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## **Building Information**

1. Name of School District:  
Washingtonville Central School District
2. SED District Number (a.k.a. District BEDS Code):  
44-01-02-06
3. Building Name:  
Round Hill Elementary School
4. SED Control Number  
0-008
5. Survey Inspection Date:  
08/25/2015
6. Building 911 Address:  
1314 Route 208
7. City:  
Blooming Grove
8. Zip Code (Plus Four):  
10992

9. Certificate of Occupancy Status:

- Annual
- Temporary
- None

10. Certificate Expiration Date:

09/01/2016

### **Building Age, Gross Square Footage and Maintenance Staff**

11. Year of Original Building:

1968

12. Gross Square Ft. of Building as currently configured:

67,952

13. Number of Floors:

1

14. How many full-time and part-time custodians are employed at the school (or work in the building)?

- a. Full-time Custodians: 0
- b. Part-time Custodians: 5

### **Building Ownership and Occupancy Status**

15. Building Ownership (choose one):

- Owned and Used by District
- Owned by District and Leased to Non-district Entity
- Owned by District; Part Used by District, Part Leased to Non-district Entity
- Owned by Non-district Entity and Leased to District

16. For which of the following purposes is the building currently used?

- Used for Student Instructional Purposes
- Used for District Administration
- Used for Other District Purpose(s)
- Describe:

Used by Other Organization(s)

### **Building Users**

17. How many students were registered to receive instruction in this building as of October 1, 2014? If none, enter "0" and skip to "Program Spaces" section. (Do not include evening students):

519

18. Of these registered students, how many receive most of their instruction in...

- a. Permanent Instructional Spaces (i.e. Regular Classrooms): 36
- b. Temporary Instructional Spaces (i.e., Portable or Demountable Classrooms) Attached to the Building:

- c. Non-Instructional Spaces Used as Instructional Spaces:
- d. If the number of non-instructional spaces used as instructional spaces is greater than zero, which types of non-instructional spaces were being used for instructional purposes on October 1, 2014? (Check all that apply)
  - Cafeteria
  - Gymnasium
  - Administrative Space
  - Library
  - Lobby
  - Stairwell
  - Storage Space
  - OtherPlease describe:

19. Grades Housed (check all that apply)

- Pre-K
- K
- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- Ungraded
- Other

20. For how many instructional days during the 2013-14 school year (July 1 through June 30), was the building closed due to facilities failures, system malfunctions, structural problems etc.? (If none, enter "0").

0

21. Is the building used for instructional purposes in the summer?

- Yes
- No

22. Have there been renovations or construction in the building during the past twelve months?

- Yes
- No

23. Was major construction/renovation work since 2010 conducted when school was in session?

- Yes
- No

## Program Spaces

24. Number of Instructional Classrooms

36

25. Gross Square Footage of All Instructional Classrooms (Combined)

33,500

26. Other spaces provided (check all that applies):

- N/A (none)
- Administration
- Art
- Audio Visual
- Auditorium
- Cafeteria
- Computer Room
- Guidance
- Gymnasium
- Health Suite
- Home & Careers
- Kitchen
- Lg. Group Instruction
- Library
- Multipurpose Rooms
- Music
- Pre-K
- Remedial Rooms
- Resource Room
- Science Lab
- Special Education
- Swimming Pool
- Teacher Resource
- Technology/Shop
- Other

Describe:

## Space Adequacy

27. Rating of Space Adequacy

- Good
- Fair
- Poor

Comments:

Portable classrooms should be replaced with permanent structures; If kindergarten rooms are to be considered at this facility than additional space will be required.

28. Estimated capital construction expenses anticipated for this building through 2015-2016 school year excluding maintenance (to be answered after the building inspection is complete):

\$9,657,700



29. Overall building rating (to be answered after the building inspection is complete)

- Excellent
- Satisfactory
- Unsatisfactory
- Poor

30. Was overall building rating established after consultation with health and safety committee?

- Yes
- No

31. A/E Firm Name:

Keystone Associates Architects, Engineers & Surveyors, LLC

32. Firm Address:

58 Exchange Street, Binghamton, NY 13901

33. Phone Number:

607-722-1100

34. E-mail:

pbedford@keyscomp.com

35. A/E Name:

Paul L. Bedford, AIA Member

36. A/E License number:

021387

## Site Utilities

37. Water (H)

- a. Type of service
  - Municipal or Utility provided
  - Well
  - Other
- b. Condition
  - Excellent
  - Satisfactory
  - Unsatisfactory
  - Non-Functioning
  - Critical Failure
- c. Year of Last Major Reconstruction/Replacement: 2008-New holding tank and underground concrete vault.
- d. Expected Remaining Useful Life (Years): 15
- e. Cost to Reconstruct/Replace:
- f. Comments:

38. Site Sanitary (H)

- a. Type of Service
  - Municipal or Utility sewer
  - Site Septic
  - Other
- b. Condition

- Excellent
- Satisfactory
- Unsatisfactory
- Non-Functioning
- Critical Failure

- c. Year of Last Major Reconstruction/Replacement: 1968
- d. Expected Remaining Useful Life (Years): 6
- e. Cost to Reconstruct/Replace:
- f. Comments: The site sanitary is a subsurface septic system that leaches waste from the from the school to surface waters (NYSDEC SPDES Permit # NY0036587). Septic system is nearing the end of its useful life, recommend an investigation to ensure the system is working properly and is in conformance with the NYSDEC regulations prior to the next SPEDES Permit renewal application.

39. Site Gas (H)

- a. Does the building have gas service or use liquid petroleum gas?
  - Yes
  - No (skip to next section)
- b. Condition
  - Excellent
  - Satisfactory
  - Unsatisfactory
  - Non-Functioning
  - Critical Failure
- c. Year of Last Major Reconstruction/Replacement: 1993
- d. Expected Remaining Useful Life (Years): 15
- e. Cost to Reconstruct/Replace:
- f. Comments:

40. Site Fuel Oil (H)

- a. Type of service
  - Fuel Tanks
  - None (skip to next section)
- b. If the building has fuel tanks
  - i. The number of above ground fuel tanks: 0
  - ii. Capacity of above ground tanks (gallons): 0
  - iii. The number of below ground fuel tanks: 1
  - iv. Capacity of below ground tanks (gallons) : No 2 Fuel Oil (1,000)
- c. Condition
  - Excellent
  - Satisfactory
  - Unsatisfactory
  - Non-Functioning
  - Critical Failure
- d. Last Major Reconstruction/Replacement: 1997
- e. Expected Remaining Useful Life (Years): 10
- f. Cost to Reconstruct/Replace:
- g. Comments: Unregulated tank (less than 1,100 gallons)

**41. Site Electrical, Including Exterior Distribution (H)**

- a. Service Provider (check all that apply):
  - Utility Provided
  - Self-Generated
  - Other
- b. Type of Service
  - Above Ground
  - Below Ground
- c. Condition
  - Excellent
  - Satisfactory
  - Unsatisfactory
  - Non-Functioning
  - Critical Failure
- d. Year of Last Major Reconstruction/Replacement: 2005
- e. Expected Remaining Useful Life (Years): 5
- f. Cost to Reconstruct/Replace: \$30,000 for upgrade to site lighting.
- g. Comments: Electrical service provided by an above ground service to a pole on site which then goes below ground to a pad mounted transformer that feeds into the building. Replace existing electrical manhole - see photos RH-30-CTB-005.JPG and RH-30-CTB-006.JPG . A pad-mounted utility transformer sits Northeast of the school and feeds the school's main electrical room. The transformer appears to have been installed recently. The feeders cannot be seen, but as long as loads are consistent, connections maintained, and thermal scans completed yearly, they can be expected to operate adequately. The meter is mounted in the basement level main electrical room next to the main switchboard. The facility is not supported by a backup generator or a supplementary solar field. Site lighting is provided by wall-mounted flood lights and a mix of pole-mounted fixtures which utilize metal halide lamps. Energy efficient LED fixtures should be considered. An electrical manhole for the power to well pump is busted apart, exposing live wiring, and should be replaced. The wiring in the manhole is spliced with standard indoor wire nuts and electrical tape. This should be replaced with an outdoor rated splice.

**42. Closed Drainage Pipe Stormwater Management System**

- a. Does the facility have a closed pipe system?
  - Yes
  - No (skip to next section)
- b. Condition
  - Excellent
  - Satisfactory
  - Unsatisfactory
  - Non-Functioning
  - Critical Failure
- c. Year of Last Major Reconstruction/Replacement: 1968
- d. Expected Remaining Useful Life (Years): 5
- e. Cost to Reconstruct/Replace:
- f. Comments: Building consists of roof drains and internal rain water conductors that connect below floor to site storm water system. Recommend an investigation to ensure the system is working properly.

43. Open Drainage Stormwater Management System

- a. Does the facility have a open stormwater system (ditch)?
  - Yes
  - No (skip to next section)
- b. Condition
  - Excellent
  - Satisfactory
  - Unsatisfactory
  - Non-Functioning
  - Critical Failure
- c. Year of Last Major Reconstruction/Replacement: 1968
- d. Expected Remaining Useful Life (Years): 10
- e. Cost to Reconstruct/Replace:
- f. Comments:

44. Catch Basins/ Drop Inlets/Manholes

- a. Does the facility have catch basins/drop inlets/manholes?
  - Yes
  - No (skip to next section)
- b. Condition
  - Excellent
  - Satisfactory
  - Unsatisfactory
  - Non-Functioning
  - Critical Failure
- c. Year of Last Major Reconstruction/Replacement: 1968
- d. Expected Remaining Useful Life (Years): 10
- e. Cost to Reconstruct/Replace:
- f. Comments: There are multiple septic system manholes for the sanitary system and multiple catch basins located on-site which drain stormwater runoff from building roofs, driveways, parking lots and grass areas to surface water and subsurface ground water.

45. Culverts

- a. Does the facility have culverts?
  - Yes
  - No (skip to next section)
- b. Condition
  - Excellent
  - Satisfactory
  - Unsatisfactory
  - Non-Functioning
  - Critical Failure
- c. Year of Last Major Reconstruction/Replacement:
- d. Expected Remaining Useful Life (Years):
- e. Cost to Reconstruct/Replace:
- f. Comments:

46. Outfalls

- a. Does the facility have outfalls?
  - Yes
  - No (skip to next section)

- b. Condition
  - Excellent
  - Satisfactory
  - Unsatisfactory
  - Non-Functioning
  - Critical Failure
- c. Year of Last Major Reconstruction/Replacement: 1968
- d. Expected Remaining Useful Life (Years): 4
- e. Cost to Reconstruct/Replace: \$3,000
- f. Comments: Pipe outlet near the northwest corner of the site is obstructed with vegetation - see photo RH-35-CTB-001.JPG. Recommend cleaning out approximately 50 feet of drainage ditch to allow stormwater to leave the site unobstructed.

47. Infiltration basins/chambers

- a. Does the facility have infiltration basins/chambers?
  - Yes
  - No (skip to next section)
- b. Condition
  - Excellent
  - Satisfactory
  - Unsatisfactory
  - Non-Functioning
  - Critical Failure
- c. Year of Last Major Reconstruction/Replacement:
- d. Expected Remaining Useful Life (Years):
- e. Cost to Reconstruct/Replace:
- f. Comments:

48. Retention Basins

- a. Does the facility have retention basins?
  - Yes
  - No (skip to next section)
- b. Condition
  - Excellent
  - Satisfactory
  - Unsatisfactory
  - Non-Functioning
  - Critical Failure
- c. Year of Last Major Reconstruction/Replacement:
- d. Expected Remaining Useful Life (Years):
- e. Cost to Reconstruct/Replace:
- f. Comments:

49. Wetponds

- a. Does the facility have wetponds?
  - Yes
  - No (skip to next section)
- b. Condition
  - Excellent
  - Satisfactory
  - Unsatisfactory

- Non-Functioning
- Critical Failure
- c. Year of Last Major Reconstruction/Replacement:
- d. Expected Remaining Useful Life (Years):
- e. Cost to Reconstruct/Replace:
- f. Comments:

50. Manufactured stormwater proprietary units

- a. Does the facility have proprietary units?
  - Yes
  - No (skip to next section)
- b. Condition
  - Excellent
  - Satisfactory
  - Unsatisfactory
  - Non-Functioning
  - Critical Failure
- c. Year of Last Major Reconstruction/Replacement:
- d. Expected Remaining Useful Life (Years):
- e. Cost to Reconstruct/Replace:
- f. Comments:

51. Point of outfall discharge (check all that apply)

- Municipal storm sewer system
- On-site recharge
- Combined sewer system
- Surface Water
- Other (please describe): Total of four Outfalls; three stormwater and one septic. Three stormwater Outfalls discharge runoff from building roofs, driveways, parking lots and lawn areas to drainage ditches. The septic Outfall is a subsurface system that leaches waste from the building to surface waters (NYSDEC SPEDES Permit No. NY0036587).

52. Outfall reconnaissance inventory. Were all stormwater outfalls inspected during dry weather for signs of non-stormwater discharge?

- Yes
- No

## Other Site Features

53. Pavement (Roadways and Parking Lots)

- a. Type (check all that apply)
  - concrete
  - asphalt
  - gravel
  - other
  - none
- b. Condition
  - Excellent
  - Satisfactory
  - Unsatisfactory

- Non-Functioning
- Critical Failure
- c. Year of Last Major Reconstruction/Replacement: 2003
- d. Expected Remaining Useful Life (Years): 0
- e. Cost to Reconstruct/Replace: 1) \$868,000; 2) \$380,000; 3) \$ 50,000
- f. Comments:
  - 1. There are portions of the south entry drive/bus loop and the north entry drive that are in very poor condition and will likely be in need of full depth reconstruction of the existing asphalt concrete and underlying subbase aggregate. This can be done with either total replacement of the asphalt concrete and subbase aggregate or with more highly cost effective recycling techniques. This will likely be needed sometime within the next five years.
  - 2. The south west and north parking lots are in very poor condition and will likely be in need of full depth reconstruction of the existing asphalt concrete and underlying subbase aggregate. This will likely be needed sometime within the next five years.
  - 3. The west parking lot in front of the main entry to the building and the northeast parking lot near the maintenance building are in fair condition. In general, it appears that the supporting granular subbase material underneath the asphalt concrete is performing satisfactorily (sampling and tests would establish the actual subbase conditions). However the asphalt concrete itself is showing deterioration on the surface that can be remediated with an asphalt overlay or by milling off several inches of asphalt concrete and replacement with new or recycled asphalt concrete. It is not expected that full depth reconstruction would be necessary for these sections within the next five years.

54. Sidewalks

- a. Type (check all that apply)
  - concrete
  - asphalt
  - other
- b. Condition
  - Excellent
  - Satisfactory
  - Unsatisfactory
  - Non-Functioning
  - Critical Failure
- c. Year of Last Major Reconstruction/Replacement: 2008
- d. Expected Remaining Useful Life (Years): 0
- e. Cost to Reconstruct/Replace: 1) \$20,000; 2) \$8,000
- f. Comments:
  - 1. There is an asphalt sidewalk to the northeast, behind the main building and maintenance building that is in poor condition and is a candidate for replacement.
  - 2. The asphalt sidewalk between the building and the north entry drive contains sections that may present trip hazards. The surface of the sidewalk is considerably lower than the concrete curb. This sidewalk should be over laid with asphalt concrete to make it flush with the top of the curb.

55. Playgrounds Playground Equipment

- a. Condition
  - Excellent
  - Satisfactory

- Unsatisfactory
- Non-Functioning
- Critical Failure
- N/A

- b. Year of Last Major Reconstruction/Replacement: 2007
- c. Expected Remaining Useful Life (Years): 10
- d. Cost to Reconstruct/Replace:
- e. Comments:

**56. Athletic Fields and Play Fields**

- a. Condition
  - Excellent
  - Satisfactory
  - Unsatisfactory
  - Non-Functioning
  - Critical Failure
  - N/A
- b. Year of Last Major Reconstruction/Replacement: 1968
- c. Expected Remaining Useful Life (Years): 10
- d. Cost to Reconstruct/Replace:
- e. Comments:
- f. Check if synthetic turf field is present:
  - No
  - YesIf yes, how many synthetic turf fields?  
Expected useful life remaining?  
Type of infill?

**57. Exterior Bleachers / Stadiums**

- a. Condition
  - Excellent
  - Satisfactory
  - Unsatisfactory
  - Non-Functioning
  - Critical Failure
  - N/A
- b. Year of Last Major Reconstruction/Replacement:
- c. Expected Remaining Useful Life (Years):
- d. Cost to Reconstruct/Replace:
- e. Comments:

**58. Related structures (such as press boxes, dugouts, climbing walls, etc.)**

- a. Condition
  - Excellent
  - Satisfactory
  - Unsatisfactory
  - Non-Functioning
  - Critical Failure
  - N/A
- b. Year of Last Major Reconstruction/Replacement:
- c. Expected Remaining Useful Life (Years):



- d. Cost to Reconstruct/Replace:
- e. Comments:

## Substructure

### 59. Foundation (S)

- a. Type (check all that apply):
  - Reinforced Concrete
  - Masonry on Concrete Footing
  - Other:
- b. Evidence of Structural Concerns
  - 1. Evidence of Structural Concerns: Structural Cracks
    - Yes
    - No
  - 2. Evidence of Structural Concerns: Heaving/Jacking
    - Yes
    - No
  - 3. Evidence of Structural Concerns: Decay/Corrosion
    - Yes
    - No
  - 4. Evidence of Structural Concerns: Water Penetration
    - Yes
    - No
  - 5. Evidence of Structural Concerns: Unsupported Areas
    - Yes
    - No
  - 6. Evidence of Structural Concerns: Other
    - Yes
    - No
- c. Condition
  - Excellent
  - Satisfactory
  - Unsatisfactory
  - Non-Functioning
  - Critical Failure
- d. Year of Last Major Reconstruction/Replacement: 1968
- e. Expected Remaining Useful Life (Years): 2
- f. Cost to Reconstruct/Replace: \$38,000
- g. Comments: Water infiltration in basement at rear of building. Provide proper drainage at exterior side of wall and waterproof wall below grade.

## Building Envelope

### 60. Structural Floors (S)

a. Type (check all that apply):

1.  Reinforced Concrete Slab on Grade
2.  Concrete/Metal Deck/Metal Joists
3.  Precast Concrete Structural System
4.  Wood Deck on Wood Trusses
5.  Wood Deck on Wood Joists
6.  Concrete Deck on Wood Structure
7.  Other

Specify:

b. Evidence of Structural Concerns with Floor Support System (Beams/Joists/Trusses, etc.):

1. Structural Cracks  
 Yes  
 No
2. Rot/Decay/Corrosion  
 Yes  
 No
3. Rot/Decay/Corrosion  
 Yes  
 No
4. Deflection  
 Yes  
 No
5. Seriously Damaged/Missing Components  
 Yes  
 No
6. Other Problems:

c. Evidence of Structural Concerns with Structural Floor Deck

1. Cracks  
 Yes  
 No
2. Deflection  
 Yes  
 No
3. Rot/Decay /Corrosion  
 Yes  
 No

d. Overall Condition of Structural Floors

- Excellent  
 Satisfactory  
 Unsatisfactory  
 Non-Functioning  
 Critical Failure

- e. Year of Last Major Reconstruction/Replacement: 1968
- f. Expected Remaining Useful Life (Years): 4
- g. Cost to Reconstruct/Replace: \$1,700
- h. Comments: Replace slab steel angle.

61. Exterior Walls/Columns (S)

- a. Material (check all that apply):
  - Concrete
  - Masonry
  - Steel
  - Wood
  - Other
- b. Evidence of Structural Concerns with Support System (columns, base plates, connections, etc)
  - 1. Structural Cracks
    - Yes
    - No
  - 2. Rot/Decay/Corrosion
    - Yes
    - No
  - 3. Other Problems
- c. Evidence of Concerns with Exterior Cladding
  - 1. Cracks/Gaps
    - Yes
    - No
  - 2. Inadequate Flashing
    - Yes
    - No
  - 3. Efflorescence
    - Yes
    - No
  - 4. Moisture Penetration
    - Yes
    - No
  - 5. Rot/Decay/Corrosion
    - Yes
    - No
  - 6. Other Problems: Exterior sealant joints are deteriorated and should be replaced.
- d. Overall Condition of Exterior Walls/Columns
  - Excellent
  - Satisfactory
  - Unsatisfactory
  - Non-Functioning
  - Critical Failure
- e. Year of Last Major Reconstruction/Replacement: 1968
- f. Expected Remaining Useful Life (Years): 3
- g. Cost to Reconstruct/Replace: \$261,000
- i. Comments: Permanent portions of the building are in satisfactory shape overall, but the temporary classroom spaces and concrete masonry corridor leading to them are badly deteriorated and should be replaced with permanent construction. Brick joints have

deteriorated in some locations and should be repointed. Head joints in window sills at various locations are open and should be repointed. Existing brick is deteriorated within two feet from ground possible due to lawn tractors blowing clipping and dirt in the direction of the wall. Some brick faces are spalling, repair brick as required. Cracks in exterior walls should be patched to avoid future damage from water infiltration and expansion due to freeze/thaw. Missing lintels at wall openings should be installed. Minor rusting of lintels supporting brick over exterior doors and windows should be prepped and painted. Approximately 7'-0" of exterior brick at grade level does not appear to be supported and a new galvanized support angle should be installed. At the rear of the building at a wall return corner, there is missing brick at grade level that has fallen off due to lack of foundation support for the brick. Installation of galvanized lintel and replacement of brick is recommended. Sealant joints between aggregate panels, and between soffits and brick walls, have deteriorated and should be replaced. Exterior brick is stained in various locations and should be cleaned.

62. Chimneys (S)

- a. Material (check all that apply)
  - Masonry
  - Concrete
  - Metal
  - Other
  - N/A
- b. Condition
  - Excellent
  - Satisfactory
  - Unsatisfactory
  - Non-Functioning
  - Critical Failure
- c. Year of Last Major Reconstruction/Replacement: 1968
- d. Expected Remaining Useful Life (Years): 50
- e. Cost to Reconstruct/Replace:
- f. Comments: Some mortar joints at the top of the chimney have deteriorated and should be repointed.

63. Parapets (S)

- a. Construction Type (check all that apply):
  - Masonry
  - Concrete
  - Metal
  - Other
  - N/A
- b. Overall condition of parapets
  - Excellent
  - Satisfactory
  - Unsatisfactory
  - Non-Functioning
  - Critical Failure
- c. Year of Last Major Reconstruction/Replacement:
- d. Expected Remaining Useful Life (Years):
- e. Cost to Reconstruct/Replace:
- f. Comments:

**64. Exterior Doors**

- a. Overall condition of exterior door units:
  - Excellent
  - Satisfactory
  - Unsatisfactory
  - Non-Functioning
  - Critical Failure
- b. Overall condition of exterior door hardware:
  - Excellent
  - Satisfactory
  - Unsatisfactory
  - Non-Functioning
  - Critical Failure
- c. Do any exit doors have magnetic locking devices?
  - Yes
  - No
- d. Safety/Security features are adequate:
  - Yes
  - No
- e. Year of Last Major Reconstruction/Replacement: 2000
- f. Expected Remaining Useful Life (Years): 3
- g. Cost to Reconstruct/Replace: \$100,000
- h. Comments: Hollow metal entry/exit doors and frames throughout the building are showing signs of rusting at the base of the frames. The exterior doors, frames, and hardware should be replaced.

**65. Exterior Steps, Stairs, and Ramps (S)**

- a. Does the facility have exterior steps, stairs, or ramps?
  - Yes
  - No (skip to next section)
- b. Condition
  - Excellent
  - Satisfactory
  - Unsatisfactory
  - Non-Functioning
  - Critical Failure
- c. Year of Last Major Reconstruction/Replacement: 2000
- d. Expected Remaining Useful Life (Years): 5
- e. Cost to Reconstruct/Replace: \$20,000
- f. Comments: Existing exterior wood stairs at portable classrooms are badly deteriorated and should be replaced along with the temporary classroom spaces. Existing concrete ramp at main entrance is in satisfactory condition, with railings that are beginning to rust and damage the concrete they are installed into. Some exterior steps are spalling and should be replaced or repaired.

**66. Fire Escapes (S)**

- a. Does the building have one or more fire escapes?
  - Yes
  - No (skip to next section)
- b. Overall condition of fire escapes
  - Excellent

- Satisfactory
- Unsatisfactory
- Non-Functioning
- Critical Failure
- c. Safety features are adequate
  - Yes
  - No
- d. Year of Last Major Reconstruction/Replacement:
- e. Expected Remaining Useful Life (Years):
- f. Cost to Reconstruct/Replace:
- g. Comments:

67. Windows

- a. Type of windows (check all that apply):
  - Aluminum
  - Steel
  - Vinyl
  - Solid Wood
  - Wood w/ External Cladding System
  - Other
- b. Condition
  - Excellent
  - Satisfactory
  - Unsatisfactory
  - Non-Functioning
  - Critical Failure
- c. All rescue windows are operable
  - Yes
  - No
  - N/A
- d. Year of Last Major Reconstruction/Replacement: 2006
- e. Expected Remaining Useful Life (Years): 5
- f. Cost to Reconstruct/Replace: \$107,000
- g. Comments: Glazing at connecting corridor to southern wing of the building is single pane and should be replaced with insulated glazing and framing. Some blinds and shades were in poor condition should be considered for replacement.

68. Roof and Skylights (S)

Roof

- a. Type of roof construction (check all that apply):
  1.  Metal deck on metal trusses/joists
  2.  Wood deck on wood trusses/joists
  3.  Wood deck on metal trusses/joists
  4.  Concrete on metal deck on metal trusses/joists
  5.  Other
- b. Type of roofing material (check all that apply):
  1.  Single-ply membrane
  2.  Built up
  3.  Asphalt single
  4.  Pre-Formed metal
  5.  IRMA

- 6.  Slate
  - 7.  Other
- c. Evidence of structural Concerns with Support System (Beams/Joists/Trusses, etc.):
- 1. Structural Cracks
    - Yes
    - No
  - 2. Unsupported Ends
    - Yes
    - No
  - 3. Rot/Decay/Corrosion
    - Yes
    - No
  - 4. Deflection
    - Yes
    - No
  - 5. Seriously Damaged/Missing Components
    - Yes
    - No
  - 6. Other Problems
- d. Evidence of Structural Concerns with Structural floor deck
- 1. Cracks
    - Yes
    - No
  - 2. Deflection
    - Yes
    - No
  - 3. Rot/Decay/Corrosion
    - Yes
    - No
- e. Does the building have skylights?
- Yes
  - No (If No, go to h)
- f. If yes, what material are the skylights made?
- Plastic
  - Glass
  - Other
- g. Condition of skylights:
- Excellent
  - Satisfactory
  - Unsatisfactory
  - Non-Functioning
  - Critical Failure
  - N/A
- h. Evidence of concerns with roofing, skylights, flashing and drains:
- 7. Failures/Splits/Cracks
    - Yes
    - No
  - 8. Rot/Decay/Corrosion

- Yes
- No
- 9. Inadequate flashing/curbs/pitch pockets
  - Yes
  - No
- 10. Inadequate or poorly functioning roof drains
  - Yes
  - No
- 11. Evidence of water penetration/active leaks
  - Yes
  - No
- 12. Other concerns
  - Skylights are not impact rated and should be provided with a cover or safety railing to comply with OSHA standards.
  - i. Overall condition of roof
    - Excellent
    - Satisfactory
    - Unsatisfactory
    - Non-Functioning
    - Critical Failure
  - j. Year of Last Major Reconstruction/S. Replacement: 2006
  - k. Expected Remaining Useful Life (Years): 1
  - l. Cost to Reconstruct/Replace: \$94,000
  - m. Comments: Roofing over portable classroom spaces is in unsatisfactory condition and we recommend these spaces be replaced. A permanent roof ladder should be provided to allow access to the raised roof of the southern wing of the building.

## Interior Spaces

### 69. Interior bearing walls and fire walls (S)

- a. Condition
  - Excellent
  - Satisfactory
  - Unsatisfactory
  - Non-Functioning
  - Critical Failure
- b. Year of Last Major Reconstruction/Replacement: 2006
- c. Expected Remaining Useful Life (Years): 5
- d. Cost to Reconstruct/Replace: \$34,000
- e. Comments: Many cracks are present in walls and grout joints should be routed and replaced and cracked blocks shall be replaced.

### 70. Other Interior Walls

- a. Condition
  - Excellent
  - Satisfactory
  - Unsatisfactory
  - Non-Functioning
  - Critical Failure
- b. Year of Last Major Reconstruction/Replacement: 1968



- c. Expected Remaining Useful Life (Years): 4
- d. Cost to Reconstruct/Replace: \$79,000
- e. Comments: Wall pads in the gymnasium are torn and should be considered for replacement and additional pads added. Vinyl wall covering on the operable partition at the gym is tearing and should be replaced or District would like to replace gymnasium operable partition with roll-up curtain.

## Floor Finishes

### 71. Carpet

- a. Where located? (check all that apply)
  - Instructional space
  - Common area
- b. Condition
  - Excellent
  - Satisfactory
  - Unsatisfactory
  - Non-Functioning
  - Critical Failure
- c. Year of Last Major Reconstruction/Replacement: 1968
- d. Expected Remaining Useful Life (Years): 5
- e. Cost to Reconstruct/Replace:
- f. Comments: Locations consisting of carpet are generally in high foot traffic areas. Wear and raveling at the seams of the carpet is evident.

### 72. Resilient tiles or sheet flooring

- a. Where located? (check all that apply)
  - Instructional space
  - Common area
- b. Condition
  - Excellent
  - Satisfactory
  - Unsatisfactory
  - Non-Functioning
  - Critical Failure
- c. Year of Last Major Reconstruction/Replacement: 1968
- d. Expected Remaining Useful Life (Years): 4
- e. Cost to Reconstruct/Replace: \$5,000
- f. Comments: The vinyl tile does contain asbestos, but is in overall good condition. There are numerous locations which contained patching in of different colored vinyl tile. Vinyl cove base installed throughout the building was in good shape. There were some areas where the vinyl cove base was missing, damaged, or pulling away from the walls. The rubber flooring located within the "open concept" classrooms is in excellent condition. However, a strong odor from what is assumed off-gassing of the rubber flooring was evident.

### 73. Hard flooring (concrete; ceramic tile; stone etc.)

- a. Where located? (check all that apply)
  - Instructional space
  - Common area
- b. Condition

- Excellent
- Satisfactory
- Unsatisfactory
- Non-Functioning
- Critical Failure

- c. Year of Last Major Reconstruction/Replacement: 1968
- d. Expected Remaining Useful Life (Years): 10
- e. Cost to Reconstruct/Replace:
- f. Comments: Terrazzo throughout the corridors consists of minor cracking, but is in overall good condition.

#### 74. Wood Flooring

- a. Where located? (check all that apply)
  - Instructional space
  - Common area
- b. Condition
  - Excellent
  - Satisfactory
  - Unsatisfactory
  - Non-Functioning
  - Critical Failure
- c. Year of Last Major Reconstruction/Replacement: 1968
- d. Expected Remaining Useful Life (Years): 5
- e. Cost to Reconstruct/Replace:
- f. Comments:

#### 75. Ceilings (H)

- a. Condition
  - Excellent
  - Satisfactory
  - Unsatisfactory
  - Non-Functioning
  - Critical Failure
- b. Year of Last Major Reconstruction/Replacement: 2006
- c. Expected Remaining Useful Life (Years): 3
- d. Cost to Reconstruct/Replace: \$73,000
- e. Comments: Stained ceiling tiles are generally due to moisture leaks, either from above ceiling equipment or possible roof leaks. Damage or missing tiles may be attributed to gaining access to above ceiling areas. Sagging ceiling tiles are attributed to humidity in the summer. Ceiling tiles in the kitchen and serving areas are filthy and damaged and this type of tile does not comply with code requirements (washable non-pores type).

#### 76. Lockers

- a. Condition
  - Excellent
  - Satisfactory
  - Unsatisfactory
  - Non-Functioning
  - Critical Failure
- b. Year of Last Major Reconstruction/Replacement:
- c. Expected Remaining Useful Life (Years):

- d. Cost to Reconstruct/Replace:
- e. Comments: NA

**77. Interior Doors**

- a. Overall condition of interior door units:
  - Excellent
  - Satisfactory
  - Unsatisfactory
  - Non-Functioning
  - Critical Failure
- b. Overall condition of interior door hardware:
  - Excellent
  - Satisfactory
  - Unsatisfactory
  - Non-Functioning
  - Critical Failure
- c. Year of Last Major Reconstruction/Replacement: 1968
- d. Expected Remaining Useful Life (Years): 3
- e. Cost to Reconstruct/Replace: \$384,000
- f. Comments: Most of the doors are old wood doors, painted, and delaminating. Some of the existing corridor doors contain louvers. Glazing contained within the corridor doors consists of either wire glazing or glazing which is not labeled. Door hardware on a majority of the doors consist of knobs and do not have closers or magnetic hold opens and do not comply with the building code as well as the Americans with Disabilities Act.

**78. Interior Stairs (S)**

- a. Condition
  - Excellent
  - Satisfactory
  - Unsatisfactory
  - Non-Functioning
  - Critical Failure
  - N/A
- b. Year of Last Major Reconstruction/Replacement:
- c. Expected Remaining Useful Life (Years):
- d. Cost to Reconstruct/Replace:
- e. Comments:

**79. Elevator, lifts and escalators (H)**

- a. Condition
  - Excellent
  - Satisfactory
  - Unsatisfactory
  - Non-Functioning
  - Critical Failure
  - N/A
- b. Year of Last Major Reconstruction/Replacement:
- c. Expected Remaining Useful Life (Years):
- d. Cost to Reconstruct/Replace:
- e. Comments:

## 80. Interior Electrical Distribution (H)

- a. Interior electrical supply meets current needs:
  - Yes
  - No
- b. Condition
  - Excellent
  - Satisfactory
  - Unsatisfactory
  - Non-Functioning
  - Critical Failure
  - N/A
- c. Year of Last Major Reconstruction/Replacement: 1968
- d. Expected Remaining Useful Life (Years): 4
- e. Cost to Reconstruct/Replace: \$581,000
- f. Comments: The main switchboard is a 1600 A Square D Power-Style board with a 1600 A main breaker. Two breakers before the switchboards main disconnect feed high priority loads (fire alarm and emergency lights). It is not clear if these breakers are service rated. If they are not service rated, they are not code compliant and need to be upgraded. The main incoming section of the switchboard is labeled as being 3 phase, 4 wire, and the nameplate on the switchboard's distribution section lists it as being a 3 phase, 3 wire section. This is not a standard configuration and warrants further investigation. Some panelboards are dated 1968 and appear to be original to the facility, but they appear to be in relatively good condition for their age. Other panelboards throughout the building have been added and replaced as needed for upgrades and renovations at various points in time. Branch circuit panelboards are recessed in corridor walls in the older parts of the school, and surface-mounted in electrical closets in the school's newer areas. In general, the existing panelboards have 85% of their circuits in use. Feeders cannot be seen, but as long as loads are consistent, connections maintained, and thermal scans completed yearly, they can be expected to operate adequately.

## 81. Lighting Fixtures

- a. Condition
  - Excellent
  - Satisfactory
  - Unsatisfactory
  - Non-Functioning
  - Critical Failure
  - N/A
- b. Year of Last Major Reconstruction/Replacement: 2005
- c. Expected Remaining Useful Life (Years): 4
- d. Cost to Reconstruct/Replace: \$140,000
- e. Comments: Lighting is provided by 4 foot fluorescent fixtures with acrylic covers. Acrylic fixtures drop light directly downward, creating a harsh effect. These fixtures are considered to be outdated as they fail to evenly distribute light outward to the walls and ceilings. Fixtures that provide adequate light levels and more even distribution for an improved comfort level for the end user, such as direct/indirect fixtures, should be considered. The fixtures in classrooms are controlled by PIR occupancy sensors. When there is little movement in the room (e.g., during exams) these devices are

known to errantly turn light fixtures off. Dual technology sensors should be examined if the district wishes to address this issue.

**82. Communications Systems (H)**

- a. Communication systems are adequate
  - Yes
  - No
- b. Condition
  - Excellent
  - Satisfactory
  - Unsatisfactory
  - Non-Functioning
  - Critical Failure
  - N/A
- c. Year of Last Major Reconstruction/Replacement: 2014
- d. Expected Remaining Useful Life (Years): 5
- e. Cost to Reconstruct/Replace: \$431,000
- f. Comments: The communications system is connected to the high school's MDF by a leased fiber optic line. Fiber to closets are in good working condition but the school would like to implement 10 gigabit speed to at least the IDF closets in the near future. Horizontal cabling in the facility is a mixture of CAT 5 to computer labs, CAT 5E to phones/workstations, and CAT 6A to wireless access points. CAT 5 cabling is type "CM" which does not provide 1 gigabyte speed in is routed through air plenum spaces. Type "CM" cabling is not plenum rated and should therefore be removed and replaced with updated type "CMP" cabling. Communication racks throughout the school are not grounded and some reside on carpet which creates static charges and could lead to equipment damage. The phone system was upgraded in the last 5 years and is adequate. The PA system has also been updated within the last 5 years and is in adequate condition. The majority of classrooms have wall mounted smartboards and are in good working condition. The district would like to migrate to a video board set-up in the next 5 years. Security camera and access control upgrades should be conducted to remain current.

**83. Swimming Pool and Swimming Pool Systems**

- a. Condition
  - Excellent
  - Satisfactory
  - Unsatisfactory
  - Non-Functioning
  - Critical Failure
  - N/A
- b. Year of Last Major Reconstruction/Replacement:
- c. Expected Remaining Useful Life (Years):
- d. Cost to Reconstruct/Replace:
- e. Comments:

**Plumbing (Excluding HVAC Systems)**

**84. Water Distribution System (H)**

- a. Types of pipes (check all that apply)
  - Iron

- Galvanized
- Copper
- Lead
- PVC
- Other
- N/A
- b. Condition
  - Excellent
  - Satisfactory
  - Unsatisfactory
  - Non-Functioning
  - Critical Failure
  - N/A
- c. Year of Last Major Reconstruction/Replacement: Original
- d. Expected Remaining Useful Life (Years): 10
- e. Cost to Reconstruct/Replace: \$200,000
- f. Comments: Piping, valves and fittings appear to have no major problems and are in good working order.

**85. Plumbing Drainage System (H)**

- a. Types of pipes (check all that apply)
  - Iron
  - Galvanized
  - Copper
  - Lead
  - PVC
  - Other
  - N/A
- b. Condition
  - Excellent
  - Satisfactory
  - Unsatisfactory
  - Non-Functioning
  - Critical Failure
- c. Year of Last Major Reconstruction/Replacement: Original
- d. Expected Remaining Useful Life (Years): 10
- e. Cost to Reconstruct/Replace: \$175,000
- f. Comments: System drains by gravity to a site septic system and there appear to be no major problems or concerns.

**86. Hot Water Heaters (H)**

- a. Type of fuel (check all that apply)
  - Oil
  - Natural Gas
  - Electricity
  - Other
  - N/A
- b. Condition
  - Excellent
  - Satisfactory
  - Unsatisfactory

- Non-Functioning
- Critical Failure
- c. Year of Last Major Reconstruction/Replacement: 2008
- d. Expected Remaining Useful Life (Years): 10
- e. Cost to Reconstruct/Replace: \$75,000
- f. Comments: Domestic hot water is produced by dual fuel boiler connected to a 1,000 gallon boiler water heat exchanger with storage tank. The system is a complete recirculation system supplying domestic hot water throughout the building.

**87. Plumbing Fixtures (including toilets, urinals, lavatories, etc.)**

- a. Condition
  - Excellent
  - Satisfactory
  - Unsatisfactory
  - Non-Functioning
  - Critical Failure
- b. Year of Last Major Reconstruction/Replacement: 2000
- c. Expected Remaining Useful Life (Years): 5
- d. Cost to Reconstruct/Replace: \$64,000
- e. Comments: Plumbing fixtures and trim are floor and wall mount with manual flush valves and faucets. Most fixtures have been upgraded and are in good working order. Trim should be replaced with accessible devices. There are no issues with kitchen equipment. Insulation should be added to the sanitary traps at restrooms

## **HVAC Systems**

**88. HVAC Systems Type**

- a. Does this building have a central HVAC system?
  - Yes
  - No (skip to next section)
- b. If yes, what type of technology does it use (check all that apply)
  - Constant volume (CV)
  - Variable air volume (VAV)
  - Dual-duct or multi-zone
  - Other

**89. Heat Generating Systems (H)**

- a. Heat generation source (check all that apply)
  - Boiler / hot water
  - Boiler / Steam
  - Furnace / forced air
  - Geothermal
  - Biomass with box
  - Other:
- b. Condition
  - Excellent
  - Satisfactory
  - Unsatisfactory
  - Non-Functioning
  - Critical Failure
- c. Year of Last Major Reconstruction/Replacement: 2008

- d. Expected Remaining Useful Life (Years): 15
- e. Cost to Reconstruct/Replace:
- f. Comments: The facility's hot water boilers were replaced approximately nine (9) years ago and have approximately fifteen (15) years of usable life remaining.

90. Heating Fuel/Energy Systems (H)

- a. Condition
  - Excellent
  - Satisfactory
  - Unsatisfactory
  - Non-Functioning
  - Critical Failure
- b. Year of Last Major Reconstruction/Replacement: 2008
- c. Expected Remaining Useful Life (Years): 18
- d. Cost to Reconstruct/Replace: N/A
- e. Comments: Heating fuel currently serves the boilers. The heating fuel piping, valves, and fittings are in satisfactory condition with approximately eighteen (18) years of usable life remaining.

91. Cooling / Air Conditioning Generating Systems

- a. Condition
  - Excellent
  - Satisfactory
  - Unsatisfactory
  - Non-Functioning
  - Critical Failure
- b. Year of Last Major Reconstruction/Replacement: 1993
- c. Expected Remaining Useful Life (Years): 1
- d. Cost to Reconstruct/Replace: \$212,000
- e. Comments: The facility is partially cooled via unit ventilators, PTAC (packaged terminal air conditioner) units, window air conditioning units, and one (1) rooftop unit. The rooftop unit has surpassed its usable life of fifteen (15) years and replacement is recommended. Visual inspection of the rooftop unit shows rust and degradation, compromising adequate operation.

92. Air Handling and Ventilation Equipment: Supply Units, Exhaust Units, Relief/Return Units, etc. (H)

- a. Condition
  - Excellent
  - Satisfactory
  - Unsatisfactory
  - Non-Functioning
  - Critical Failure
- b. Year of Last Major Reconstruction/Replacement: 1968
- c. Expected Remaining Useful Life (Years): 1
- d. Cost to Reconstruct/Replace: \$3,200,000
- e. Comments: The facility's air handling and ventilation equipment has surpassed its usable life of twenty six (26) years. Replacement of the air handling equipment, VAV's, and ventilation equipment is recommended. Replace the kitchen make-up air unit/exhaust fan combination unit due to age.



93. Piped Heating and Cooling Distribution Systems: Piping, Pumps, Radiators, Convectors, traps,

- a. Condition
  - Excellent
  - Satisfactory
  - Unsatisfactory
  - Non-Functioning
  - Critical Failure
  - N/A
- b. Year of Last Major Reconstruction/Replacement: 2008
- c. Expected Remaining Useful Life (Years): 2
- d. Cost to Reconstruct/Replace: \$220,000
- e. Comments: Most of the facility's piping, valving, fittings, and insulation has surpassed its usable life and replacement is recommended. Localized piping at the boilers is in satisfactory condition. The pumps, valves, flanges, and fittings show signs of wear and degradation and replacement is recommended.

94. Ducted Heating and Cooling Distribution Systems: Ductwork, Control Dampers, Fire/Smoke Dampers, VAVs, Insulation, etc. (H)

- a. Condition
  - Excellent
  - Satisfactory
  - Unsatisfactory
  - Non-Functioning
  - Critical Failure
  - N/A
- b. Year of Last Major Reconstruction/Replacement: 1968
- c. Expected Remaining Useful Life (Years): 1
- d. Cost to Reconstruct/Replace: \$1,237,000
- e. Comments: The ductwork distribution for all air handling and ventilation equipment has surpassed its usable life of thirty (30) years. Replacement of all ductwork, fittings, and insulation is recommended.

95. HVAC Control Systems (H)

- a. Condition
  - Excellent
  - Satisfactory
  - Unsatisfactory
  - Non-Functioning
  - Critical Failure
  - N/A
- b. Year of Last Major Reconstruction/Replacement: 1968
- c. Expected Remaining Useful Life (Years): 1
- d. Cost to Reconstruct/Replace: \$364,000
- e. Comments: Upgrade HVAC system to D.D.C. controls. Pneumatic system to be eliminated.

## **Fire Safety Systems**

96. Fire Alarm Systems (H)

- a. Condition

- Excellent
- Satisfactory
- Unsatisfactory
- Non-Functioning
- Critical Failure
- N/A

- b. Year of Last Major Reconstruction/Replacement: 2005
- c. Expected Remaining Useful Life (Years): 5
- d. Cost to Reconstruct/Replace: \$83,000
- e. Comments: The facility is protected by an Edwards addressable fire alarm system located in the head custodian's office. The system consists of area smoke detection, audio/visual notification devices, and manual pull stations throughout the building, and annunciator panels at the main entrance and in the main office. Audio/visual devices and pull stations appear to have been added as required as they are from mixed generations. The mounting heights of some pull stations in the corridors do not comply with ADA regulations.

97. Smoke Detection Systems (H)

- a. Condition
  - Excellent
  - Satisfactory
  - Unsatisfactory
  - Non-Functioning
  - Critical Failure
  - N/A
- b. Year of Last Major Reconstruction/Replacement: 2005
- c. Expected Remaining Useful Life (Years): 10
- d. Cost to Reconstruct/Replace: Cost included in #96
- e. Comments: Area smoke detection exists in the main corridors and other common area throughout the facility. This item is checked unsatisfactory because carbon monoxide detection is now required in New York State. The system should be upgraded accordingly.

98. Fire Suppression Systems: Sprinklers, Standpipes, Kitchen Hoods, etc. (H)

- a. Condition
  - Excellent
  - Satisfactory
  - Unsatisfactory
  - Non-Functioning
  - Critical Failure
  - N/A
- b. Year of Last Major Reconstruction/Replacement:
- c. Expected Remaining Useful Life (Years) : 5
- d. Cost to Reconstruct/Replace:
- e. Comments: A kitchen hood with an ansul panel was recently installed and appears to be in fair condition. As long as routine maintenance is completed, the system can be expected to operate adequately. The building is not protected by a sprinkler system.

99. Emergency/Exit Lighting Systems (H)

- a. Condition:
  - Excellent

- Satisfactory
- Unsatisfactory
- Non-Functioning
- Critical Failure
- N/A

- b. Year of Last Major Reconstruction/Replacement: 2005
- c. Expected Remaining Useful Life (Years): 10
- d. Cost to Reconstruct/Replace: \$30,000
- e. Comments: Emergency battery packs with remote heads are present throughout the facility. Units were added and replaced over time. It is recommended that the district test these units monthly and replace as needed.

100. Emergency/Standby Power Systems (H)

- a. Does the building have an emergency or standby power system?
  - Yes
  - No (skip to next section)
- b. Condition
  - Excellent
  - Satisfactory
  - Unsatisfactory
  - Non-Functioning
  - Critical Failure
  - N/A
- c. Year of Last Major Reconstruction/Replacement:
- d. Expected Remaining Useful Life (Years):
- e. Cost to Reconstruct/Replace:
- f. Comments:

## Accessibility

101. Exterior Route (H)

- a. People with disabilities should be able to arrive on site, approach the building, and enter as freely as everyone else. At least one route of travel should be safe and accessible for everyone, including people with disabilities. This route must include handicapped parking, curb cuts, ramps, and automatic door operators as necessary to enter the building.

Is there an accessible exterior route as specified above?

- Yes
- No

102. Interior Route, Access to Goods and Services, and Restroom Facilities (H)

- a. The layout of the building should allow people with disabilities to obtain materials or services and use the facilities without assistance. This should include access to general purpose and specialized classrooms, public assembly spaces (such as libraries, gymnasiums, auditoriums), nurse s office, main office, and restroom facilities. Services include drinking fountains, telephones, and other amenities.

Is there an accessible interior route as specified above?

- Yes
- No

103. Additional Information on Accessibility

If the building lacks accessible interior or exterior routes:

- a. Cost of improvements needed to provide accessible exterior and interior routes as specified above.
- b. Comments:

**Environment/Comfort/Health**

104. General Appearance

- a. Overall rating:
  - Good
  - Fair
  - Poor
- b. Comments:

105. Cleanliness

- a. Overall rating:
  - Good
  - Fair
  - Poor
- b. Comments:

106. Are there walk off matts; grills in entryway?

- a. If Yes: at least 6 Ft. Long?
  - Yes
  - No

107. Is there noise in classrooms from HVAC units, traffic, etc. that may impact education?

- Yes
- No

108. Lighting Quality

- a. Types of lighting in general purpose classrooms (check all that apply)
  - Daylight
  - Fluorescent-not full spectrum
  - Fluorescent
  - Incandescent
  - Other
- b. Are there blinds in the classroom to prevent glare?
  - Yes
  - No
- c. Overall rating:
  - Good
  - Fair
  - Poor
- d. Comments:

The existing light fixtures use linear fluorescent T8 lamps with acrylic lenses. These types of fixtures are adequate, but they provide lighting that is harsher and produces more glare than modern direct/indirect fixtures.

**109. Evidence of Vermin**

Is there evidence of active infestations of ...?

- a. Rodents  
 Yes  
 No
- b. Wood-boring or wood-eating insects  
 Yes  
 No
- c. Cockroaches  
 Yes  
 No
- d. Other vermin  
 Yes  
 No

**Indoor Air Quality**

**110. Mold**

- a. Is there visible mold or moldy odors?  
 Yes  
 No  
If yes, where? (Check all that apply)  
 Classrooms  
 Hallways  
 Supply return grille  
 Other places
- b. Are interior surfaces constructed of any of the following materials?  
Paper-faced or gypsum products  
 Yes  
 No  
Cellulose products (typical ceiling tiles)  
 Yes  
 No
- c. Estimated cost of necessary improvements:
- d. Comments:

**111. Humidity/Moisture**

- a. Are any of the following found in/or around the following area?
  - 1. Are Active leaks in the roof found in the classroom?  
 Yes  
 No
  - 2. Are Active leaks in the roof found in other areas?  
 Yes  
 No

3. Are Active leaks in the plumbing found in the classroom?  
 Yes  
 No
  4. Are Active leaks in the plumbing found in other areas?  
 Yes  
 No
  5. Is Moisture condensation found in the classroom?  
 Yes  
 No
  6. Is Moisture condensation found in other areas?  
 Yes  
 No
  7. Visible stains or water damage found in the classroom?  
 Yes  
 No
  8. Visible stains or water damage in other areas  
 Yes  
 No
- b. Rating of humidity/moisture condition in building
- Good
  - Fair
  - Poor

112. Ventilation: fresh air intake locations, air filters, etc.

- a. Are fresh air intakes near the bus loading, truck delivery, or garbage storage/disposal areas?  
 Yes  
 No
- b. Is there accumulated dirt, dust, or debris around fresh air intakes?  
 Yes  
 No
- c. Are fresh air intakes free of blockage?  
 Yes  
 No
- d. Is accumulated dirt, dust, or debris in ductwork?  
 Yes  
 No
- e. Are dampers functioning as designed?  
 Yes  
 No
- f. Condition of air filters:  
 Good  
 Fair  
 Poor

- g. Outside air is adequate for occupant load:
  - Yes
  - No
- h. Rating of ventilation/indoor air quality:
  - Good
  - Fair
  - Poor
- i. Comments:

Design operation and ventilation rates could not be confirmed.

113. Indoor Air Quality (IAQ) plan

- a. Does the school district use EPA's Tools for Schools program?
  - Yes
  - No
- b. If not, is some other IAQ management plan used?
  - Yes
  - No
- c. Has the District assigned IAQ responsibilities to a designated individual?
  - Yes
  - No

If yes, what is their job title?

114. Integrated Pest Management (IPM)

- Does the school practice IPM?
- Yes
  - No
- a. Is vegetation kept 1 ft. from away from the building?
    - Yes
    - No
  - b. Are crevices and holes in walls, floors and pavement sealed or eliminated?
    - Yes
    - No
  - c. Is there a certified pesticide applicator on staff?
    - Yes
    - No
  - d. Are pesticides used in the buildings?
    - Yes
    - No

If yes, how are they typically applied?

    - Spot treatment
    - Area Wide treatments
  - e. Are pesticides used on the grounds?
    - Yes
    - No

If yes, was an emergency exemption granted by the Board of Education?

    - Yes
    - No

115. Does the school have a passive radon mitigation system installed (was built with radon resistant features)?

- Yes

- No
- a. Has this facility been tested for the presence of Radon?
  - Yes
  - No
- b. Were any of the results of the test greater than or equal to 4 picocurie per liter (pCi/L)?
  - Yes
  - No
- c. If yes, did this facility take steps to mitigate these elevated radon levels?
  - Yes, active mitigation system installed
  - Yes, ventilation controls (HVAC) adjusted
  - Yes, passive system made active
  - Yes, other
  - No action taken

## American Red Cross

### 116. American Red Cross

- a. Is there a written agreement with the American Red Cross for the use of this building as an emergency shelter?
  - Yes
  - No
- b. Does this building have an emergency generator to support sheltering operations? (lights, HVAC, etc.)?
  - Yes
  - No

If yes, where? (check all systems powered by the emergency generator)

  - Communication system
  - Fire alarm system
  - Security system
  - Lighting
  - HVAC
  - Sump pump
- c. Does this facility have a cooking /food preparation kitchen?
  - Yes
  - No

If yes, is the area outfitted for:

  - Full preparation
  - Warming capability only
- d. Check items powered by emergency generator:
  - Kitchen equipment
  - Cooking equipment
  - Refrigeration equipment
- e. Potable water:
  - Provided by municipal system?
    - Yes
    - No
  - on-site wells?
    - Yes
    - No



If on site wells are present, are the wells connected to emergency generator

Yes

No

f. Sanitary:

gravity discharge?

Yes

No

force main pumping station design?

Yes

No

If pumping station exists, are they connected to the emergency generator power supply?

Yes

No

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