

K-12 School Districts, Central Montana - Facilities Condition Inventory

Deficiency Detail by Building

Def. Categories

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Site: Gallatin Gateway	Area Correction: 1.00	Last Audit Date: 1/25/2008
Building: Gallatin Gateway School_Gal	Gross Area: 35,050 Sq Ft	Report Renewal Cost: \$316,785
Building Type/ Age Class: Junior High School (18B)	Cost/Sq Ft: \$154.32	Deficiency Ratio: 5.9%
Const. Date: 1960	Replacement Cost: \$5,408,916	

Entry #	Component	Initial Entry	Last Update	Def. Cat.	Def %	Unit Cost	Comp. Renew Cost	System Replace Cost	Description	
<i>System: Foundations (1)</i>							Totals:	\$925	\$119,170	
219445	Footings/Foundation Walls (A)	01-25-2008	01-25-2008	2	1%	\$2.64	\$925		Sub-Component: Foundation Condition Observed: Foundation system settling or pulling away. Note: wall at east end of newest addition showed cracking indicative of slight foundation settlement	
<i>System: Envelope (2)</i>							Totals:	\$34,114	\$661,394	
219446	Exterior Walls (A)	01-25-2008	01-25-2008	4	3%	\$8.36	\$8,791		Sub-Component: Masonry Mortar Condition Observed: Masonry grout joints show multiple voids & cracking, but the units themselves are intact. Note: mortar cracking and missing throughout	
219447	Exterior Windows (B)	01-25-2008	01-25-2008	5	15%	\$4.25	\$22,344		Sub-Component: Single Pane Condition Observed: Window assembly is single pane. Note: original building	
219448	Exterior Windows (B)	01-25-2008	01-25-2008	2	2%	\$4.25	\$2,979		Sub-Component: Hardware Condition Observed: Hardware operators are broken, limiting operation. Note: old building hardware old and difficult to operate	

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<i>System: Floor System (3)</i>							Totals:	\$7,858	\$785,821	
219449	Floor Structure (A)	01-25-2008	01-25-2008	2	1%	\$21.46	\$7,522		Sub-Component: Slab Condition Observed: Concrete slab on grade has differential cracks but not effecting rest of structure. Note: cracks where exposed	
219450	Stair Treads/Risers (B)	01-25-2008	01-25-2008	2	1%	\$0.96	\$336		Sub-Component: Stair Rails Condition Observed: Interior stair railings physically broken or coming disassembled. Note: old building. Some pulling away from wall	
<i>System: Roof System (4)</i>							Totals:	\$3,211	\$187,868	
219451	Covering (B)	01-25-2008	01-25-2008	4	1%	\$2.29	\$803		Sub-Component: Rof drainage Condition Observed: Interior drains, gutters, or scuppers are not functional or corroded to point of failure. Note: gutters throughout. Some dented	
219452	Covering (B)	01-25-2008	01-25-2008	4	3%	\$2.29	\$2,408		Sub-Component: Membrane/Metal Condition Observed: History of leaks; seams separating, punctured, or lifting at edges. Note: membrane over cafeteria and gym. Consistent leaks over gym	

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<i>System: Finishes (5)</i>							Totals:	\$115,114	\$1,155,248	
219453	Interior Walls (A)	01-25-2008	01-25-2008	2	5%	\$5.88	\$10,305		Sub-Component: Framed - GWB Condition Observed: Framing obviously out of plumb, or large surface holes and breaks. Note: cracking throughout	
219454	Interior Walls (A)	01-25-2008	01-25-2008	2	2%	\$5.88	\$4,122		Sub-Component: Framed - Plaster Condition Observed: Framing obviously out of plumb, or surface blisters, cracking, or spalling. Note: in old building. Some cracks.	
219455	Ceilings (B)	01-25-2008	01-25-2008	2	4%	\$7.19	\$10,080		Sub-Component: Plaster / GWB Condition Observed: Sagging, cracking, or spalling. Note: GWB in all but newest addition. Cracking throughout	
219456	Ceilings (B)	01-25-2008	01-25-2008	2	2%	\$7.19	\$5,040		Sub-Component: Lay In Condition Observed: Fiber-based ceiling tiles are damaged or ceiling grid has deflected. Note: newest addition	
219457	Floor Finishes (D)	01-25-2008	01-25-2008	2	17%	\$13.17	\$78,473		Sub-Component: Resilient Condition Observed: Vinyl tile is popping up, or sheet vinyl has blisters or separating seams. Note: corridors, restrooms, some classrooms. Severe cracking and lifting problems in newest addition because of floor swelling.	
219458	Wall Finishes (E)	01-25-2008	01-25-2008	2	4%	\$5.06	\$7,094		Sub-Component: Paint Condition Observed: Paint is peeling or known to contain lead. Note: minor peeling and cracking throughout. Severe cracking in old building second level rooms	

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<i>System: Specialties (6)</i>							Totals:	\$47,689	\$408,333	
219459	Fixed Seating/Risers (C)	01-25-2008	01-25-2008	2	100%	\$1.30	\$45,565		Sub-Component: Bleachers Condition Observed: Telescoping bleachers broken or bind to a point of inoperable. Note: binding is problematic on a daily basis	
219460	Chalk/Tackboards/Cabinets (D)	01-25-2008	01-25-2008	2	1%	\$6.06	\$2,124		Sub-Component: Tackboard Condition Observed: Covering is ripped. Note: throughout. Severe damage in boys locker room	
<i>System: HVAC System (7)</i>							Totals:	\$4,953	\$990,513	
219461	Heating (A)	01-25-2008	01-25-2008	4	1%	\$14.13	\$4,953		Sub-Component: Room Units Condition Observed: Baseboards or fin tubes not emitting heat. Note: throughout. Heat function of computer lab heat/AC unit is inoperable.	

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<i>System: Electrical System (9)</i>							Totals:	\$55,204	\$628,096	
219462	Lighting (B)	01-25-2008	01-25-2008	5	3%	\$5.67	\$5,962		Sub-Component: Fixtures - Energy Condition Observed: Lamps are T12 or incandescent. Note: incandescent bulbs in some older storage areas	
219463	Lighting (B)	01-25-2008	01-25-2008	5	9%	\$5.67	\$17,886		Sub-Component: Occupancy/Daylight Sensor Condition Observed: Sensors not present. Note: newest addition only had sensors throughout	
219464	Distribution (C)	01-25-2008	01-25-2008	2	4%	\$6.93	\$9,716		Sub-Component: Service Panels Condition Observed: Panels old - breakers / fuses no longer available AND no remaining capacity. Note: throughout. 1 panel in boys locker room had no cover, wiring exposed, needed one specially fabricated	
219465	Voice/Data (D)	01-25-2008	01-25-2008	2	18%	\$3.43	\$21,640		Sub-Component: Intercom Condition Observed: The central portion of the system is inoperable. Note: office could communicate to rooms, but rooms could not talk back	

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<i>System: Safety System (11)</i>						Totals:	\$47,717	\$263,927	
219466	Exit/Emergency Lighting/Alarms (C)	01-25-2008	01-25-2008	3	2%	\$2.15	\$1,507		Sub-Component: Exit Lights Condition Observed: The fixture above the exit doors are either not illuminated or non-existent. Note: Classrooms with exterior doors and locker room exterior doors had no illuminated sign
219467	Exit/Emergency Lighting/Alarms (C)	01-25-2008	01-25-2008	7	7%	\$2.15	\$5,275		Sub-Component: Fire Alarm System Condition Observed: Alarms are either non-existent, not per current code (ADA), or annunciator not present. Note: false alarms are frequent
219468	ADA Accessibility (E)	01-25-2008	01-25-2008	7	42%	\$2.29	\$33,711		Sub-Component: Restrooms Condition Observed: Existing rooms are not configured to accommodate ADA requirements, but adequate square footage exists to re-configure without reducing fixture count. Note: single stall restrooms and restrooms in old building
219469	ADA Accessibility (E)	01-25-2008	01-25-2008	7	4%	\$2.29	\$3,211		Sub-Component: Stair Rails Condition Observed: Handrails do not extend past last tread or return to wall. Note: rails in old building not compliant, ramp rails compliant
219470	ADA Accessibility (E)	01-25-2008	01-25-2008	7	5%	\$2.29	\$4,013		Sub-Component: Door Hardware Condition Observed: Existing hardware is not code compliant or auto opener is not functional. Note: door openers on main entry, one not functional at time of visit