

# STATE OF UTAH

## Timpview High School

3570 N 650 E  
Provo, Utah, United States, 84604-4620

## Property All Risk - Initial

Date Visited 11-Jan-2019

## Commercial Property

## COPE Report





## COPE Report

RFS ID / Location ID:	102228- 11 /757024
Engineer :	Gaurav Dighe
AIG Writing Office :	National Branch
Location Address :	3570 N 650 E Provo, Utah, United States, 84604-4620
Latitude :	40.278719
Longitude :	-111.644177
Class of Risk :	General*
Site Contacts :	<p>Mr. Steve Canfield                      District Construction Services Coordinator  <a href="mailto:stephenc@provo.edu">stephenc@provo.edu</a></p> <p>Mr. Mitch Swenson                      Planning Principal  <a href="mailto:mitchs@provo.edu">mitchs@provo.edu</a></p> <p>Mr. Shane Powell,                      Head Custodian  <a href="mailto:shanep@provo.edu">shanep@provo.edu</a></p>

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## RISK RATING SUMMARY

The following display provides a summary of the risk ratings for this location. The assessment is based on an engineering review of the findings at the time of the inspection. The ratings are assigned by the engineer against detailed guidance and methodologies that AIG provides to the engineer. A more detailed description and justification for the individual ratings is provided within this report.

Element	Fire Resistive	Non Combustible	Mixed	Combustible Moderate	Combustible High
Construction					
Element	Negligible	Slight	Moderate	High	Severe
Exposure					
Element	Excellent	Good	Adequate	Nearly Adequate	Inadequate
Water Supply					
Automatic Fire Detection					
Security					
Fire Extinguishing Appliances/Hosereels					
Public Fire Department					
Special Extinguishing Protection					
Sprinklers					
Contractor Management					
Emergency Organization & Planning					
Hot Work Permit					
Housekeeping					
Impairment Procedures					
Management Interest					
Planned Preventative Maintenance					
Self-Inspection Program					
Site Level Business Continuity Planning					
Smoking					
Occupancy Specific Hazards and Activities	Not Present / No Deficiencies	Slight	Low	Moderate	Severe
Aerosols					
Commercial Cooking					
Electrical					
Explosive Dusts					
Fired Process Equipment					
Flammable Gases - Storage, Transfer, Use					
Flammable Liquids - Storage, Transfer, Use					
Heating, Ventilation, Air Cond & Refrigeration					
Hydraulic Equipment					
Storage					

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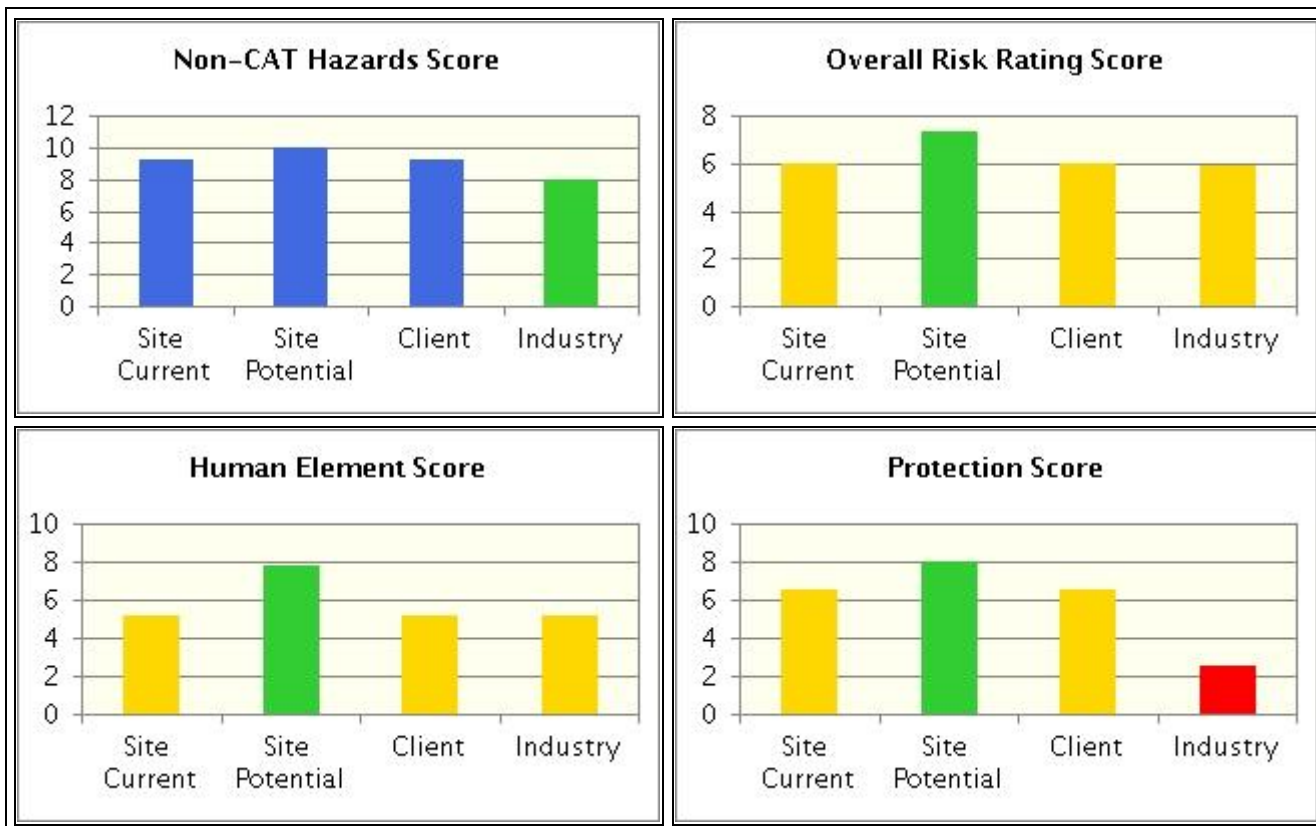
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## BENCHMARKING CHARTS

The following display presents the location rating in four key areas and an overall risk rating compared to the average rating for other locations within your company that AIG insures and where appropriate for other similar organizations that AIG insures (i.e. a peer comparison) and within the Account as a whole. The "Site Potential" score is the score that the site would achieve after all of the identified risk improvements have been completed.



Rating Legend	Superior: 8.5-10	Good: 7.0-8.4	Standard: 5.1-6.9	Sub Standard: 3.6-5.0	Poor: 0-3.5
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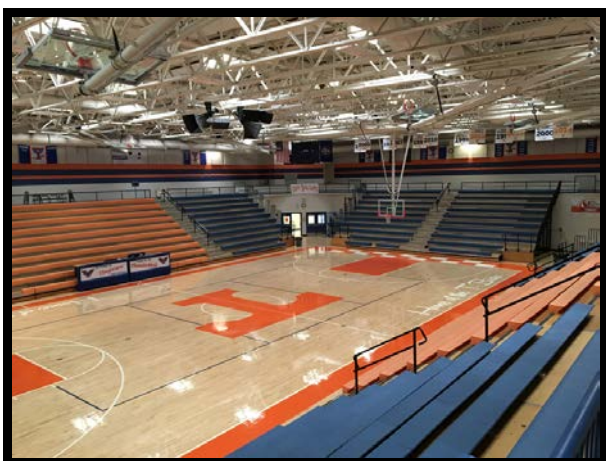
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## OCCUPANCY AND PROCESS OVERVIEW

Timpview High School is located in a northeast suburb of Provo, which lies in a mountainous valley in central Utah. Timpview is a Region 7, 5A School. It is a part of the Provo School District and is one of the three high schools in the district. It was first built in 1975 and has undergone several additions, with the latest addition back in 2011. The entire high school is a single building with multiple entry and exit points.

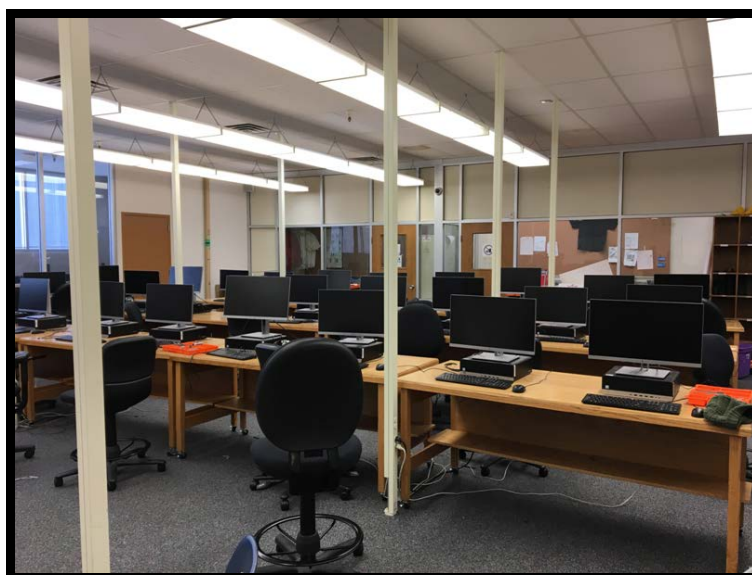
Timpview High School serves approximately 2,150 students in grades 9 through 12. Normal working hours for the high school are from 6:00 am to 4:00 pm, however, on most days the school is occupied until 9:00 pm due to extracurricular activities. There are several occupancies in the school building including one auditorium, two gyms, weight room, library, computer labs, wood, metal, auto and ceramic workshops, kitchen, classrooms and offices. A football field and tennis courts are located to the south of the building.



Thunder dome



Metal Workshop



Computer Lab

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**HAZARDS**

Occupancy Specific Hazards and Activities	Not Present / No Deficiencies	Slight	Low	Moderate	Severe
Aerosols					
Commercial Cooking					
Electrical					
Explosive Dusts					
Fired Process Equipment					
Flammable Gases - Storage, Transfer, Use					
Flammable Liquids - Storage, Transfer, Use					
Heating, Ventilation, Air Cond & Refrigeration					
Hydraulic Equipment					
Storage					

**Commercial Cooking**

The kitchen is located on the first floor of the school. The kitchen consists of steam kettles, griddle and ovens and mostly utilizes electrical cooking equipment for cooking. Cooking surfaces, hoods, and ducts are protected by a UL listed Range Guard automatic wet-chemical suppression system that is interlocked to shut off the electricity when discharged. The Range Guard system is tested semi-annually and the K-type fire extinguishers are serviced annually.

**Explosive Dusts**

A wood workshop is located on the first floor in the industrial arts section of the high school. There are several workbenches, hand tools, and other wood working equipment such as high speed cutting saws, tool storage are, raw material storage area and a dust collection system. The workshop operations produce explosive wooden dust and other combustible scrap. Wooden scrap, chips and dust was observed to be accumulated in several areas of the workshop. The filters on the dust collection ducts appeared to be clogged and there was no indication of any inspection of the dust collection system.

It was highlighted that a fire had broken out in the shop approximately a week before this survey caused by a spark generated while cutting a piece of wood with a metal nail. The fire spread only into the dust collection duct and was controlled by fire department response, with no major property damage. The dust collection system has been out of commission since the incident.

Considering the near miss incident, the deficient housekeeping in the workshop and out of commission dust collection system, a recommendation has been made to reduce and/or stop wood working operation until a stand-by fully functional dust collection system is obtained and installed. A housekeeping recommendation has also been made to clear wooden dust and scraps out of the workshop.

**Heating, Ventilation, Air Cond & Refrigeration**

There is one natural gas fired Cleaver Brooks water tube boiler, with 20 MBtu/hr. input gas capacity used for space heating. The boiler is inspected annually and has a host of combustion controls including double block and bleed safety mechanism, pilot detection, flame detection and water flow alarms. Another natural gas fired Laars packaged boiler with 1.6 MBtu/hr. input capacity is used for space heating of the entire school.

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Kitchen



Wood Workshop



Wood Workshop Filters



Boilers

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## CONSTRUCTION

Construction Information											
Building Name	Year Built	# Floors	Roof Ht (ft.)	Construction (1000 sq.ft.)							
				ISO1/D	ISO2/C	ISO3/B	ISO3CMD/C	ISO4/B	ISO4CMD/C	MFRISO5/A	FRISO6/AA
Timpview High School	1977	2	30	0.00	0.00	0.00	393.30	0.00	0.00	0.00	0.00
<b>Total Site Area</b>	<b>393,300.00</b>		<b>Subtotals</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>393.30</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>% Total Area</b>	<b>100%</b>		<b>% Subtotals</b>	<b>0.0 %</b>	<b>0.0 %</b>	<b>0.0 %</b>	<b>100.0 %</b>	<b>0.0 %</b>	<b>0.0 %</b>	<b>0.0 %</b>	<b>0.0 %</b>

Definitions: Clg Ht=Floor to Floor/Deck height, ISO1=wood frame walls roof, ISO2=masonry walls wood roof, ISO3=light non-combustible walls roof, ISO3 (CMD)=ISO3 with combustible metal deck, ISO4=non-combustible metal deck and masonry walls, ISO4 (CMD)=ISO4 with combustible metal deck, ISO5=modified fire resistive walls roof, ISO6=fire resistive walls roof.

### Construction Comments

Timpview High School was originally constructed in 1975 and has undergone several expansions. The overall construction consists of reinforced masonry walls, steel frame, poured-in-place concrete floors, steel deck built-up roof with combustible insulation and ballasted rubber or TPO membrane covered roof. This classifies the overall construction as ISO 3/C. The following is the construction timeline of the High School

- 1975 - Main Building Original Construction
- 1982 - Vocational Shops Addition 1
- 1990 - Wrestling Room Addition
- 1991 - Classroom Addition
- 1997 - Vocational Shops Addition 2
- 1999 - Thunder dome Gym Addition
- 2004 - Catering Addition
- 2009 - Coaches Field Offices
- 2011 - Weight Room Addition

Several construction related deficiencies were highlighted and noted throughout the property. These include the soils settlement issue in the basement tunnel located at the western side of the building, water seepage from the walls into the underground AHU room, cracks in poured-in-place concrete floors, fire proofing in the old gym falling off and old roof covering causing pooling and leaks. The school management has requested AIG to conduct an in-depth earthquake risk survey, which will include additional details of the school's construction.

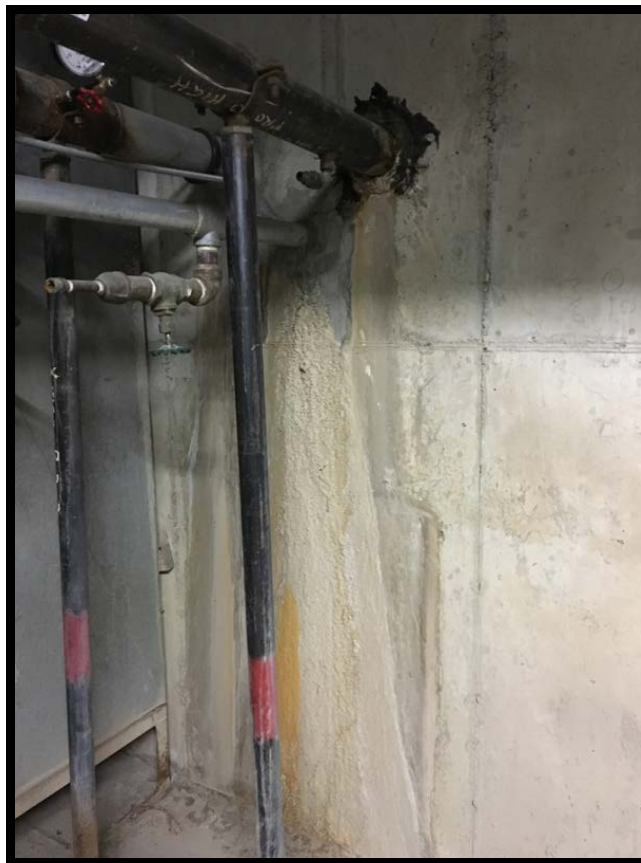
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Soils Settlement



Water Seepage

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## PROTECTION

Element	Excellent	Good	Adequate	Nearly Adequate	Inadequate
Fire Extinguishing Appliances/Hosereels					
Public Fire Department					
Special Extinguishing Protection					
Sprinklers					

General Protection Information						
Building Name	Floor Area (1000 sq.ft.)	%AS	% Adeq AS	% ASN	% Detection	Remarks
Timpview High School	393.3	100	100	0	100	
<b>% Totals</b>		<b>100 %</b>	<b>100 %</b>	<b>0 %</b>	<b>100%</b>	

Definitions: AS=sprinklers provided, Adeq. AS=adequate sprinklers provided, ASN=sprinklers improvements needed, Detection=Smoke or other Fire Detection excluding sprinkler water flow.

Fire Sprinkler System(s) Data								
Syst No	Area Protected	Existing Design (gpm/ft2/ft2) or (heads/psi)	Required Design (gpm/ft2/ft2) or (heads/psi)	Existing BOR Flow W/o hose (gpm)	Adjusted BOR Pressure ( PSI )	Sprinkler Temp. ( Fahrenheit )	Hose (gpm)	Adequacy of Protection
4	Gymnasium	0.10/1,500	0.10/1,500	179.2	63	165°F, K=5.6	100	Adequate
3	Concessions Area	0.20/Entire Room	0.20/Entire Room	197.5	76.8	200°F, K=5.6	250	Adequate
2	Cafeteria	0.10/1,596	0.10/1,500	197.1	71.3	165°F, K=5.6	100	Adequate
1	Learning & Admin Area	0.10/1,584	0.10/1,500	226	87.9	165°F, K=5.6	100	Adequate
6	Academic Wing	0.10/1,505	0.10/1,500	228.4	84.5	165°F, K=5.6	100	Adequate
5	Weight Room	0.10/1,500	0.10/1,500	414.3	51.8	165°F, K=5.6	100	Adequate

Definitions: Adequate = 100% of required sprinkler design hose. Nearly Adequate = 90% of required sprinkler design and no hose. Inadequate = less than 90% of required sprinkler design and no hose. Duration requirements must be met or rating is inadequate. For ESFR nearly adequate is defined as full sprinkler design with NO HOSE.

### Fire Extinguishing Appliances/Hosereels

Portable fire extinguishers are provided throughout the facility. The extinguishers are inspected monthly and are serviced annually.

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## Public Fire Department

The Provo City Fire Department is a fully paid, full time fire department, rated as ISO Public Protection Class 3. The closest fire department, Fire Station No. 2, which is located 1.2 miles from the property with an estimated time of response less than five minutes. There are two other fire stations located within 5 miles of this location. The fire department conducts annual inspection of the entire property and also uses the property to conduct drills and trainings.

## Special Extinguishing Protection

The kitchen located on the first floor of the school building, utilizes an Range Guard wet chemical extinguishing system along with a class K fire extinguisher for protection of cooking equipment. All wet chemical extinguishing systems are UL 300 compliant. Annual and semi-annual inspections and maintenance are done on all kitchen extinguishing systems.

## Sprinklers

Automatic sprinkler protection is provided in the school building. There are multiple sprinkler risers, but hydraulic placards are not located on some of the risers. Fire protection drawings were also not available to confirm the sprinkler design. The site contact, indicated that annual inspections on the sprinkler risers are conducted by a qualified contractor, but this could not be verified as inspection reports were not available for review. Monthly inspections are currently not being conducted on site.

The actual base of riser water pressure was observed to be approximately 120 psi, which is well over the required base of riser water pressure. The dry-pendant sprinkler heads located in the two coolers and one freezer in the kitchen are required to be replaced every 10 years, for which a recommendation has been made. A self-inspection recommendation has been made to conduct quarterly fire sprinkler inspections, lock the sprinkler riser control valves and conduct monthly visual inspections.

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## WATER SUPPLY

Element	Excellent	Good	Adequate	Nearly Adequate	Inadequate
Water Supply					

### Water Supply, Water Mains, and Fire Hydrants

The public water supply to the site is through a well gridded municipal water distribution system. The Central Utah Water Conservancy District supplies domestic and fire water to this site through an eight inch water main loop around the site. As the reservoirs feeding water to the City of Provo are up in the mountains, the City experiences high water pressure, in excess of 100 psi. Due to the reliable water supply, strong pressure and light hazard occupancy, the water supply is rated adequate for this site.

### Hydrant Flow Test Comments

There are multiple fire hydrants around the school. It is unclear if the fire department or the water district annually maintains these fire hydrants. Therefore, a recommendation has been made to petition the fire department/city/water district to provide inspection reports of these fire hydrants. If the reports are not available, then annual fire hydrant flow testing is recommended.

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**SUPERVISION**

Element	Excellent	Good	Adequate	Nearly Adequate	Inadequate
Automatic Fire Detection					
Security					

Alarm and Security Details							
Signaling Services	<input type="checkbox"/> None	<input checked="" type="checkbox"/> Central Station	<input type="checkbox"/> Remote Station		<input type="checkbox"/> Proprietary Station	<input checked="" type="checkbox"/> Local Alarms	
		Monitored Line? Yes					
Fire Protection Alarm Type	<input checked="" type="checkbox"/>	Water flow	<input checked="" type="checkbox"/>	Valve Tamper	<input type="checkbox"/>	Low Building Temp	<input type="checkbox"/> DPV Supervisory
	<input checked="" type="checkbox"/>	Smoke Detection	Smoke Detection Monitored?		Yes		<input type="checkbox"/> Heat/Flame Detex
	<input type="checkbox"/>	Pump Running	<input type="checkbox"/> Pump Trouble		<input type="checkbox"/>	Pump Power	<input checked="" type="checkbox"/> Pull Boxes
	<input type="checkbox"/>	Tank/Res. Level	<input type="checkbox"/>	Tank Temp	<input checked="" type="checkbox"/> Special Ext. Systems		
Maintenance, Testing and Inspection Procedures per NFPA 25 (or equivalent)			Unsatisfactory				
Security and Watch Service	<input type="checkbox"/> None	Rounds per Day	% Plant Covered	100	Security Rounds	Unrecorded	
		<input type="checkbox"/> Security Located At Building Entrance			<input type="checkbox"/> Site is Fenced		
Security Alarms	<input type="checkbox"/> None	<input checked="" type="checkbox"/> CCTV	<input type="checkbox"/> Ext Movement	<input type="checkbox"/> Int. Movmnt		<input type="checkbox"/> Vibration	<input type="checkbox"/> Break Glass
		<input type="checkbox"/> Door Contact	<input type="checkbox"/> Infrared Beam	<input type="checkbox"/> Foil Tape	<input type="checkbox"/> Microphone	<input type="checkbox"/> Fence Cabling	
Other Alarms	Describe : Panic Alarms						
AS Valves Locked	Remarks :						
NO							

**Automatic Fire Detection**

The alarms from this site are monitored by a central station - Mountain West Alarm. The fire alarm panel is located in the administration section in the school building and is also serviced annually by Mountain West Alarm. The site contacts indicated that the alarm panel and the equipment are inspected annually, however the inspection report was not available for verification at the time of the survey.

**Security**

There is armed police officers located at the building entrance during school hours. Teachers and custodian personnel are also trained to provide basic security services if required. There is no security guard on site from 11:30 pm to 6:00 am on any day of the week.

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**MANAGEMENT PROGRAMS**

Element	Excellent	Good	Adequate	Nearly Adequate	Inadequate
Contractor Management					
Emergency Organization & Planning					
Hot Work Permit					
Housekeeping					
Impairment Procedures					
Management Interest					
Planned Preventative Maintenance					
Self-Inspection Program					
Site Level Business Continuity Planning					
Smoking					

**Contractor Management**

Contractors work on behalf of the site management. The contractors are selected based on a RFP process, where a deep background check of the contractors is conducted by the school district. Once a contractor is hired, the contractor has to work according to the guidelines provided by the district. This ensures that the contractors follow standard safety practices.

**Emergency Organization & Planning**

The emergency organization plan for this site covers a number of perils including fire, flood, active shooter, bomb threat, utility failure, shelter-in-place incident etc. The plan identifies faculty initial actions and responses for every peril. The plan has been circulated to all the staff and is updated annually. Drills are conducted periodically, which also involve the local and state agencies. The fire department has its own set of keys for access into the building and are very well-versed with the property.

**Hot Work Permit**

No information regarding a Hot Work Program was provided during the visit. Contractors are relied on for hot work. There is no permit system in place. A recommendation has been made to develop a hot-work permit system. The AIG hot work kit was provided to the client.

**Housekeeping**

Housekeeping deficiencies in electrical rooms, blocked access to sprinkler risers, combustible dust in wood workshop etc. were observed on site, for which a recommendation has been made.

**Impairment Procedures**

Fire protection system impairment procedures include notification to the alarm monitoring company, fire department, conducting fire watch, and discontinuing all hazardous processes etc. As there were no previous records of fire protection system impairments, the program is rated adequate. Additionally, a recommendation has been made to notify AIG of all fire protection system impairments.

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## Management Interest

Management interest in loss prevention and property conservation is considered good at this location. The site management were proactively taking notes of the deficiencies that were being observed during the survey and agreed to rectify them as soon as possible.

## Planned Preventative Maintenance

Asset management is conducted through a software called as Allerton, which has the function to program maintenance schedules, set reminders etc. Other school work orders are tracked on computer using an excel sheet.

## Self-Inspection Program

There is a Self-Inspection Program in place at this site that covers the electrical and mechanical assets on site and other utilities, electrical panels, roof etc. A recommendation has been made to conduct quarterly and monthly inspections of the sprinkler riser assembly, conduct annual fire hydrant flow tests and maintain records of all fire protection system inspection reports.

## Site Level Business Continuity Planning

A business continuity protocol has been developed by the school district that involves all the three public schools within this school district.

## Smoking

There is no smoking anywhere on the school property and 25 ft. around it.

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**NATURAL CATASTROPHE EXPOSURES**

CAT Peril	None	Slight	Moderate	Severe
Earthquake Exposure				
Flood Exposure				
Hailstorm Exposure				
Other CAT Perils Exposure				
Storm Surge Exposure				
Snow Loading/Roof Collapse Exposure				
Windstorm Exposure				

**Earthquake Exposure**

The Earthquake Zone is Zone 2 per the Munich Re NATHAN maps. Seismic gas shutoff valves are not present on incoming gas lines, for which a recommendation has been made.

**Flood Exposure**

FEMA flood maps have not been developed for this area, therefore the flood exposure is unknown. The site contacts indicated that in the past, water has seeped into the utility basement from the walls of the building. There are sump pumps provided in the basement that are float valve actuated and pump out water into the football field, which acts as a retention pond, before draining the water down the storm drain.

**Storm Surge Exposure**

There is no Storm Surge / Coastal Flooding exposure for this location.

**Windstorm Exposure**

There is no Tropical Cyclone hazard per the Munich Re NATHAN maps.

The Extratropical Storm Zone is Zone 1 per the Munich Re NATHAN maps.

The Basic Wind Speed, which is defined as the 3 second gust speed at 33 ft. above ground is 90 mph for this site.

- Perimeter Flashing Securement found to be Adequate
- Most of the Roof Top Equipment was found to be secure
- Roof Covering Condition found to be Adequate
- Windows & Building Cladding found to be Adequate

**Hailstorm Exposure**

There is a moderate chance of a hailstorm. The olden sections of the roof are covered with ballasts for hail protection.

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**EXTERNAL EXPOSURES**

Element	Negligible	Slight	Moderate	High	Severe
Exposure					

**Internal Exposure**

Due to the presence of over 2,100 school students, multiple entry and exit points and low security presence, the internal exposure for this site is moderate.

**External Exposure (North)**

Not Exposed

**External Exposure (South)**

Not Exposed

**External Exposure (West)**

Not Exposed

**External Exposure (East)**

Not Exposed

**Yard Storage**

Not Exposed

**Other Exposure**

Not Exposed

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**OTHER PERILS**

Other Peril	Not Present /No Exposure	Slight	Moderate	Severe	Not Evaluated
Burglary and Theft Exposure					
Vandalism / Malicious Mischief Exposure					
Sabotage and Terrorism Exposure					
Riot/Civil/Commotion/Strike Exposure					
Vehicle Damage Exposure					
Smoke Damage Exposure					
Liquid Damage Exposure					
Explosion Exposure					
Aircraft Damage Exposure					
Structural Collapse Exposure					

**Burglary and Theft Exposure**

Exposed to the public, therefore a slight exposure to burglary and theft.

**Vandalism / Malicious Mischief Exposure**

Exposed to the public, therefore a slight exposure to vandalism.

**Sabotage and Terrorism Exposure**

Moderate sabotage and terrorism exposure and a vulnerable target due to high crowd with a relatively low level of security.

**Vehicle Damage Exposure**

Exposed and accessible to the public causing the possibility of exposure to vehicle damage.

**Smoke Damage Exposure**

Smoke damage exposure in this facility is moderate due to the presence of school books, art materials, and computers.

**Liquid Damage Exposure**

Liquid damage exposure in this facility is moderate due to the presence of school books, art materials, and computers.

**Explosion Exposure**

Moderate exposure due to the wood working operations that take place in the building. Housekeeping deficiencies were observed in the area including accumulation of wooden chips, scrap and saw dust. The area was also subject to a dust-collector fire in early January 2019.

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## Structural Collapse Exposure

Due to the soils settlement issue, multiple reports have indicated a possibility of structural collapse during/after a seismic event.

## Site Loss History

There have been multiple small incidents of water damage since 2015. The most recent case was in January 2019, which involved a fire breaking out in the wood workshop in the industrials section of the building. The fire was caused by a nail that came in contact with a bench saw blade which generated sparks. The sparks ignited the wooden dust in the dust collector ducts. The fire was controlled by the fire department, but the wood and metal workshops had to be evacuated.

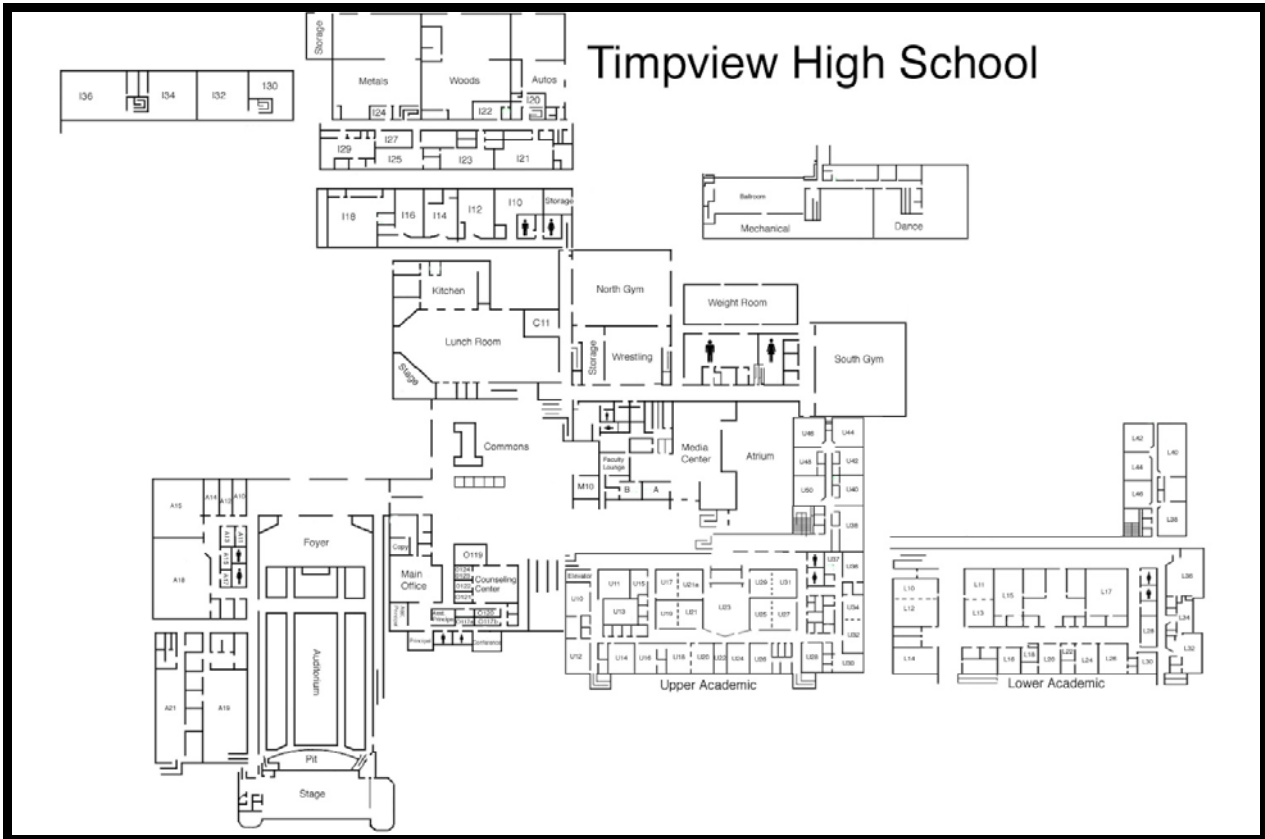
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**SITE SKETCHES**



Site Plan

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