


2010 FACILITIES ASSESSMENT
CYPRESS MIDDLE




Project Data	
Location Code:	121
Address:	2109 Howell Ave
Year Built:	1966
Grade Configuration:	6-8
Student Capacity:	825
Ideal Capacity:	995
ADA Student Enrollment:	18
Size:	8 acres
Portables:	0
Building & Addition	216,171 s. f.

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<p>Description:</p> <p>Existing lay-in tiles are of different types giving it an overall poor appearance; there are also several areas of damaged or molded tiles throughout entire facility.</p>	
<p>Timeline:</p> <p>TBD</p>	<p>Cost:</p> <p>\$150,000</p>


<p>Description:</p> <p>Replace gym bleachers and refinish floor</p>	
<p>Timeline:</p> <p>2010-11</p>	<p>Cost:</p> <p>\$204,000</p>

<p>Description:</p> <p>Interior of school needs painting.</p>	
<p>Timeline:</p> <p>TBD</p>	<p>Cost:</p> <p>\$292,000</p>


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Description: Upgrade to ADA guidelines	
Timeline: 2016-17	Cost: \$707,000

Description: Existing lockers missing hardware and do not function properly.	
Timeline: TBD	Cost: \$70,000

Description: Foundation concerns in auditorium foyer. Floor tile also contains asbestos.	
Timeline: TBD	Cost: \$487,000


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Description: Stairwell landing is cracked.	
Timeline: TBD	Cost: \$2,000


Description: Stage curtains are in poor condition.	
Timeline: TBD	Cost: \$30,000

Description: Same as previous item.	


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Description: Replace approximately (82) windows	
Timeline: 2010-11	Cost: \$209,000

Description: Exterior benches are badly damaged and in poor condition.	
Timeline: TBD	Cost: \$7,000

Description: Stair treads have lost their integrity.	
Timeline: TBD	Cost: \$17,000

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<p>Description:</p> <p>Dumpster needs enclosure.</p>	
<p>Timeline:</p> <p>TBD</p>	<p>Cost:</p> <p>\$5,000</p>


<p>Description:</p> <p>Some concrete spandrel beams exhibit spalling due to corrosion.</p>	<p style="text-align: center;">No picture available</p>
<p>Timeline:</p> <p>TBD</p>	<p>Cost:</p> <p>\$15,000</p>

<p>Description:</p> <p>Repair damaged concrete , roof slabs and floors</p>	<p style="text-align: center;">No picture available</p>
<p>Timeline:</p> <p>2009-10</p>	<p>Cost:</p> <p>\$750,000</p>

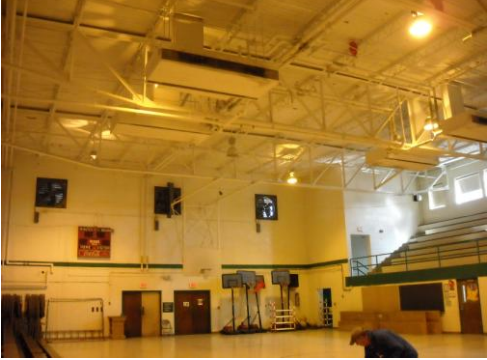


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Description: Replace gymnasium AHU and install A/C in kitchen	
Timeline: 2010-11	Cost: \$433,500

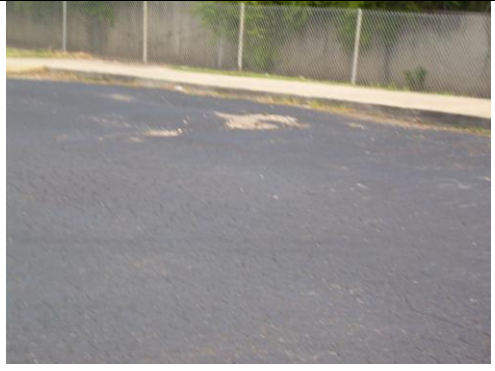


Description: Replace auditorium seating	
Timeline: 2012-13	Cost: \$207,000

Description: Replace auditorium house lighting	
Timeline: 2011-12	Cost: \$41,600

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Description: Replace gymnasium lighting	
Timeline: 2012-13	Cost: \$34,000
Description: Replace dimmer system	
Timeline: 2010-11	Cost: \$87,000
Description: Replace clock/bell system.	
Timeline: 2015-16	Cost: \$37,000

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<p>Description:</p> <p>Reconstruction of 7,220 sq yards of asphalt parking lot</p>	
<p>Timeline:</p> <p>2009-10</p>	<p>Cost:</p> <p>\$96,000</p>
<p>Description:</p> <p>PVC single ply roof: 4 years-fair</p> <p>PVC single ply roof: 8 years-fair</p>	
<p>Timeline:</p> <p>TBD</p>	<p>Cost:</p> <p>\$927,500</p>
<p>Description:</p> <p>Intercom System:</p> <p>Dukane 3200</p> <p>Installation Date: 1994</p>	
<p>Timeline:</p> <p>TBD</p>	<p>Cost:</p> <p>\$70,000</p>

DEFICIENCIES OF FIRE DEPARTMENT

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Findings:

1. School is not sprinkled
2. Panic or fire exit hardware are not install and operable on all exit doors.
3. Corridor doors do not have 20 minute rating, automatic closing device or positive latching.
4. All exit signs are not operational.
Emergency light is not provided in interior stairs, corridors, assembly spaces, windowless areas, shops and laboratories.
5. Corridors provided with some partitions exceed 300 feet.
6. Facility does not have approved fire alarm system.
7. Annunciated panel is not protected with smoke detection.
8. Proper fire stopping for piping, conduit, and writing is not provided with fire or smoke walls or floor/ceiling assemblies are penetrated.
9. Artwork and teaching material does exceed 20% of wall area.

Recommendations:

1. Inspect sprinkler and repair to code. \$10,000
2. Replace fire exit hardware as required. \$5,000
3. Install closure and positive latching. \$45,000
4. Repair or install new LED exit lights. \$150,000
5. Install new smoke partitions. \$10,000
6. Install new fire alarm system. \$110,000
7. Install smoke alarm with 3 feet of enunciator panel. %500
8. Properly seal penetrations in firewalls and floor/ceiling assembles. %5,000
9. Install new emergency lighting. \$115,000