss and possible discomfort due to drafts. Gaps between jambs, sills and walls were observed. It also appears that safety glazing is not installed in a number of locations that code normally requires, such as next to doors etc. It is probable that lead based paint has been applied in the past based on the age of the building.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED
To bring this system up to current industry standards and/or energy code requirements it is suggested that it be replaced with a metal or vinyl system with insulating performance glazing.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. #  7
FACILITY: Riverside Elementary  Bldg. #

Bldg Area /Wing ID

Prepared By: Doug Nichols
Date of Survey: 01/30/08

SYSTEM: SHELL/ DOOR & STOREFRONT ASSEMBLIES
Door & opening assemblies
DESCRIPTION OF SYSTEM:
Exterior doors are predominately wood with wood frames. Hinges are custom metal, full length components.

DEFICIENCY DESCRIPTION (IF ANY)
Doors and jambs show signs of wear. Extensive overhangs have prevented damage due to exposure to moisture in most locations. Insulation value is probably negligible for the door/frame assembly. It is probable that there has been lead-based paint applied in the past based on the age of the building. Closers are pulling through the doors in several locations.

SYSTEM COMPONENT RATING: 3  (1-4)

4 Good: Building shell assembly is weather sealed, components are functioning and exhibit no finish degradation
3 Fair: Components are worn but functional; assemblies require paint or resealing; preventative maintenance required
2 Poor: Shell assemblies are damaged or substandard; water intrusion is evident; restoration/repairs required
1 Unsat: Components exhibit extensive damage, deficient beyond repair; system replacement required

DEFICIENCY DESCRIPTION (IF ANY)
Doors and jambs show signs of wear. Extensive overhangs have prevented damage due to exposure to moisture in most locations. Insulation value is probably negligible for the door/frame assembly. It is probable that there has been lead-based paint applied in the past based on the age of the building. Closers are pulling through the doors in several locations.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED
In order to bring this building system into compliance with current industry standards and energy codes it is suggested that it be replaced with a metal, insulated system with gasketing and sealant accessories to create a tight, efficient closure.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. # 7
FACILITY: Riverside Elementary  Bldg. #

Bldg Area /Wing ID ____________________________

Prepared By: Doug Nichols

Date of Survey: 01/30/08

SYSTEM: SHELL/ ROOF MEMBRANE/ASSEMBLIES
Waterproof system inclg. flashing, drainage & sealants

DESCRIPTION OF SYSTEM:
The roofing system for this building (according to discussions with District maintenance staff) is a 4-ply built up system with a reflective top coat and is 15 years old. In most instances, the roofing system has been applied directly to wood roof deck. In limited areas, rigid insulation has been installed between the deck and roof system.

SYSTEM COMPONENT RATING: 4 (1-4)

4 Good: Assembly is water tight; components exhibit no finish defects; positive water drainage is incorporated in design
3 Fair: Assembly is water tight; components require recoating/resealing; preventative maintenance required
2 Poor: Minor system leaks; storm water ponding; components degraded/substandard; restoration/repairs required
1 Unsat: Persistent leakage despite repairs; major components damaged beyond repair; system replacement required

DEFICIENCY DESCRIPTION (IF ANY)
Although the roofing system itself is in relatively good condition and reportedly has no leaks, the roof assembly as a whole is not energy efficient because of the lack of adequate insulation. The surface mounted gutters and downspout piping is subject to damage from vandalism. Insufficient overhang on some structural beams is allowing moisture migration into the end grain of those members.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED
To bring the roofing and related systems to current industry and energy standards, it is suggested that they either be replaced with a system that incorporates sufficient insulation or, in the alternative, that a roof "overbuild" be added that allows mechanical equipment to be housed under cover, provides positive slope for a composition roof, and gives structural enhancement to the roof/wall systems in the event of seismic activity.
**BUILDING COMPONENT DETAIL**

**DISTRICT:** Grants Pass  
**Dist. #** 7

**FACILITY:** Riverside Elementary  
**Bldg. #**

**Bldg Area /Wing ID**

**Prepared By:** Doug Nichols

**Date of Survey:** 01/30/08

**SYSTEM: SHELL/ SPECIAL ASSEMBLIES**

**DESCRIPTION OF SYSTEM:**
No hatches, venting or skylights were observed. Roof deck is t&g decking without appearant soffit venting.

**SYSTEM COMPONENT RATING:** 4 (1-4)

4 **Good:** Assembly is water tight; components exhibit no finish defects; positive water drainage is incorporated in design

3 **Fair:** Assembly is water tight; components require recoating/resealing; preventative maintenance required

2 **Poor:** Minor system leaks; storm water ponding; components degraded/substandard; restoration/repairs required

1 **Unsat:** Persistent leakage despite repairs; major components damaged beyond repair; system replacement required

**DEFICIENCY DESCRIPTION (IF ANY)**
None

**EXAMPLES OF DEFICIENCY (Photos)**

**CORRECTIVE ACTION REQUIRED/SUGGESTED**
None
**SYSTEM: INTERIORS/ WALLS (Non-bearing)**

**DESCRIPTION OF SYSTEM:**
Most interior walls are concrete masonry units (CMU) with a painted finish.

**SYSTEM COMPONENT RATING:** 4 (1-4)

<table>
<thead>
<tr>
<th>Grade</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>Good: Assembly/component free of damage; properly aligned and operational; appropriate for function/usage</td>
</tr>
<tr>
<td>3</td>
<td>Fair: Assemblies worn but serviceable; components require adjustment/cleaning; preventative maintenance required</td>
</tr>
<tr>
<td>2</td>
<td>Poor: Component damage; limited system operation; substandard conditions; restoration/repairs required</td>
</tr>
<tr>
<td>1</td>
<td>Unsatisfactory: Significant system damage; seriously deficient; non-functional beyond feasible repair; replacement required</td>
</tr>
</tbody>
</table>

**DEFICIENCY DESCRIPTION (IF ANY)**
Interior walls are in good condition. The only possible deficiency is that CMU is not tackable, requiring extensive use of tack boards or other methods of securing objects to the walls.

**EXAMPLES OF DEFICIENCY (Photos)**
None

**CORRECTIVE ACTION REQUIRED/SUGGESTED**
None
**BUILDING COMPONENT DETAIL**

**DISTRICT:** Grants Pass  
**FACILITY:** Riverside Elementary  
**Bldg. #**

**Bldg Area /Wing ID**

**Prepared By:** Doug Nichols  
**Date of Survey:** 01/30/08

**SYSTEM: INTERIORS/ WALL OPENING ASSEMBLIES**
Doors, door and relite frames, glass and hardware

**DESCRIPTION OF SYSTEM:**
Interior doors and windows are comprised of wood frames and wood doors. Interior glazing is typically single pane clear glass.

**SYSTEM COMPONENT RATING:** 3 (1-4)

4 **Good:** Assembly/component free of damage; properly aligned and operational; appropriate for function/usage  
3 **Fair:** Assemblies worn but serviceable; components require adjustment/cleaning; preventative maintenance required  
2 **Poor:** Component damage; limited system operation; substandard conditions; restoration/repairs required  
1 **Unsat:** Significant system damage; seriously deficient; non-functional beyond feasible repair; replacement required

**DEFICIENCY DESCRIPTION (IF ANY)**

These wood systems are understandably worn from years of use. However, they are not in a serious state of failure. Occasional dings, splits and hardware pulling out of its anchorage was observed.

**EXAMPLES OF DEFICIENCY (Photos)**

**CORRECTIVE ACTION REQUIRED/SUGGESTED**

A current school would normally utilize metal frames for interior doors and windows in order to achieve fire rating and reduce wear. Solid core wood doors are still common if fire rated and sheathed in a durable material such as plastic laminate. If the District were to undertake a modernization of this school, it is suggested that such a door/window system be installed.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. #  7
FACILITY: Riverside Elementary  Bldg. #

Bldg Area /Wing ID

Prepared By: Doug Nichols

Date of Survey: 01/30/08

SYSTEM: INTERIORS/ WALL EQUIPMENT
Locker, display boards, operable walls

DESCRIPTION OF SYSTEM:
Interior wood surface-mounted cubbies and coat hooks. Surface-mounted tack and white boards.

SYSTEM COMPONENT RATING: 3 (1-4)

4 Good: Assembly/component free of damage, properly aligned and operational, appropriate for function/usage
3 Fair: Assemblies worn but serviceable; components require adjustment/cleaning; preventative maintenance required
2 Poor: Component damage; limited system operation; substandard conditions; restoration/repairs required
1 Unsat: Significant system damage; seriously deficient; non-functional beyond feasible repair; replacement required

DEFICIENCY DESCRIPTION (IF ANY)
None

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED
None
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass Dist. # 7
FACILITY: Riverside Elementary Bldg. #

Bldg Area /Wing ID

Prepared By: Doug Nichols
Date of Survey: month/day/year

SYSTEM: INTERIOR/ FLOOR FINISHES

Floor conditions
DESCRIPTION OF SYSTEM:
The predominate flooring material is vinyl composite tile (VCT) and perhaps vinyl asbestos tile (VAT). There are also small areas of carpet in such areas as the library and administrative offices. Kitchen flooring is a mixture of ceramic tile and exposed concrete. Gym is wood.

SYSTEM COMPONENT RATING: 4 (1-4)

4 Good: Finish assembly exhibits no damage or defect which hinders system performance
3 Fair: Finishes are worn or soiled, asbestos flooring which is encapsulated; functional with preventative maintenance
2 Poor: Surfaces which bear significant staining, isolated cracks or physical damage; restoration/repairs required
1 Unsat: Assemblies extensively damaged beyond repair, significant components missing; system replacement required

DEFICIENCY DESCRIPTION (IF ANY)
No significant deficiency observed. Normal wear of systems. Code authorities should be check regarding the appropriateness of non-cove base in kitchen.

EXAMPLES OF DEFICIENCY (Photos)
None

CORRECTIVE ACTION REQUIRED/SUGGESTED
None
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass Dist. # 7
FACILITY: Riverside Elementary Bldg. #

Bldg Area /Wing ID ____________________________

Prepared By: Doug Nichols

Date of Survey: 01/30/08 month/day/year

SYSTEM: INTERIOR/ CEILING FINISH ASSEMBLIES

DESCRIPTION OF SYSTEM:
Ceilings are predominately wood decking that is also the roof deck.

SYSTEM COMPONENT RATING: 4 (1-4)

4 Good: Finish assembly exhibits no damage or defect which hinders system performance
3 Fair: Finishes are worn or soiled, asbestos flooring which is encapsulated; functional with preventative maintenance
2 Poor: Surfaces which bear significant staining, isolated cracks or physical damage; restoration/repairs required
1 Unsat: Assemblies extensively damaged beyond repair, significant components missing; system replacement required

DEFICIENCY DESCRIPTION (IF ANY)
None observed

EXAMPLES OF DEFICIENCY (Photos)
None

CORRECTIVE ACTION REQUIRED/SUGGESTED
None suggested.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass Dist. # 7
FACILITY: Riverside Elementary Bldg. #

Bldg Area /Wing ID: ___________________________

Prepared By: Russ Chambers
Date of Survey: 01/30/08

SYSTEM: PLUMBING SYSTEM
Domestic water/sewer piping, storm water, fixtures, boiler, pumps/equip.

DESCRIPTION OF SYSTEM:
The facility plumbing system is original in each of the areas of construction. The domestic water piping is galvanized steel, the heating water is black iron and the sewer piping is cast iron. Much of the domestic water supply is underground. Domestic hot water is supplied from a gas fired water heater with circulating pump. The new library addition has a separate 10 gallon water heater located under the sink. The heating water system consists of one 60hp hot water boiler (1966 vintage) which has been converted from heavy oil to a gas fired burner and a two pipe supply/return system to individual room finned tube wall heaters. The heating system has multiple circulation pumps to maintain heating water supply to the rooms.

SYSTEM COMPONENT RATING: 2   (1-4)

Good: System components operational, free of defect, and of adequate utility service capacity for intended use
Fair: Components worn, fixtures stained, functional overhead galvanized plumbing; preventative maint. required
Poor: Fixtures damaged; limited parts; direct-bury supply lines; blockage/restriction issues; restoration/repairs required
Unsat: Utility is woefully inadequate, wide-spread damage/deficiency or system failure; system replacement required

DEFICIENCY DESCRIPTION (IF ANY)
The systems are well maintained but are showing their age. The heating water system and boiler are candidates for replacement due to age, occupant comfort and energy efficiency. The existing boiler is original with a retrofit to a gas burner with an expected operating efficiency of 60% to 65% and lacks many standard safety features built in to modern equipment. A modern condensing low nitrous oxide boiler can be expected to operate in a range of 90% to 95% with greater margins of operational safety. The boiler rooms are not in code compliance in many areas. The combustion air for the boiler is not adequate and does not meet code. The plumbing fixtures, pumps and equipment are all functional and mostly clean, but are also showing signs of age and use which increases the cost of custodial and maintenance. Most areas do not meet ADA requirements for plumbing fixtures. There are no seismic restraints or strapping on the water heaters and no seismic bracing on the boiler and boiler piping. Most of the heating water piping is insulated with asbestos containing materials.
CORRECTIVE ACTION REQUIRED/SUGGESTED

The boiler and heating system along with all of the other electrical and mechanical systems in this building should be strongly considered for replacement in a major modernization project. Natural gas and hot water piping and water heaters and storage tanks should have seismic bracing and anchoring installed. Increase combustion air supply to meet current code requirements which includes both high and low combustion air supply in the boiler room. Plumbing fixtures are not ADA compliant and should be upgraded.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass Dist. # 7
FACILITY: Riverside Elementary Bldg. # 

Bldg Area /Wing ID ____________________________

Prepared By: Russ Chambers

Date of Survey: 01/30/08

SYSTEM: HVAC SYSTEM
Heat and AC equipment/ventilators/ducts/discharge equipment

DESCRIPTION OF SYSTEM:
The heating system in the Riverside Elementary School class rooms consists of hot water supply to finned tube wall heating units with natural convection air circulation. A room thermostat controls a pneumatic motorized valve to control water flow through the heaters. The thermostats are installed near the window wall which is not an optimal location for room comfort. The rooms do not have controlled outside air supply. The ventilation system is to open one or more windows and manually turn on a ventilation fan which draws fresh air across the room. There are three fan powered ventilation air handlers supplying the gym and kitchen/cafeteria. These units have damper controlled outside air sources and heating coils controlled by a single room thermostat for each system. The units had the appearance of original equipment. Additionally residential grade Lennox gas furnace with split system air conditioners have been installed for the new Library and Computer room.

SYSTEM COMPONENT RATING: 2 (1-4)

4 Good: System is fully operational, suitable capacity, efficient utility utilization, integrated energy management controls
3 Fair: Equipment worn but reliable, interior duct/insulated distribution pipe, older energy controls; maintenance req’d
2 Poor: Equipment marginal/hard to obtain parts, insulated ext. ductwork, no energy controls; restoration/repairs req’d.
1 Unsat: System non-functional or seriously deficient, provides no mechanical ventilation; system replacement required

DEFICIENCY DESCRIPTION (IF ANY)
The heating system is well maintained for it’s age. The School district maintenance staff is doing a very good job of maintaining systems that are beyond their useful life. Major repairs are not necessary, however the systems are beyond their design life and will not provide appropriate comfort for occupants. These systems do not meet indoor air quality code for outside air supply. The energy efficiency of the main system is very poor. The existing pneumatic control system is not adequate to maintain comfort and provide for energy efficiency it’s current state.
CORRECTIVE ACTION REQUIRED/SUGGESTED
The HVAC system should be considered for a total replacement as part of an overall building modernization.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass Dist. # 7
FACILITY: Riverside Elementary Bldg. #

Bldg Area /Wing ID ____________________________

Prepared By: Russ Chambers

Date of Survey: 01/30/08

SYSTEM: FIRE PROTECTION/SPRINKLERS
Physical condition of system
DESCRIPTION OF SYSTEM:
There is no fire sprinkler system in this facility.

SYSTEM COMPONENT RATING: 1 (1-4)

4 Good: System serves entire bldg., functional with adequate capacity and monitored shut-off valves
3 Fair: System functional but capacity uncertain, evidence of rust but no damage; preventative maintenance required
2 Poor: System insufficient or incomplete bldg. coverage, no fire truck hydrant access; modifications required.
1 Unsat: No sprinkler or hydrant/standpipe system present

DEFICIENCY DESCRIPTION (IF ANY)
Automatic fire suppression system does not exist.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED
This building should be considered for extensive modernization or replacement to be brought up to current fire, health and safety codes.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. #  7
FACILITY: Riverside Elementary  Bldg. #

Bldg Area /Wing ID ________________________________

Prepared By: Russ Chambers
Date of Survey: 01/30/08

SYSTEM: ELECTRICAL
Physical condition of electrical, fire alarm & telecommunications

DESCRIPTION OF SYSTEM:
The electrical distribution system consists of an original installation 600A main lug panel with fused feeder disconnects. There are panelboards throughout the building. All are original installation and out of space. Most equipment is in serviceable condition but, obsolete and spare parts are difficult to obtain. The fire alarm system consists of pull stations at exits with some smoke/fire detectors and alarm strobes. The telecommunications system has been added using surface mount wiring and conduit. The MDF/IDF equipment occupies a corner of Administration office work room. All receptacles are grounding type and GFCI receptacles are used in the required areas.

SYSTEM COMPONENT RATING:  2  (1-4)

4 Good: Building-wide system; fully operational; of adequate capacity and suitable for intended usage
3 Fair: Components functional; reliable but of marginal capacity; minor deficiencies; preventative maintenance req’d
2 Poor: Bldg. lacks complete system; insufficient capacity; unreliable; parts unavailable; restoration/repairs required
1 Unsat: Component/system seriously deficient, non-functional, extensive repairs; system replacement required

DEFICIENCY DESCRIPTION (IF ANY)
The main electrical distribution is marginally adequate for existing loads and has no capacity for additional equipment. Main distribution and auxiliary panel boards are blocked by carts and equipment. Code clearances are not maintained. The electrical distribution equipment is original equipment and obsolete. Spare parts are difficult to obtain for repairs and additions. Most distribution panels are out of space for additional circuits. The number and capacity of electrical receptacles is deficient throughout the building. In some areas the electrical wiring has been added on to and does not meet code for box fill. Extension cords are used extensively to meet receptacle needs throughout the facility. The telecommunications equipment is by necessity surface mount and not well protected from mechanical and environmental damage. The fire alarm consists only of alarm and strobes in hallways and does not meet ADA requirements of audible alarms with strobes in all areas and rooms.
CORRECTIVE ACTION REQUIRED/SUGGESTED

The electrical system should be considered for a complete replacement as part of an overall building modernization or replacement. The fire alarm system should be upgraded to meet current code relating to number and placement of alarms and strobes. The telecommunications system should have a dedicated, properly conditioned space for protection and continued operation.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass   Dist. #    7
FACILITY: Riverside Elementary   Bldg. #    

Bldg Area /Wing ID: ______________________

Prepared By: Doug Nichols
Date of Survey: 01/30/08

SYSTEM: FIXED EQUIPMENT
Gym bleachers/fixed sport equip., kitchen, shops and science labs

DESCRIPTION OF SYSTEM:
Wooden gymnasium bleachers; basketball backboards; fixed kitchen equipment; classroom fixed cabinetry.

SYSTEM COMPONENT RATING: 3 (1-4)

4 Good: Equipment is fully operational, of durable construction and finish, and free of surface damage
3 Fair: Components are worn but serviceable, soiled, in need of cleaning or adjustment; maintenance required
2 Poor: Equipment breaks down, has missing or hard to obtain parts, or inefficient; restoration/repairs required
1 Unsat: Features are damaged, deficient beyond repair, non-serviceable; system replacement required

DEFICIENCY DESCRIPTION (IF ANY)
Wooden bleachers are showing signs of normal wear. The kitchen is small and inconveniently arranged. Some kitchen casework is wood in lieu of stainless steel. Classroom cabinetry is quite old and worn with poorly operating hardware in some cases.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED
If this building is modernized, bleachers should be evaluated and perhaps replaced. Also, kitchen should be reviewed for a more efficient size and arrangement including replacement of selected equipment and casework. Classroom cabinetry should be replaced.
DISTRICT: Grants Pass    Dist. #  7
FACILITY: Riverside Elementary    Bldg. #    

Bldg Area /Wing ID: 

Prepared By: Doug Nichols
Date of Survey: 01/30/08

SYSTEM: SITE IMPROVEMENT FEATURES
Roads, walkways, sport field, fencing, site irrigation, lighting etc.

DESCRIPTION OF SYSTEM:
Asphaltic concrete paving, concrete walkways, grass fields, chain link fencing, miscellaneous area lighting.

SYSTEM COMPONENT RATING: 4  (1-4)

4 Good: Feature/finish assemblies exhibit no damage or defect, of suitable material quality and design for installation
3 Fair: System assembly is worn but functional, minor paving/surface cracking, marginal lighting/irrigation systems
2 Poor: Components are damaged, parts missing, substandard design or unsuitable; restoration/repairs required
1 Unsat: Features damaged or deficient beyond repair; widespread system replacement required

DEFICIENCY DESCRIPTION (IF ANY)
Due to inclement weather conditions (snow) a limited observation of these systems was undertaken. Field observation and discussions with maintenance personnel indicated that the general condition of these systems was fair to good.

EXAMPLES OF DEFICIENCY (Photos)
None

CORRECTIVE ACTION REQUIRED/SUGGESTED
None recommended
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. # 7
FACILITY: Riverside Elementary  Bldg. #

Bldg Area /Wing ID _______________________

Prepared By: Russ Chambers

Date of Survey: 01/30/03

SYSTEM: ON-SITE UTILITIES (Visible)
Primary service mains, supply & discharge equip., tanks, ponds, swales

DESCRIPTION OF SYSTEM:
Domestic water and sewer service is supplied by the municipal system.
The sewer is gravity fed and there are no tanks, ponds or swales.

SYSTEM COMPONENT RATING: 3 (1-4)

4 Good: Utility service is fully operational without deficiency; system has adequate capacity; utilities have secured access
3 Fair: Components functional, capacity marginal or unknown; parts/service available; preventative maintenance req’d
2 Poor: Equip. operating poorly, hard to find parts, substandard design; security concerns; restoration/repairs required
1 Unsat: System is non-functional or of limited operation, severely deficient beyond repair; system replacement required

DEFICIENCY DESCRIPTION (IF ANY)
None noted

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED
None
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. #  7
FACILITY: Riverside Elementary  Bldg. #

Bldg Area /Wing ID ____________________________

Prepared By: Doug Nichols

Date of Survey: 01/30/08 month/day/year

SYSTEM: MEANS OF EXIT
Fire egress from assembly spaces, primary corridors, and other spaces

DESCRIPTION OF SYSTEM:
Primary corridors and exit ways.

SYSTEM COMPONENT RATING: 4 (1-4)

4 Good: Primary exiting to exterior is without restricted width, complexity, or insufficient corridor assembly/components
3 Fair: Corridors lengthy but fire protected, components in general conformance with intent (with minor exceptions)
2 Poor: Exit system compromised; corridors not direct, exits poorly identified/illuminated, exits don't disperse occupants
1 Unsat: Exiting jeopardized; corridor with only one exit or without fire-rated protection, significant components missing

DEFICIENCY DESCRIPTION (IF ANY)
None. Corridors and exit paths appear to be sufficiently wide and lead directly to safe harbors.

EXAMPLES OF DEFICIENCY (Photos)
None

CORRECTIVE ACTION REQUIRED/SUGGESTED
None
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. # 7
FACILITY: Riverside Elementary  Bldg. #

Bldg Area /Wing ID

Prepared By: Russ Chambers
Date of Survey: 01/30/08

SYSTEM: FIRE ALARM NOTIFICATION SYSTEM
System ability to detect presence of fire and annunciate alarm

DESCRIPTION OF SYSTEM:
Fire alarm consists of a central system with pull stations and smoke/heat detectors in the hallway areas.

SYSTEM COMPONENT RATING: 2  (1-4)

4 Good: Fire alarm monitors entire bldg. as one system, complete with detection (sprinklers), audio & strobe annunciation
3 Fair: System adequate for detection & notification with minor component/coverage deficiencies
2 Poor: System covers entire bldg. but not unified, components or coverage missing or compromised, detection incomplete
1 Unsat: System seriously compromised; System not present or incomplete, detection and notification seriously deficient

DEFICIENCY DESCRIPTION (IF ANY)
Not all classrooms have smoke/heat detectors. HVAC ducting does not have smoke detectors. Fire alarm and strobes not in all rooms.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED
Install additions to alarm system to meet current code and ADA requirements.
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. # 7
FACILITY: Riverside Elementary  Bldg. # 

Bldg Area /Wing ID ____________________________

Prepared By: Russ Chambers
Date of Survey: 01/30/08

SYSTEM: FIRE RESISTANCE
Building construction which discourages combustion and spread of fire

DESCRIPTION OF SYSTEM:
The building structure consists of light weight CMU walls with wood frame roof structure. There are no fire separation areas or fire doors. Ceilings in the gym and cafeteria are acoustical tile over gypsum board. The ceilings in the classrooms are stained wood decking. The ceilings in the corridors are acoustical tile over gypsum board.

SYSTEM COMPONENT RATING: 2 (1-4)

4 Good: Non-combustible concrete or protected steel structure, bldg. is compartmentalized by corridor and fire walls
3 Fair: Steel, heavy timber, or protected wood framing, divided by full height corridor walls, stairs/shafts remote from corridor
2 Poor: Internal combustible wood framing, corridor rating compromised or not constructed full height, draft stops only
1 Unsat: Non-protected light timber frame, hallways non-rated, limited internal fire walls, stairwell within exit corridor

DEFICIENCY DESCRIPTION (IF ANY)
The building does not have fire separation areas in corridors. The interior classroom doors should be fire rated per code. The ceilings are not fire rated.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED
The building should be brought to conform with current IBC fire codes through an extensive modernization or replacement project.
**BUILDING COMPONENT DETAIL**

**DISTRICT:** Grants Pass  
**Facility:** Riverside Elementary  
**Bldg. #**

<table>
<thead>
<tr>
<th>Bldg Area /Wing ID</th>
<th>____________________</th>
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</thead>
</table>

**Prepared By:** Russ Chambers  

**Date of Survey:** 01/30/08  

**SYSTEM: FIRE SUPPRESSION**  
Systems to combat combustion and protect egress passageways

**DESCRIPTION OF SYSTEM:**  
There is automatic no fire suppression system in this building. There are hand held fire extinguishers placed throughout the building.

**SYSTEM COMPONENT RATING:** 1  

| 4 Good: | Sprinkler system integrated with alarm, fire lane access around bldg. perimeter, extinguishers exceed code min. |
| 3 Fair: | Bldg. fully sprinkled, system not integrated with alarm, fire lane access with hydrants to majority of building |
| 2 Poor: | Incomplete sprinkler coverage, extinguishers few/poorly positioned, fire lane access limited, remote hydrants |
| 1 Unsat: | System components not present, are non-functional, or significantly compromised |

**DEFICIENCY DESCRIPTION (IF ANY)**  
No automatic fire suppression system exists.

**EXAMPLES OF DEFICIENCY (Photos)**

**CORRECTIVE ACTION REQUIRED/SUGGESTED**

**PREPARED BY:** Russ Chambers  

**DATE OF SURVEY:** 01/30/08  

**IMPLEMENTATION SUGGESTION**  
Future Capital Project X

**ESTIMATE OF COST**  
General Scope

**Prioritization** (Check one)

<table>
<thead>
<tr>
<th>Deficiency Type</th>
<th>X</th>
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<tbody>
<tr>
<td>Health &amp; Safety Issue</td>
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<tr>
<td>Hazard Abatement</td>
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<td>Code Compliance /ADA</td>
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<tr>
<td>High Operating Cost</td>
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<tr>
<td>Aesthetic/Cosmetic</td>
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</table>
BUILDING COMPONENT DETAIL

DISTRICT: Grants Pass  Dist. #  7
FACILITY: Riverside Elementary  Bldg. #

Bldg Area /Wing ID

Prepared By: Doug Nichols
Date of Survey: 01/30/08

SYSTEM: ACCESSIBILITY COMPLIANCE
Compliance with ADA for basic primary building/program access

DESCRIPTION OF SYSTEM:
Main entrances and entrance pathways. Publicly accessible restroom facilities.

SYSTEM COMPONENT RATING: 2 (1-4)

4 Good: Site/building areas readily accessible to disabled staff or visitation, support functions/fixtures/signage complies
3 Fair: Bldg. access/fixtures comply with ADA intent, minor deficiencies/administrative mitigation measures overcome
2 Poor: ADA access is materially limited, methods of entrance/transport are segregated from primary bldg. circulation
1 Unsat: System/issue components are not accessible

DEFICIENCY DESCRIPTION (IF ANY)
Restrooms are deficient in size and fixture locations. Local code authorities should be consulted regarding the compliance of floor mounted urinals. Many doorways do not have ADA compliant clearance between latch side jamb and adjacent wall.

EXAMPLES OF DEFICIENCY (Photos)

CORRECTIVE ACTION REQUIRED/SUGGESTED
If a major modernization is planned for this facility, restrooms and other areas should be brought into compliance with ADA requirements.