

**2024 BUILDING CONDITION SURVEY – 2024**

**BUILDING INFORMATION**

1. Name of School District: **Irvington UFSD**
2. SED District 8-Digit BEDS Code: **66040202**
3. Building Name: **Main Street Gym**
4. SED 4-Digit Facility Code: **0004**
5. Survey Inspection Date: **February 19, 2025**
6. Building 911 Address: **101 Main Street**
7. City: **Irvington**
8. Zip Code: **10533**
9. Certificate of Occupancy Status:
  - A – Annual
  - T – Temporary
  - N – None
10. Certificate of Occupancy Expiration Date: **11/1/2025**
- 10a. Is this a manufactured building? (Relocatable, modular, portable)
  - Yes
  - No
11. Have there been renovations or construction in the building during the past 12 months?
  - Yes
  - No
12. Was major construction/renovation work since 2015 conducted when school was in session?
  - Yes
  - No
13. Estimated capital construction expenses anticipated for this building through 2024 calendar year excluding maintenance (to be answered after the building inspection is complete). **\$4,462,500**
14. Overall building rating (to be answered after the building inspection is complete)
  - Excellent
  - Satisfactory
  - Unsatisfactory
  - Failing
15. Was overall building rating established after consultation with health and safety committee in accordance with Commissioner’s Regulations 155.4(c)(1)?
  - Yes
  - No

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16. A/E Firm Name: **BBS Architects, Landscape Architects, Engineers P.C.**

17. A/E Firm Address: **244 East Main Street Patchogue, New York 11772**

18. A/E Firm Phone Number: **(631) 475-0349**

19. E-mail: [seeba@bbsarch.com](mailto:seeba@bbsarch.com)

20. A/E Name: **Frederick W. Seeba, P.E., LEED AP**

21. A/E License #: **068018**

**BUILDING AGE, GROSS SQUARE FOOTAGE AND MAINTENANCE STAFF**

22. Building Age

	Year
Original Construction	<b>1954</b>
Addition #1	
Addition #2	
Addition #3	
Addition #4	

23. Square feet of construction

	Sq. Feet
Original construction	<b>13,040</b>
Addition #1	
Addition #2	
Addition #3	
Addition #4	

24. Gross square ft. of Building as currently configured: **13,040**

25. Number of Floors: **2**

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

	Count Employees
Full-time custodians:	<b>4</b>
Part-time custodians:	<b>0</b>
Totals:	<b>4</b>

**BUILDING OWNERSHIP AND OCCUPANCY STATUS**

27. Building Ownership (check 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 a non-district entity and leased to district.

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28. For which of the following purposes is the building currently used? (check all that apply)

- Used for student instructional purposes.
- Used for district administration.
- Used for other district purposes.
- Used by other organization(s).

28a. Describe use for other district purposes:

**BUILDING USERS**

29. How many students were registered to receive instruction in this building as of last year? (If none, enter "0") and skip to "Program Spaces" section. (Do not include evening class students)

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

	Quantity
Permanent instructional spaces (i.e., regular classrooms)	<b>280</b>
Temporary instructional spaces (i.e., portable or demountable classrooms) attached to the building	<b>0</b>
Non-instructional spaces used as instructional spaces	<b>0</b>

31. If the answer is greater than zero, which types of non-instructional spaces were being used for instructional purposes on October 1, 2019? (check all that apply)

- Cafeteria
- Gymnasium
- Administrative Spaces
- Library
- Lobby
- Stairwell
- Storage Space
- Other (please describe)
- None

31a. Describe other types of non-instructional spaces being used for instructional purposes:

32. Grades Housed

- Pre-K
- Kindergarten
- 1st
- 2nd
- 3rd
- 4th
- 5th
- 6th
- 7th
- 8th
- 9th

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- 10th
- 11th
- 12th
- N/A (none)

33. For how many instructional days during the school year prior to the BCS assigned year (July 1 through June 30) was the building closed due to facilities failures, system malfunctions, structural problems, fire, etc.? (if none, enter "0") **0**

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

- Yes
- No

**PROGRAM SPACES**

35. Number of instructional classrooms: **0**

36. Gross square footage of all instructional classrooms (combined): **0**

37. Other spaces provided:

- a. N/A (none)
- b. Administration
- c. Art
- d. Audio Visual
- e. Auditorium
- f. Cafeteria
- g. Computer Room
- h. Guidance
- i. Gymnasium
- j. Health Office
- k. Home & Careers
- l. Kitchen
- m. Large Group Instruction
- n. Library
- o. Multipurpose Rooms
- p. Music
- q. Pre-K
- r. Remedial Rooms
- s. Resource Rooms
- t. Science Labs
- u. Special Education
- v. Swimming Pool
- w. Teacher Resource
- x. Technology/Shop
- y. Other (please describe)

37a. Describe other spaces:

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**SPACE ADEQUACY**

38. Rating of space adequacy:

- Good
- Fair
- Poor

38a. Enter Comments:

- **Interior alterations to existing Boys Locker Room and supporting bathroom & shower no longer in use by District (1,300 sf).**
  - **\$1,300,000**
- **Interior alterations to existing Girls Locker Room and supporting bathroom & shower no longer in use by District (1,500 sf).**
  - **\$1,500,000**
- **Interior alterations to existing Men & Women Bathrooms off Main Lobby (250 sf).**
  - **\$250,000**

**SITE UTILITIES**

**39. Water (H)**

- Yes
- No

39a. Type of Service:

- Municipal or Utility provided
- Well
- Other

39b. Types of water service piping:

- Galvanized
- Copper
- Lead
- PVC
- Other
- N/A (None)

39c. Overall condition of water service piping:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

39d. Year of Last major Reconstruction/Replacement: **1993**

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39e. Expected Remaining Useful Life (Years): **20**

39f. Cost to Reconstruct/Replace: \$

39g. Comments:

**40. Site Sanitary (H)**

Yes

No

40a. Type of Service:

Municipal or utility sewer

Site Septic

Other

40b. Condition:

Excellent

Satisfactory

Unsatisfactory

Non-Functioning

Critical Failure

40c. Year of Last Major Reconstruction/Replacement: **1954**

40d. Expected Remaining Useful Life (Years): **10**

40e. Cost to Reconstruct/Replace: \$

40f. Comments:

**41. Site Gas**

Yes

No

41a. Type of gas service:

Natural Gas

Liquid Petroleum

41b. Condition:

Excellent

Satisfactory

Unsatisfactory

Non-Functioning

Critical Failure

41c. Year of last major Reconstruction/Replacement: **1954**

41d. Expected Remaining Useful Life (Years): **10**

41e. Cost to Reconstruct/Replace: \$

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41f. Comments:

### **42. Site Fuel Oil**

- Yes
- No

42a. Number of Above-Ground Tanks:

42a.1 Capacity of Above-Ground Tanks (gallons):

42 b. Number of Below-Ground Tanks: **1**

42b.1 Capacity of Below-Ground Tanks (gallons): **6,000**

42c. Condition:

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

42d. Year of Last Major Reconstruction/Replacement: **1989**

42e. Expected Remaining Useful Life (Years): **15 - 20**

42f. Cost to Reconstruct/Replace: \$

42g. Comments:

### **43. Site Electrical, Including Exterior Distribution**

- Yes
- No

43a. Service Provider:

- Municipal or Utility Provided
- Self-Generated
- Other
- N/A

43b. Type of Service:

- Above Ground
- Below Ground
- N/A

43c. Condition:

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

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43d. Year of Last Major Reconstruction/Replacement: **2021**

43e. Expected Remaining Useful Life (Years): **25**

43f. Cost to Reconstruct/Replace: \$

43g. Comments:

**SITE FEATURES**

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

44a. Does this facility have a closed pipe system?

Yes

No

44b. Condition:

Excellent

Satisfactory

Unsatisfactory

Non-Functioning

Critical Failure

44c. Year of Last Major Reconstruction/Replacement: **2013**

44d. Expected Remaining Useful Life (Years): **15**

44e. Cost to Reconstruct/Replace: \$

44 f. Comments:

**45. Open Drainage Pipe Stormwater Management System**

45a. Does this facility have an open stormwater system (ditch)?

Yes

No

45b. Condition

Excellent

Satisfactory

Unsatisfactory

Non-Functioning

Critical Failure

45c. Year of Last Major Reconstruction/replacement

45d. Expected Remaining Useful Life (Years):

45e. Cost to Reconstruct/Replace: \$

45f. Comments:

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### **46. Catch Basins/Drop Inlets/Manholes**

46a. Does this facility have catch basins/drop inlets/manholes?

- Yes
- No

46b. Condition:

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

46c. Year of Last Major Reconstruction/Replacement: **2013**

46d. Expected Remaining Useful Life (Years): **15**

46e. Cost to Reconstruct/Replace: \$

46f. Comments:

### **47. Culverts**

47a. Does this facility have culverts?

- Yes
- No

47b. Condition:

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

47c. Year of Last Major Reconstruction/Replacement:

47d. Expected Remaining Useful Life (Years):

47e. Cost to Reconstruct/Replace: \$

47f. Comments:

### **48. Outfalls**

48a. Does this facility have outfalls?

- Yes
- No

48b. Condition:

- Excellent
- Satisfactory

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- Unsatisfactory
- Non-Functioning
- Critical Failure

48c. Year of Last Major Reconstruction/Replacement:

48d. Expected Remaining Useful Life (Years):

48e. Cost to Reconstruct/Replace: \$

48f. Comments:

**49. Infiltration Basins/Chambers**

49a. Does this facility have infiltration basins/chambers?

- Yes
- No

49b. Condition:

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

49c. Year of Last Major Reconstruction/replacement:

49d. Expected Remaining Useful Life (Years):

49e. Cost to Reconstruct/Replace: \$

49f. Comments:

**50. Retention Basins**

50a. Does this facility have retention basins?

- Yes
- No

50b. Condition:

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

50c. Year of Last Major Reconstruction/Replacement:

50d. Expected Remaining Useful Life (Years):

50e. Cost to Reconstruct/Replace: \$

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50f. Comments:

### **51. Wetponds**

51a. Does This facility have wetponds?

- Yes
- No

51b. Condition

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

51c. Year of Last Major Reconstruction/Replacement:

51d. Expected Remaining Useful Life (Years):

51e. Cost to Reconstruct/Replace: \$

51f. Comments:

### **52. Manufactured Stormwater Proprietary Units**

52a. Does this facility have proprietary units?

- Yes
- No

52b. Condition:

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

52c. Year of Last Major Reconstruction/Replacement:

52d. Expected Remaining Useful Life (Years):

52e. Cost to Reconstruct/Replace: \$

52f. Comments:

**53. Point of Outfall Discharge:** (check all that apply)

- Municipal storm sewer system
- Combined sewer system
- Surface Water
- On-site recharge
- Other (describe)
- Not Applicable

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53a. Please describe other:

### **54. Outfall Reconnaissance Inventory**

Were all stormwater outfalls inspected during dry weather for signs of non-stormwater discharge?

- Yes
- No
- Not Applicable

## **SITE FEATURES**

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### **55. Pavement** (Roadways and Parking Lots)

- Yes
- No

55a. Type: (check all that apply)

- Concrete
- Asphalt
- Gravel
- Other

55b. Condition:

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

55c. Year of Last Major Reconstruction/Replacement: **1954**

55d. Expected Remaining Useful Life (Years): **5**

55e. Cost to Reconstruct/Replace: **\$20,000**

55f. Comments: **Replace existing asphalt driveway off N. Ferris St.**

### **56. Sidewalks**

- Yes
- No

56a. Type: (check all that apply)

- Concrete
- Asphalt
- Gravel
- Paver
- Other

56b. Condition:

- Excellent
- Satisfactory

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- Unsatisfactory
- Non-Functioning
- Critical Failure

56c. Year of Last Major Reconstruction/Replacement: **1954**

56d. Expected Remaining Useful Life (Years): **5**

56e. Cost to Reconstruct/Replace: **\$50,000**

56f. Comments: **Annual allowance \$10K/year for concrete walkway & curb repair/replacement over next 5 years.**

**57. Playgrounds and Playground Equipment**

- Yes
- No

57a. Condition:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

57b. Year of Last Major Reconstruction/Replacement:

57c. Expected Remaining Useful Life (Years):

57d. Cost to Reconstruct/Replace: \$

57e. Comments:

**58. Athletic Fields and Play Fields**

- Yes
- No

58a. Condition:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

58b. Year of Last Major Reconstruction/Replacement:

58c. Expected Remaining Useful Life (Years):

58d. Cost to Reconstruct/Replace: \$

58e. Comments:

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58f. Does the facility have synthetic turf field(s)

Yes

No

58f.1 If yes, how many synthetic turf fields?

58f.2 Expected Remaining Useful Life of Synthetic Turf Field(s):

58f.3 Type of synthetic turf field infill:

**59. Exterior Bleachers/Stadiums**

Yes

No

59a. Condition:

Excellent

Satisfactory

Unsatisfactory

Non-Functioning

Critical Failure

59b. Year of Last Major Reconstruction/Replacement:

59c. Expected Remaining Useful Life (Years):

59d. Cost to Reconstruct/Replace: \$

59e. Comments:

59f. Seating Capacity

**60. Related Structures** (such as Press Boxes, Dugout, Climbing Walls, etc.)

Yes

No

60a. Condition:

Excellent

Satisfactory

Unsatisfactory

Non-Functioning

Critical Failure

60b. Year of Last Major Reconstruction/Replacement:

60c. Expected Remaining Useful Life (Years):

60d. Cost to Reconstruct/Replace: \$

60e. Comments:

## 2024 BUILDING CONDITION SURVEY – 2024

### BUILDING STRUCTURE

#### 61. Foundation (S)

61a. Type (check all that apply):

- Reinforced Concrete
- Masonry on Concrete footing
- Other (specify)

61a1. If "Other" please specify

61b. Evidence of structural concerns (check all that apply):

- Structural Cracks
- Heaving/Jacking
- Decay/Corrosion
- Water Penetration
- Unsupported Ends
- Other
- None

61c. Condition:

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

61d. Year of Last Major Reconstruction/Replacement: **1954**

61e. Expected Remaining Useful Life (Years): **20**

61f. Cost to Reconstruct/Replace:

61g. Comments:

- **Patch/repair existing spalling concrete foundation wall on east side of building**
  - **\$150,000**
- **Repair/restore existing exterior area well and drainage system to restore proper flow of rainwater collection along east side of building. Further investigation is required.**
  - **\$75,000**

#### 62. Piers (S)

- Yes
- No

62a. Type (check all that apply)

- Concrete
- Masonry
- Steel
- Stone

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- Wood
- Other (specify)
- N/A (none)

62a1. If "Other" please specify

62b. Evidence of structural concerns (check all that apply)

- Structural Cracks
- Heaving/Jacking
- Decay/Corrosion
- Water Penetration
- Unsupported Ends
- Other
- None

62c. Condition:

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

62d. Year of Last Major Reconstruction/Replacement

62e. Expected Remaining Useful Life (Years)

62f. Cost to Reconstruct/Replace: \$

62g. Comments:

### **63. Columns (S)**

Type (check all that apply):

- Concrete
- Masonry
- Steel
- Wood
- Other (specify)
- N/A (none)

63.1 If "Other" please specify:

63a. Evidence of Structural Concerns (check all that apply)

- Structural Cracks
- Heaving/Jacking
- Decay/Corrosion
- Water Penetration
- Unsupported Ends
- Other

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None

63b. Condition:

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

63c. Year of Last Major Reconstruction/Replacement: **1954**

63d. Expected Remaining Useful Life (Years): **20**

63e. Cost to Reconstruct/Replace

63f. Comments:

**64. Footings (S)**

Type (check all that apply)

- Concrete
- Other (specify)

64a. Evidence of structural concerns (check all that apply)

- Structural Cracks
- Heaving/Jacking
- Decay/Corrosion
- Water Penetration
- Unsupported Ends
- Other
- None

64.a1. If "Other" please specify

64b. Condition:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

64c. Year of Last Major Reconstruction/Replacement: **1954**

64d. Expected Remaining Useful Life (Years): **20**

64e. Cost to Reconstruct/Replace: \$

64f. Comments:

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### **65. Structural Floors (S)**

65a. Type (check all that apply):

- Concrete Deck on Wood Structure
- Concrete/Metal Deck/Metal Joists
- Cast in Place Concrete Structural System
- Precast Concrete Structural System
- Reinforced Concrete Slab on Grade
- Wood Deck on Wood Trusses
- Wood Deck on Wood Joists
- Other (specify)

65a.1 Specify Other Type

65b. Evidence of Structural Concerns with Floor Support System (Beams/ Joists/Trusses, etc.) (Check all that apply):

- Structural Cracks
- Unsupported Ends
- Rot / Decay / Corrosion
- Deflection
- Seriously Damaged/ Missing Components
- Other Problems
- None

65b.1 Describe Other Problems:

65c. Evidence of Structural Concerns with Structural Floor Deck (check all that apply):

- Cracks Deflection
- Rot / Decay / Corrosion
- None

65d. Overall Condition of Structural Floors:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

65e. Year of Last Major Reconstruction/Replacement: **1954**

65f. Expected Remaining Useful Life (Years): **15**

65g. Cost to Reconstruct/Replace: **\$125,000**

65h. Comments: **Repair cracking on all concrete floors due to existing water damage and decay in Locker/Shower/Bath areas (2,800 sf).**

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### BUILDING ENVELOPE

#### **66. Exterior Walls/Columns (S)**

66a. Material (check all that apply):

- Aluminum/Glass Curtain Wall
- Brick
- Concrete
- Composite Insulated Panels
- Masonry
- Steel
- Wood
- Other (specify)

66a.1 Specify Other Material:

66b. Evidence of Structural Concerns with Support System (columns, base plates, connections, etc. )  
(check all that apply):

- Structural Cracks
- Rot / Decay / Corrosion
- Other Problems
- None

66c. Evidence of Concerns with Exterior Cladding (check all that apply):

- Cracks/Gaps
- Inadequate Flashing
- Efflorescence
- Moisture Penetration
- Rot / Decay / Corrosion
- Other Problems
- None

66c.1 Describe Other Problems:

66d. Overall Condition of Exterior Walls/Columns:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

66e. Year of Last Major Reconstruction/Replacement: **1954**

66f. Expected Remaining Useful Life (Years): **5**

66g. Cost to Reconstruct/Replace: **\$35,000**

66h. Comments: **Localized masonry restoration**

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**67. Chimneys (S)**

- Yes
- No

67a Material (check all that apply)

- Masonry
- Concrete
- Metal
- Wood
- Other

67a.1 Specify other:

67b. Overall condition of Chimneys:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

67c. Year of Last Major Reconstruction/Replacement: **2013**

67d. Expected Remaining Useful Life (Year): **5**

67e. Cost to Reconstruct/Replace: **\$30,000**

67f. Comments: **Localized masonry restoration around chimney and boiler flue.**

**68. Parapets**

- Yes
- No

68a. Construction Type (check all that apply)

- Masonry
- Concrete
- Metal
- Wood
- Other

68a.1 Specify Other:

68b. Overall condition of parapets:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

68c. Year of Last Major Reconstruction/Replacement:

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68d. Expected Remaining Useful Life (Years):

68e. Cost to Reconstruct/Replace: \$

68f. Comments:

### **69. Exterior Doors**

69a. Overall Condition of Exterior Door Units:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

69b. Do any exterior doors have magnetic locking devices?

- Yes
- No

69c. Safety/Security features are adequate?

- Yes
- No

69d. Year of Last Major Reconstruction/Replacement: **1954**

69e. Expected Remaining Useful Life (Years): **5**

69f. Cost to Reconstruct/Replace: **\$250,000**

69g. Comments: **Replace all exterior doors and frames, including exterior storefront entrance vestibule (N. Ferris Street).**

### **70. Exterior Steps, Stairs, Ramps (S)**

- Yes
- No

70a. Construction Type (Check all that apply)

- Concrete
- Paver
- Steel
- Wood
- Other (specify)

70b. If "other", specify here:

70c. Overall Condition of Exterior Steps, Stairs and Ramps

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

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70d. Year of Last Major Reconstruction/Replacement: **2014**

70e. Expected Remaining Useful Life (Years): **5**

70f. Cost to Reconstruct/Replace: **\$50,000**

70g. Comments: **Repair existing concrete steps (N. Ferris St.) and provide new ADA compliant handrails. Repair concrete steps along exterior walkway from Main Street School to Gym.**

### **71. Fire Escapes (S)**

71a. Does this facility have one or more fire escapes?

Yes

No

71b. Overall Condition of Fire Escapes

Excellent

Satisfactory

Unsatisfactory

Non-functioning

Critical Failure

71c. Safety features are adequate:

Yes

No

71d. Year of Last Major Reconstruction/Replacement:

71e. Expected Remaining Useful Life (Years):

71f. Cost to Reconstruct/Replace: \$

71g. Comments:

### **72. Windows**

Yes

No

72a. Window Material: (check all that apply)

Aluminum

Steel

Vinyl

Solid Wood

Wood w/External Cladding System

Other

72a1. If "Other" please specify:

72b. Overall Condition of Windows:

Excellent

Satisfactory

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- Unsatisfactory
- Non-functioning
- Critical Failure

72c. All Rescue Windows are Operable:

- Yes
- No
- N/A

72d. Year of Last Major Reconstruction/Replacement: **2009**

72e. Expected Remaining Useful Life (Years): **20**

72f. Cost to Reconstruct/Replace: \$

72g. Comments:

### **73. Roof and Skylights (S)**

- Yes
- No

73a. Type of roof construction (Check all that apply):

- Concrete on metal deck on metal trusses/joists
- Concrete (poured or plank) on concrete beams
- Gypsum (poured or plank) on metal trusses/joists
- Metal deck on metal trusses/joists
- Wood deck on wood trusses/joists
- Wood deck on metal trusses/joists
- Tectum on metal trusses/joists
- Other (describe below)

73a.1 Other roof construction type:

73b. Type of roofing material (check all that apply)

- Single-ply membrane
- Built-up
- Asphalt shingle
- Pre-formed metal
- IRMA
- Slate
- Fluid applied seamless surfacing
- Other (describe below)

73b.1 Other roofing material:

73c. Evidence of structural concerns with roof support system (beams/joists/trusses, etc.) (check all that apply)

- Structural cracks
- Unsupported ends

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- Rot / Decay / Corrosion
- Deflection
- Seriously damaged / missing components
- Other concerns (describe)
- None

73c.1 Describe other concerns:

73d. Evidence of structural concerns with roof deck (check all that apply):

- Cracks
- Deflection
- Rot / Decay / Corrosion
- None

73e. Does this facility have skylights?

- Yes
- No

73f. Skylight material (check all that apply):

- Plastic
- Glass
- Other
- N/A

73g. Overall condition of skylights

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

73h. Evidence of concerns with roofing, skylights, flashings, and drains (check all that apply):

- Failures/Splits/Cracks
- Rot/Decay/Corrosion
- Inadequate flashing/curbs/pitch pockets
- Inadequate or poorly functioning roof drains
- Evidence of water penetration/active leaks
- Other (specify)
- None

73h.1 Specify other concerns: **Existing skylights have been removed and capped on roof.**

73i. Overall Condition of Roof and Skylights:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

**2024 BUILDING CONDITION SURVEY – 2024**

73j. Year of Last Major Reconstruction/Replacement: **2015**

73k. Expected Remaining Useful Life (Years): **10**

73l. Cost to Reconstruct/Replace: **\$10,000**

73m. Comments: **Repair soffit and fascia (N. Ferris St.).**

**BUILDING INTERIOR**

**74. Interior Bearing Walls and Fire Walls (S)**

- Yes
- No

74a. Overall condition of interior bearing walls and fire walls:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

74b. Year of Last Major Reconstruction/Replacement: **1954**

74c. Expected Remaining Useful Life (Years): **15**

74d. Cost to Reconstruct/Replace: \$

74e. Comments:

74.f Regulatory

Have design professionals provided inventory of construction regulated under BCNYS Ch7, including assessment of their condition and maintenance, as required by NYSFC Ch7 and NYSPMC 703? This includes but is not limited to:

(check each item provided to the district)

- Fire-resistance rated assemblies
- Smoke Barriers and smoke partitions
- Penetrations, joints, voids, door
- Assessment of Ch.7 regulated assembly either damaged, altered, breached, or penetrated
- Confirmation of compliant repair or protection of Ch.7 regulated assembly either damaged, altered, breached or penetrated.
- Other

74.f Other:

**75. Other Interior Walls**

- Yes
- No

75a. Overall condition of other interior walls:

**2024 BUILDING CONDITION SURVEY – 2024**

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

75b. Year of Last Major Reconstruction/replacement: **1954**

75c. Expected Remaining Useful Life (Years): **15**

75d. Cost to Reconstruct/Replace: \$

75e. Comments:

**76. Carpet**

- Yes
- No

76a. Where located (check all that apply):

- Classrooms
- Corridors
- Offices
- Assembly Spaces (Auditorium, Gym, Play Room, etc.)
- Other Areas

76b. Condition:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

76c. Year of Last Major Reconstruction/Replacement:

76d. Expected Remaining Useful Life (Years):

76e. Cost to Reconstruct/Replace: \$

76f. Comments:

**77. Resilient tiles or Sheet Flooring**

- Yes
- No

77a. Where located (check all that apply):

- Classrooms
- Corridors
- Offices
- Assembly Spaces (Auditorium, Gym, Play Room, etc.)
- Other Areas

## **2024 BUILDING CONDITION SURVEY – 2024**

77b. Overall condition of resilient tiles or sheet flooring:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

77c. Year of Last Major Reconstruction/Replacement: **2022**

77d. Expected Remaining Useful Life (Years): **20**

77e. Cost to Reconstruct/Replace: **\$10,000**

77f. Comments: **Replace existing VCT floor in Lobby (400 sf). If ACM, add \$8,000.**

**78. Hard Flooring (concrete, ceramic tile, stone, etc.)**

- Yes
- No

78a. Where located (check all that apply):

- Classrooms
- Corridors
- Offices
- Assembly Spaces (Auditorium, Gym, Play Room, etc.)
- Kitchen
- Locker Rooms/Toilet Rooms
- Other Areas

78b. Overall condition of hard flooring:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

78c. Year of Last Major Reconstruction/Replacement: **1954**

78d. Expected Remaining Useful Life (Years): **15**

78e. Cost to Reconstruct/Replace: \$

78f. Comments:

**79. Wood Flooring**

- Yes
- No

79a. Where located (check all that apply):

- Classrooms

## **2024 BUILDING CONDITION SURVEY – 2024**

- Corridors
- Offices
- Assembly Spaces (Auditorium, Gym, Play Room, etc.)
- Other Areas

79c. Year of Last Major Reconstruction/Replacement:

79d. Expected Remaining Useful Life (Years):

79e. Cost to Reconstruct/Replace: \$

79f. Comments:

### **80. Ceilings (H)**

- Yes
- No

80a. Overall condition of ceilings:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

80b. Year of Last Major Reconstruction/Replacement: **1954**

80c. Expecting Remaining Useful Life (Years): **5**

80d. Cost to Reconstruct/replace: **\$50,000**

80e. Comments: **Localized repairs to existing plaster ceilings.**

### **81. Lockers**

- Yes
- No

81a. Overall condition of lockers:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

81b. Year of Last Major Reconstruction/replacement: **1990**

81c. Expected Remaining Useful Life (Years): **10**

81d. Cost to Reconstruct/Replace: \$

81e. Comments:

## **2024 BUILDING CONDITION SURVEY – 2024**

### **82. Interior Doors**

- Yes
- No

82a. Overall condition of interior door units:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

82b. Overall condition of interior door hardware:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

82c. Year of Last Major Reconstruction/replacement: **1954**

82d. Expected Remaining Useful Life (Years): **5**

82e. Cost to Reconstruct/Replace: **\$50,000**

82f. Comments: **Replace damaged interior doors and hardware.**

### **83. Interior Stairs (H)**

- Yes
- No

83a. Overall condition of interior stairs:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

83b. Stair material

- Concrete
- Steel
- Wood
- Other

83c. Year of Last Major Reconstruction/Replacement: **1954**

83d. Expected Remaining Useful Life (Years): **15**

83e. Cost to Reconstruct/Replace: \$

83f. Comments:

## **2024 BUILDING CONDITION SURVEY – 2024**

### **84. Elevator, Lift, and Escalators (H)**

- Yes
- No

84a. Overall condition of elevators, lifts, escalators:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

84b. Year of Last Major Reconstruction/Replacement:

84c. Expected Remaining Useful Life (Years):

84d. Cost to Reconstruct/Replace: \$

84e. Comments:

### **85. Swimming Pool and Swimming Pool Systems (H)**

- Yes
- No

85a. Overall condition of swimming pool and pool systems:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

85b. Year of Last Major Reconstruction/Replacement:

85c. Expected Remaining Useful Life (Years):

85d. Cost to Reconstruct/Replace: \$

85e. Comments:

### **86. Interior Bleachers**

- Yes
- No

86a. Overall condition of interior bleachers:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

86b. Year of Last Major Reconstruction/Replacement: **2009**

## **2024 BUILDING CONDITION SURVEY – 2024**

86c. Expected Remaining Useful Life (Years): **10**

86d. Cost to Reconstruct/Replace: \$

86e. Comments:

### **HVAC SYSTEMS**

#### **87. Heat Generating Systems (H)**

Yes

No

87a. Heat generation source (check all that apply):

Biomass

Boiler / Hot Water

Boiler / steam

Cogeneration Plant

Electric

Furnace / Forced Air

Geothermal

Heat Pump

Unit Ventilation

Other (describe below)

87a.1 Other heat generating systems:

87b. Overall condition of heat generating systems:

Excellent

Satisfactory

Unsatisfactory

Non-functioning

Critical Failure

87c. Year of Lat Major Reconstruction/replacement: 2018

87d. Expected Remaining Useful Life (Years): 23

87e. cost to Reconstruct/Replace: \$

87f. Comments:

#### **88. Ventilation System (exhaust fans, etc.) (H)**

Yes

No

88a. Type of ventilation system (check all that apply)

Natural Ventilation

Central System

Energy recovery ventilator

## **2024 BUILDING CONDITION SURVEY – 2024**

- Rooftop units
- Unitary (UVs, FC/BC, PTAC)
- Forced Air Furnace
- Heat Pump
- Split system / variable refrigerant
- Powered relief air system
- Gravity/barometric relief
- Other (specify)

88b. If "Other" please specify here:

88c. Overall condition of ventilation systems

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

88d. Year of last major reconstruction/replacement 2018

88e. Expected remaining useful life (years): 15

88f. Cost to reconstruct/replace: \$1,500

88g. Comments: Provide fan guard for gym return fan

### **89. Mechanical Cooling / Air-Conditioning Systems**

- Yes
- No

89a. Types of mechanical cooling

- Chiller/chilled water
- Geothermal
- Air cooled
- Water cooled
- DX/Split system
- Heat pump

89b. Overall condition of cooling/air-conditioning systems:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

89c. Year of Last Major Reconstruction/replacement: 2018

89d. Expected Remaining Useful Life (Years): 15

89e. Cost to Reconstruct/Replace: \$

## **2024 BUILDING CONDITION SURVEY – 2024**

89f. Comments:

### **90. Piped Heating and Cooling Distribution Systems: Piping, Pumps, Radiators, Convector, Traps, Insulation, etc. (H)**

- Yes
- No

90a. Overall condition of piped heating and cooling distribution systems:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

90b. Year of Last Major Reconstruction/Replacement: 2018

90c. Expected Remaining Useful Life (Years): 23

90d. Cost to Reconstruct/Replace:

90e. Comments:

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

- Yes
- No

91a. Overall condition of ducted heating and cooling distribution systems:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

91b. Year of Last Major Reconstruction/Replacement: 2018

91c. Expected Remaining Useful Life (Years): 15

91d. Cost to Reconstruct/Replace: \$

91e. Comments:

### **92. HVAC Control Systems (H)**

- Yes
- No

92a. Type of control system

- Pneumatic
- Electric
- Digital Direct Control (DDC)
- Web based DDC

## **2024 BUILDING CONDITION SURVEY – 2024**

92b. Overall condition of control systems:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

92c. Year of Last Major Reconstruction/Replacement: 1993

92d. Expected Remaining Useful Life (Years): 5

92e. Cost to Reconstruct/Replace: \$190,000

92f. Comments: Upgrade BMS for building,.

### **PLUMBING SYSTEMS**

**93. Water Supply System (H)**

- Yes
- No

93a. Types of pipes (check all that apply):

- Asbestos/transite
- Copper
- Galvanized
- Iron
- Lead
- PVC/CPVC/PEX/Plastic

Other (specify)

93b. If "Other" please specify here:

93c. Overall condition of water supply system:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

93d. Year of Last Major Reconstruction/Replacement: 1954

93e. Expected Remaining Useful Life (Years): 5

93f. Cost to Reconstruct/Replace: \$

93g. Comments:

## **2024 BUILDING CONDITION SURVEY – 2024**

### **94. Sanitary System (H)**

- Yes
- No

94a. Types of pipes (check all that apply):

- Iron
- Galvanized
- Copper
- Glass/ceramic
- PVC/CPVC/ABS/polypropylene/plastic
- Lead
- Other (specify)

94a1. If "Other" please specify:

94b. Types of special sanitary systems (Check all that apply)

- Acid waste and vent
- Grease interceptor
- Oil separator
- Pumping station
- Sediment trap
- Septic tank
- Waste water treatment plant

94c. Overall condition of sanitary system:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

94d. Year of Last Major Reconstruction/Replacement: 1954

94e. Expected Remaining Useful Life (Years):

94f. Cost to Reconstruct/Replace: \$

94g. Comments:

### **95. Storm Water Drainage System (H)**

- Yes
- No

95a. Types of pipes (check all that apply)

- Iron
- Galvanized
- Copper
- Lead
- Plastic

**2024 BUILDING CONDITION SURVEY – 2024**

Other

95a1. If "Other" please specify:

95b. Overall condition of storm water drainage system:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

95c. Year of Last Major Reconstruction/Replacement: 1954

95d. Expected Remaining useful Life (Years) 5

95e. Cost to Reconstruct/Replace: \$

95f. Comments:

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

- Yes
- No

96a. Type of fuel (check all that apply):

- Natural Gas
- Electricity
- Propane
- Other (specify)

96b. If "Other" please specify:

96c. Overall condition of hot water heaters:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

96d. Year of Last Major Reconstruction/Replacement:

96e. Expected Remaining Useful Life (Years):

96f. Cost to Reconstruct/Replace: \$

96g. Comments:

**97. Plumbing Fixtures (H)**

- Yes
- No

97a. Overall condition of plumbing fixtures (includes toilets, urinals, lavatories, sinks, showers, etc.):

**2024 BUILDING CONDITION SURVEY – 2024**

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

97b. Year of Last Major Reconstruction/Replacement: 1954

97c. Expected Remaining Useful Life (Years): 5

97d. Cost to Reconstruct/Replace: \$

97e. Comments:

**98. Water Outlets/Taps for Drinking/Cooking Purposes (H)**

- Yes
- No

98a. Overall condition of water outlets/taps (drinking fountains, bubblers, bottle fillers, kitchen prep, ice machine, etc. )

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

98b. Year of last major reconstruction/replacement: 1954

98c. Expected remaining useful life (years): 5

98d. Cost to reconstruct/replace: \$9000

98e. Comments: Eyewash for boiler room

**FIRE SUPPRESSION SYSTEMS**

**99. Fire Suppression System (H)**

- Yes
- No

99a. Type of fire suppression system (check all that apply)

- Wet sprinkler system
- Dry sprinkler system
- Standpipes
- Hose cabinets
- Kitchen hood fire suppression
- Data special agent suppression
- Limited area sprinkler system
- Dust collector spark arrestor

## **2024 BUILDING CONDITION SURVEY – 2024**

- Paint booth fire suppression
- Other (describe)

99b. If "Other" please describe below.

99c. Overall condition of sprinkler systems:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

99d. Year of Last Major Reconstruction/Replacement:

99e. Expected Remaining Useful Life (Years):

99f. Cost to Reconstruct/Replace: \$

99g. Comments:

### **100. Kitchen Hoods (H)**

- Yes
- No

100a. Type of hood

- Yes – Type 1 grease and smoke
- Yes – Type 2 heat and condensation.

100b. Is kitchen exhaust system appropriate for all current appliances it serves?

- Yes
- No

100c. Overall Condition of Kitchen Hoods:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

100d. Year of Last Major Reconstruction/Replacement:

100e. Expected Remaining Useful Life (Years):

100f. Cost to Reconstruct/Replace: \$

100g. Comments:

## **ELECTRICAL SYSTEMS**

### **101. Electrical Power Distribution System (H)**

**2024 BUILDING CONDITION SURVEY – 2024**

- Yes
- No

101a. Electrical supply meets current needs:

- Yes
- No

101b. Condition of electrical power distribution system:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

101c. Year of last major reconstruction/replacement: 1954

101d. Expected remaining useful life (years): 5

101e. Cost to reconstruct/replace: \$37,000

101f. Comments: Replace gym panel

**102. Lighting Fixtures (H)**

- Yes
- No

102a. Condition of lighting fixtures:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

102b. Year of last major reconstruction/replacement: 2021

102c. Expected remaining useful life (years): 12

102d. Cost to reconstruct/replace: \$

102e. Comments:

**103. Emergency/Exit Lighting Systems (H):**

- Yes
- No

103a. Overall condition of emergency/exit lighting systems:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning

**2024 BUILDING CONDITION SURVEY – 2024**

Critical Failure

103b. Year of last major reconstruction/replacement: 2021

103c. Expected remaining useful life (years): 12

103d. Cost to reconstruct/replace: \$

103e. Comments:

**104. Emergency or standby power system (H)**

Yes

No

104a. Types of back-up power system (check all that apply)

Generator fuel gas/propane

Generator/diesel/fuel oil

Receptacle for mobile generator connection

Central battery inverter

Integral fixture/battery equipment

Other (specify) **proposed at a later date**

104b. If "other" please describe here:

104c. Overall condition of emergency/standby power systems:

Excellent

Satisfactory

Unsatisfactory

Non-functioning

Critical Failure

104d. Year of last major reconstruction/replacement:2025

104e. Expected remaining useful life (years):10

104f. Cost to reconstruct/replace: **\$220,000**

104g. Comments: **Emergency generator transfer switch for boiler room**

**105. Fire Alarm Systems** (manual, automatic fire detection, and notification appliances) (H)

Yes

No

105a. Overall condition of fire alarm system:

Excellent

Satisfactory

Unsatisfactory

Non-functioning

Critical Failure

## **2024 BUILDING CONDITION SURVEY – 2024**

105b. Year of last major reconstruction/replacement: 2023

105c. Expected remaining useful life (years): 12

105d. Cost to reconstruct/replace: \$

105e. Comments:

### **106. Carbon Monoxide Alarm System (H)**

Yes

No

106a. Type of alarm system:

10-year battery stand-alone alarm

Hardwired/interconnected detection and alarm

Gas detection (e.g. NG/CO)

Other (specify)

106b. If "Other" please specify:

106c. Overall condition of carbon monoxide alarm system:

Excellent

Satisfactory

Unsatisfactory

Non-functioning

Critical Failure

106d. Year of last major reconstruction/replacement: 2021

106e. Expected remaining useful life (years): 12

106f. Cost to reconstruct/replace: \$

106g. Comments:

### **107. Communication Systems (H)**

Yes

No

107a. Type of communication system (check all that apply):

Public Address

Phones (VOIP)

Phones (Cellular)

Phones (other)

Mass Notification

Emergency voice communication fire alarm system

Lockdown notification system

Other (e.g. radio) (describe below)

107b. If "Other" please describe:

## **2024 BUILDING CONDITION SURVEY – 2024**

107c. Communication systems are adequate:

- Yes
- No

107d. Condition of communication systems:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

107e. Year of last major reconstruction/replacement: 2020

107f. Expected remaining useful life: 15

107g. Cost to replace/reconstruct: \$

107h. Comments:

### **STUDENT TRANSPORTATION FACILITIES**

**108. Is this building a transportation facility?**

- Yes
- No

108a. Type of transportation facility

- Bus/vehicle maintenance facility
- Bus storage facility

**109. Does this facility have a fuel dispensing system?**

- Yes
- No

109a. Overall condition of fuel dispensing system:

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

109b. Year of last major reconstruction/replacement:

109c. Expected remaining useful life (years):

109d. Cost to reconstruct/replace: \$

109e. Comments:

**2024 BUILDING CONDITION SURVEY – 2024**

**110. Does this facility have vehicle lifts?**

- Yes
- No

110a. Overall condition of vehicle lifts

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

110b. Year of last major reconstruction/replacement:

110c. Expected remaining useful life (years):

110d. Cost to reconstruct/replace: \$

110e. Comments:

**111. Does this facility have a bus wash system?**

- Yes
- No

111a. Overall condition of bus wash:

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

111b. Year of last major reconstruction/replacement:

111c. Expected remaining useful life (years):

111d. Cost to reconstruct/replace: \$

111e. Comments

**ACCESSIBILITY**

**112. Exterior Accessible Route to Building (H)**

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?

**2024 BUILDING CONDITION SURVEY – 2024**

- Yes
- No

112a. Features provided for exterior accessible route (check all that apply)

- Curb Ramps
- Exterior Ramps
- Handicapped Parking

112b. Cost of improvements needed to provide exterior accessible route to building: **\$50,000**

112c. Comment: **Provide ADA access ramp to Gym main entrance (N. Ferris St.) to address pre-existing nonconforming condition. Include parking stall(s) at existing driveway.**

**113. Is there an exterior accessible route to recreational facilities?**

- Yes
- No

113a. Cost of improvements to provide exterior accessible route(s) to recreational facilities: \$

113b. Comments:

**114. Exterior recreational facilities that are on an accessible route and accessibility standards (check all that apply):**

- Playground and Play Equipment
- Playfield(s)
- Athletic Field(s)
- Exterior Bleachers
- Bathroom Facilities
- Concession Stand

114a. Cost of improvements to provide exterior accessible recreational facilities: \$

114b. Comments

**115. Interior Accessible Route, Access to Goods and Services, and Restroom Facilities (H)**

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 interior accessible interior route as specified above?

- Yes
- No

115a. Cost of improvements needed to provide interior accessible route(s) as specified above: \$

115b. Comments:

**116. Does this facility have interior spaces that meet accessibility standards (check all that apply):**

- Classrooms
- Labs (science, art, technology, etc.)

## **2024 BUILDING CONDITION SURVEY – 2024**

- Shops
- Main Office
- Health Office
- Gymnasium
- Cafeteria
- Auditorium
- Stage
- Restrooms on each floor

116a. Cost of improvements to provide interior spaces that meet accessibility standards: \$

116b. Comments:

### **ENVIRONMENT / COMFORT / HEALTH**

#### **117. General Appearance**

117a. Overall Rating:

- Good
- Fair
- Poor

117b. Comments:

#### **118. Cleanliness (H)**

118a. Overall Rating:

- Good
- Fair
- Poor

118b. Comments:

#### **119: Are there walk-off mats, grills in the entryway?**

- Yes
- No

119a. If yes, at least 6 feet long?

- Yes
- No

#### **120. Is there noise in classrooms from HVAC units, traffic, etc. that may impact education? (H)**

- Yes
- No

#### **121. Lighting Quality (H):**

121a. Types of lighting in general purpose classrooms (check all that apply):

- Daylight (natural)
- Not full spectrum

## **2024 BUILDING CONDITION SURVEY – 2024**

- Full Spectrum
- LED
- Fluorescent
- Other (describe)

121a.1 Describe Other:

121b. Are there blinds in the classroom to prevent glare?

- Yes
- No

121c. Overall Rating:

- Good
- Fair
- Poor

121d. Comments:

### **122. Evidence of Vermin (H)**

122a. Is there evidence of active infestations of... (check all that apply)

- Rodents
- Wood-boring or Wood-eating Insects
- Cockroaches
- Other Vermin
- None

## **INDOOR AIR QUALITY**

### **123. Mold (H)**

123a. Is there visible mold or moldy odors?

- Yes
- No

123a.1. If yes, where? (check all that apply)

- Classrooms
- Hallways
- Ventilation system
- Toilet rooms
- Cafeteria
- Kitchen
- Auditorium
- Gymnasium
- Locker Rooms
- Labs
- Workshops
- Offices

**2024 BUILDING CONDITION SURVEY – 2024**

- Storage
- Crawlspace
- Attic
- Other places (describe)

123a.2. Describe "Other":

123b. Are any surface constructed of any of the following materials?

- Paper-faced or gypsum products
- Cellulose products (typically ceiling tile)
- Not Applicable

123c. Is there evidence of water intrusion?

- Yes
- No

123d. Estimated cost of necessary improvements: \$

123e. Comments:

**124. Humidity/Moisture (H)**

124a Overall rating of humidity/moisture condition in building:

- Good
- Fair
- Poor

124b. Are any of the following found in/or around classroom areas (check all that apply)?

- Active leaks in roof
- Active leaks in plumbing
- Moisture condensation
- Visible stains or water damage
- None

124c. Are any of the following found in/or around other areas (check all that apply)?

- Active leaks in roof
- Active leaks in plumbing
- Moisture condensation
- Visible stains or water damage
- None

**125. Ventilation: fresh air intake locations, air filters, etc. (H)**

125a. Are fresh air intakes near the bus loading, truck delivery, or garbage storage/disposal areas?

- Yes
- No

125b. Is there accumulated dirt, dust or debris around fresh air intakes?

- Yes
- No

## **2024 BUILDING CONDITION SURVEY – 2024**

125c. Are fresh air intakes free of blockage?

- Yes  
 No

125d. Is accumulated dirt, dust or debris in ductwork?

- Yes  
 No

125e. Are dampers functioning as designed?

- Yes  
 No

125f. Condition of air filters:

- Good  
 Fair  
 Poor

125g. Outside air is adequate for occupant load:

- Yes  
 No

125h. Rating of ventilation/indoor air quality:

- Good  
 Fair  
 Poor

125i. Comments:

### **126: Indoor Air Quality (IAQ) Plan (H)**

126a. Does the school district use EPA's / *Tools for Schools* program?

- Yes  
 No

126b. If No, is some other IAQ management plan used?

- Yes  
 No

126c. Has the District assigned IAQ responsibilities to a designated individual?

- Yes  
 No

126c.1 If Yes, what is their job title? **Director of Facilities**

### **127. Does the school practice Integrated Pest Management (IPM)? (H)**

- Yes  
 No

**2024 BUILDING CONDITION SURVEY – 2024**

127a. Is vegetation kept one foot away from the building?

- Yes  
 No

127b. Are crevices and holes in walls, floors and pavement sealed or eliminated?

- Yes  
 No

127c. Is there a certified pesticide applicator on staff?

- Yes  
 No

127d. Are pesticides used in the building?

- Yes  
 No

127d.1. If Yes, how are they typically applied?

- Spot treatment  
 Area wide treatments

127e. Are pesticides used on the grounds?

- Yes  
 No

127e.1. If Yes, was an emergency exemption granted by the Board of Education?

- Yes  
 No

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

- Yes  
 No

128a. Has the facility been tested for the presence of radon?

- Yes  
 No

128b. Were any of the results of the test greater than or equal to 4 picocuries per liter (pCi/L)?

- Yes  
 No

128c. If Yes, did the school take steps to mitigate the elevated radon levels?

- Yes, active mitigation system installed  
 Yes, passive mitigation system made active  
 Yes, ventilation controls (HVAC) adjusted  
 Yes, other (describe)  
 No action taken

128c.1 Describe other actions taken to mitigate elevated radon levels:

**2024 BUILDING CONDITION SURVEY – 2024**

**EMERGENCY SHELTER**

**129. Does this building serve as an emergency shelter?**

- Yes
- No

129a. Is there a written agreement with the American Red Cross for the use of this building as an emergency shelter?

- Yes
- No

129b. Does this building have an emergency generator to support sheltering operations (lights, HVAC, etc.)?

- Yes
- No

129b.1 If Yes, what systems are connected to the emergency generator? (check all that apply)

- Communication system
- Fire alarm system
- Security system
- Lighting
- HVAC
- Sump Pump
- Other (specify)

129c. if "Other" please specify.

129d. Does this facility have a cooking/food preparation kitchen?

- Yes
- No

129d.1. If Yes, is the area outfitted for:

- Full preparation and cooking kitchen
- Warming capabilities only

129e. What items in the cooking/food preparation kitchen are powered by the emergency generator? (Check all that apply)

- Warming/cooking equipment
- Refrigeration equipment
- Other kitchen equipment

129f. Potable water:

- Provided by municipal system
- Provided by on-site wells – not connected to the emergency generator
- Provided by on-site wells – connected to the emergency generator

129g. Sanitary:

- Gravity discharge
- Force main pumping station – not connected to the emergency generator
- Force main pumping station – connected to the emergency generator

**2024 BUILDING CONDITION SURVEY – 2024**

130. List the district's occupied buildings which require the BCS.

**Dows Lane Elementary School  
Main Street School  
Main Street Gym  
Middle School & CMS Building  
High School & LGA Building  
Arts & Athletics Building**

**2024 BUILDING CONDITION SURVEY – 2024**

**BUILDING INFORMATION**

1. Name of School District: **Irvington UFSD**
2. SED District 8-Digit BEDS Code: **66040202**
3. Building Name: **LGA (Library-Gym-Arts Building) and High School**
4. SED 4-Digit Facility Code: **0007**
5. Survey Inspection Date: **February 19, 2025**
6. Building 911 Address: **40 North Broadway**
7. City: **Irvington**
8. Zip Code: **10533**
9. Certificate of Occupancy Status:
  - A – Annual
  - T – Temporary
  - N – None
10. Certificate of Occupancy Expiration Date: **11/1/2025**
- 10a. Is this a manufactured building? (Relocatable, modular, portable)
  - Yes
  - No
11. Have there been renovations or construction in the building during the past 12 months?
  - Yes
  - No
12. Was major construction/renovation work since 2015 conducted when school was in session?
  - Yes
  - No
13. Estimated capital construction expenses anticipated for this building through 2024 calendar year excluding maintenance (to be answered after the building inspection is complete) **\$16,096,600**
14. Overall building rating (to be answered after the building inspection is complete)
  - Excellent
  - Satisfactory
  - Unsatisfactory
  - Failing
15. Was overall building rating established after consultation with health and safety committee in accordance with Commissioner's Regulations 155.4(c)(1)?
  - Yes
  - No
16. A/E Firm Name: **BBS Architects, Landscape Architects, Engineers P.C.**

**2024 BUILDING CONDITION SURVEY – 2024**

17. A/E Firm Address: **244 East Main Street Patchogue, New York 11772**

18. A/E Firm Phone Number: **(631) 475-0349**

19. E-mail: [seeba@bbsarch.com](mailto:seeba@bbsarch.com)

20. A/E Name: **Frederick W. Seeba, P.E., LEED AP**

21. A/E License #: **068018**

**BUILDING AGE, GROSS SQUARE FOOTAGE AND MAINTENANCE STAFF**

22. Building Age

	Year
Original Construction	<b>1965</b>
Addition #1	<b>2003</b>
Addition #2	
Addition #3	
Addition #4	

23. Square feet of construction

	Sq. Feet
Original construction	<b>93,612</b>
Addition #1	<b>1,800</b>
Addition #2	
Addition #3	
Addition #4	

24. Gross square ft. of Building as currently configured: **95,412**

25. Number of Floors: **3**

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

	Count Employees
Full-time custodians:	<b>18</b>
Part-time custodians:	<b>0</b>
Totals:	<b>18</b>

**BUILDING OWNERSHIP AND OCCUPANCY STATUS**

27. Building Ownership (check 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 a non-district entity and leased to district.

28. For which of the following purposes is the building currently used? (check all that apply)

- Used for student instructional purposes.

**2024 BUILDING CONDITION SURVEY – 2024**

- Used for district administration.
- Used for other district purposes.
- Used by other organization(s).

28a. Describe use for other district purposes: **Special Education Office**

**BUILDING USERS**

29. How many students were registered to receive instruction in this building as of last year? (If none, enter "0") and skip to "Program Spaces" section. (Do not include evening class students) **542**

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

	Quantity
Permanent instructional spaces (i.e., regular classrooms)	<b>542</b>
Temporary instructional spaces (i.e., portable or demountable classrooms) attached to the building	<b>0</b>
Non-instructional spaces used as instructional spaces	<b>0</b>

31. If the answer is greater than zero, which types of non-instructional spaces were being used for instructional purposes on October 1, 2019? (check all that apply)

- Cafeteria
- Gymnasium
- Administrative Spaces
- Library
- Lobby
- Stairwell
- Storage Space
- Other (please describe)
- None

31a. Describe other types of non-instructional spaces being used for instructional purposes:

32. Grades Housed

- Pre-K
- Kindergarten
- 1st
- 2nd
- 3rd
- 4th
- 5th
- 6th
- 7th
- 8th
- 9th
- 10th
- 11th

**2024 BUILDING CONDITION SURVEY – 2024**

- 12th
- N/A (none)

33. For how many instructional days during the school year prior to the BCS assigned year (July1 through June 30) was the building closed due to facilities failures, system malfunctions, structural problems, fire, etc. ? (if none, enter "0") **0**

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

- Yes
- No

**PROGRAM SPACES**

35. Number of instructional classrooms: **41**

36. Gross square footage of all instructional classrooms (combined): **40,500**

37. Other spaces provided:

- a. N/A (none)
- b. Administration
- c. Art
- d. Audio Visual
- e. Auditorium
- f. Cafeteria
- g. Computer Room
- h. Guidance
- i. Gymnasium
- j. Health Office
- k. Home & Careers
- l. Kitchen
- m. Large Group Instruction
- n. Library
- o. Multipurpose Rooms
- p. Music
- q. Pre-K
- r. Remedial Rooms
- s. Resource Rooms
- t. Science Labs
- u. Special Education
- v. Swimming Pool
- w. Teacher Resource
- x. Technology/Shop
- y. Other (please describe)

37a. Describe other spaces:

## **2024 BUILDING CONDITION SURVEY – 2024**

### **SPACE ADEQUACY**

38. Rating of space adequacy:

- Good
- Fair
- Poor

38a. Enter Comments:

- **Interior alterations to existing main/general office space (3,700 sf) on first floor of High School, as requested by Owner**
  - **\$2,250,000**
- **Renovate Men & Women Faculty Toilets (375 sf) at Garden Floor of High School**
  - **\$450,000**
- **Renovate Men & Women Bathrooms (350 sf) at First Floor of High School**
  - **\$420,000**
- **Renovate Girls Bathroom (200 sf) at First Floor of High School**
  - **\$250,000**
- **Renovate Boys & Girls Bathrooms (375 sf) at Second Floor of High School**
  - **\$450,000**
- **Renovate existing Boys & Girls gang toilets off central hallway of LGA building (325 sf), as requested by Owner**
  - **\$400,000**
- **Renovate existing Boys & Girls Locker Room bathrooms & shower areas (625 sf), as requested by Owner**
  - **\$750,000**
- **Update classroom casework on 2<sup>nd</sup> floor of High School, as requested by Owner**
  - **\$300,000**

### **SITE UTILITIES**

39. Water (H)

- Yes
- No

39a. Type of Service:

- Municipal or Utility provided
- Well
- Other

**2024 BUILDING CONDITION SURVEY – 2024**

39b. Types of water service piping:

- Galvanized
- Copper
- Lead
- PVC
- Other
- N/A (None)

39c. Overall condition of water service piping:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

39d. Year of Last major Reconstruction/Replacement: **2002**

39e. Expected Remaining Useful Life (Years): **10**

39f. Cost to Reconstruct/Replace: \$

39g. Comments:

**40. Site Sanitary (H)**

- Yes
- No

40a. Type of Service:

- Municipal or utility sewer
- Site Septic
- Other

40b. Condition:

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

40c. Year of Last Major Reconstruction/Replacement: **2002**

40d. Expected Remaining Useful Life (Years): **15**

40e. Cost to Reconstruct/Replace: \$100,000

40f. Comments: **Sewer line backup at field reported by owner. More information is needed**

**41. Site Gas**

- Yes
- No

## **2024 BUILDING CONDITION SURVEY – 2024**

41a. Type of gas service:

- Natural Gas
- Liquid Petroleum

41b. Condition:

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

41c. Year of last major Reconstruction/Replacement: **2002**

41d. Expected Remaining Useful Life (Years): **15**

41e. Cost to Reconstruct/Replace: \$

41f. Comments:

### **42. Site Fuel Oil**

- Yes
- No

42a. Number of Above-Ground Tanks: **0**

42a.1 Capacity of Above-Ground Tanks (gallons):

42 b. Number of Below-Ground Tanks: **0**

42b.1 Capacity of Below-Ground Tanks (gallons):

42c. Condition:

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

42d. Year of Last Major Reconstruction/Replacement: **2021**

42e. Expected Remaining Useful Life (Years):

42f. Cost to Reconstruct/Replace: \$

42g. Comments: **Existing 10,000-gal underground tank removed in 2021.**

### **43. Site Electrical, Including Exterior Distribution**

- Yes
- No

## **2024 BUILDING CONDITION SURVEY – 2024**

43a. Service Provider:

- Municipal or Utility Provided
- Self-Generated
- Other
- N/A

43b. Type of Service:

- Above Ground
- Below Ground
- N/A

43c. Condition:

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

43d. Year of Last Major Reconstruction/Replacement: **2002**

43e. Expected Remaining Useful Life (Years): **10**

43f. Cost to Reconstruct/Replace: \$

43g. Comments:

### **SITE FEATURES**

#### **44. Closed Drainage Pipe Stormwater Management System**

44a. Does this facility have a closed pipe system?

- Yes
- No

44b. Condition:

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

44c. Year of Last Major Reconstruction/Replacement: **2010**

44d. Expected Remaining Useful Life (Years): **10**

44e. Cost to Reconstruct/Replace: \$

44 f. Comments:

## **2024 BUILDING CONDITION SURVEY – 2024**

### **45. Open Drainage Pipe Stormwater Management System**

45a. Does this facility have an open stormwater system (ditch)?

- Yes  
 No

45b. Condition

- Excellent  
 Satisfactory  
 Unsatisfactory  
 Non-Functioning  
 Critical Failure

45c. Year of Last Major Reconstruction/replacement: **2010**

45d. Expected Remaining Useful Life (Years): **10**

45e. Cost to Reconstruct/Replace: \$

45f. Comments:

### **46. Catch Basins/Drop Inlets/Manholes**

46a. Does this facility have catch basins/drop inlets/manholes?

- Yes  
 No

46b. Condition:

- Excellent  
 Satisfactory  
 Unsatisfactory  
 Non-Functioning  
 Critical Failure

46c. Year of Last Major Reconstruction/Replacement: **2010**

46d. Expected Remaining Useful Life (Years): **10**

46e. Cost to Reconstruct/Replace: \$

46f. Comments:

### **47. Culverts**

47a. Does this facility have culverts?

- Yes  
 No

47b. Condition:

- Excellent  
 Satisfactory

**2024 BUILDING CONDITION SURVEY – 2024**

- Unsatisfactory
- Non-Functioning
- Critical Failure

47c. Year of Last Major Reconstruction/Replacement:

47d. Expected Remaining Useful Life (Years):

47e. Cost to Reconstruct/Replace: \$

47f. Comments:

**48. Outfalls**

48a. Does this facility have outfalls?

- Yes
- No

48b. Condition:

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

48c. Year of Last Major Reconstruction/Replacement: **2003**

48d. Expected Remaining Useful Life (Years): **10**

48e. Cost to Reconstruct/Replace: \$

48f. Comments:

**49. Infiltration Basins/Chambers**

49a. Does this facility have infiltration basins/chambers?

- Yes
- No

49b. Condition:

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

49c. Year of Last Major Reconstruction/replacement:

49d. Expected Remaining Useful Life (Years):

49e. Cost to Reconstruct/Replace: \$

## **2024 BUILDING CONDITION SURVEY – 2024**

49f. Comments:

### **50. Retention Basins**

50a. Does this facility have retention basins?

- Yes
- No

50b. Condition:

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

50c. Year of Last Major Reconstruction/Replacement: **2010**

50d. Expected Remaining Useful Life (Years): **10**

50e. Cost to Reconstruct/Replace: \$

50f. Comments:

### **51. Wetponds**

51a. Does This facility have wetponds?

- Yes
- No

51b. Condition

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

51c. Year of Last Major Reconstruction/Replacement:

51d. Expected Remaining Useful Life (Years):

51e. Cost to Reconstruct/Replace: \$

51f. Comments:

### **52. Manufactured Stormwater Proprietary Units**

52a. Does this facility have proprietary units?

- Yes
- No

52b. Condition:

- Excellent

## **2024 BUILDING CONDITION SURVEY – 2024**

- Satisfactory
- Unsatisfactory
- Non-Functioning
- Critical Failure

52c. Year of Last Major Reconstruction/Replacement:

52d. Expected Remaining Useful Life (Years):

52e. Cost to Reconstruct/Replace: \$

52f. Comments:

**53. Point of Outfall Discharge:** (check all that apply)

- Municipal storm sewer system
- Combined sewer system
- Surface Water
- On-site recharge
- Other (describe)
- Not Applicable

53a. Please describe other:

**54. Outfall Reconnaissance Inventory**

Were all stormwater outfalls inspected during dry weather for signs of non-stormwater discharge?

- Yes
- No
- Not Applicable

## **SITE FEATURES**

---

**55. Pavement** (Roadways and Parking Lots)

- Yes
- No

55a. Type: (check all that apply)

- Concrete
- Asphalt
- Gravel
- Other

55b. Condition:

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

55c. Year of Last Major Reconstruction/Replacement: **2022**

## **2024 BUILDING CONDITION SURVEY – 2024**

55d. Expected Remaining Useful Life (Years): **20**

55e. Cost to Reconstruct/Replace: \$

55f. Comments:

### **56. Sidewalks**

Yes

No

56a. Type: (check all that apply)

Concrete

Asphalt

Gravel

Paver

Other

56b. Condition:

Excellent

Satisfactory

Unsatisfactory

Non-Functioning

Critical Failure

56c. Year of Last Major Reconstruction/Replacement: **2014**

56d. Expected Remaining Useful Life (Years): **5**

56e. Cost to Reconstruct/Replace: **\$250,000**

56f. Comments: **Replace existing sidewalks around High School, including west building elevation and east courtyard that have reached end of useful life (approx. 7,000 sf).**

### **57. Playgrounds and Playground Equipment**

Yes

No

57a. Condition:

Excellent

Satisfactory

Unsatisfactory

Non-functioning

Critical Failure

57b. Year of Last Major Reconstruction/Replacement:

57c. Expected Remaining Useful Life (Years):

57d. Cost to Reconstruct/Replace: \$

57e. Comments:

## **2024 BUILDING CONDITION SURVEY – 2024**

### **58. Athletic Fields and Play Fields**

- Yes  
 No

58a. Condition:

- Excellent  
 Satisfactory  
 Unsatisfactory  
 Non-functioning  
 Critical Failure

58b. Year of Last Major Reconstruction/Replacement: **2016**

58c. Expected Remaining Useful Life (Years): **<10**

58d. Cost to Reconstruct/Replace: \$

58e. Comments: **Turf field at Track; Grass field (east)**

- **Add exterior lighting to existing track & field, as requested by Owner**
  - **\$1,200,000**

58f. Does the facility have synthetic turf field(s)

- Yes  
 No

58f.1 If yes, how many synthetic turf fields? **1**

58f.2 Expected Remaining Useful Life of Synthetic Turf Field(s): **<10**

58f.3 Type of synthetic turf field infill: **Organic**

### **59. Exterior Bleachers/Stadiums**

- Yes  
 No

59a. Condition:

- Excellent  
 Satisfactory  
 Unsatisfactory  
 Non-Functioning  
 Critical Failure

59b. Year of Last Major Reconstruction/Replacement: **2022**

59c. Expected Remaining Useful Life (Years): **20**

59d. Cost to Reconstruct/Replace: \$

59e. Comments:

59f. Seating Capacity: **655**

**60. Related Structures** (such as Press Boxes, Dugout, Climbing Walls, etc.)

## **2024 BUILDING CONDITION SURVEY – 2024**

Yes

No

60a. Condition:

Excellent

Satisfactory

Unsatisfactory

Non-Functioning

Critical Failure

60b. Year of Last Major Reconstruction/Replacement: **2022**

60c. Expected Remaining Useful Life (Years): **25**

60d. Cost to Reconstruct/Replace: \$

60e. Comments: **Press Box (w/ Campus Learning Pavilion / Concession Bldg.)**

### **BUILDING STRUCTURE**

#### **61. Foundation (S)**

61a. Type (check all that apply):

Reinforced Concrete

Masonry on Concrete footing

Other (specify)

61a1. If "Other" please specify

61b. Evidence of structural concerns (check all that apply):

Structural Cracks

Heaving/Jacking

Decay/Corrosion

Water Penetration

Unsupported Ends

Other

None

61c. Condition:

Excellent

Satisfactory

Unsatisfactory

Non-Functioning

Critical Failure

61d. Year of Last Major Reconstruction/Replacement: **2002**

61e. Expected Remaining Useful Life (Years): **20**

61f. Cost to Reconstruct/Replace: **\$100,000**

**2024 BUILDING CONDITION SURVEY – 2024**

61g. Comments: **Localized repair to existing spalling concrete on foundation & retaining walls.**

**62. Piers (S)**

- Yes
- No

62a. Type (check all that apply)

- Concrete
- Masonry
- Steel
- Stone
- Wood
- Other (specify)
- N/A (none)

62a1. If "Other" please specify

62b. Evidence of structural concerns (check all that apply)

- Structural Cracks
- Heaving/Jacking
- Decay/Corrosion
- Water Penetration
- Unsupported Ends
- Other
- None

62c. Condition:

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

62d. Year of Last Major Reconstruction/Replacement

62e. Expected Remaining Useful Life (Years)

62f. Cost to Reconstruct/Replace: \$

62g. Comments:

**63. Columns (S)**

Type (check all that apply):

- Concrete
- Masonry
- Steel
- Wood
- Other (specify)

**2024 BUILDING CONDITION SURVEY – 2024**

N/A (none)

63.1 If "Other" please specify:

63a. Evidence of Structural Concerns (check all that apply)

- Structural Cracks
- Heaving/Jacking
- Decay/Corrosion
- Water Penetration
- Unsupported Ends
- Other
- None

63b. Condition:

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

63c. Year of Last Major Reconstruction/Replacement: **2002**

63d. Expected Remaining Useful Life (Years): **20**

63e. Cost to Reconstruct/Replace: **\$225,000**

63f. Comments: **Localized repairs to spalling concrete, exposed and rusted rebar along existing west elevation of exterior columns at High School.**

**64. Footings (S)**

Type (check all that apply)

- Concrete
- Other (specify)

64a. Evidence of structural concerns (check all that apply)

- Structural Cracks
- Heaving/Jacking
- Decay/Corrosion
- Water Penetration
- Unsupported Ends
- Other
- None

64.a1. If "Other" please specify

64b. Condition:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning

**2024 BUILDING CONDITION SURVEY – 2024**

Critical Failure

64c. Year of Last Major Reconstruction/Replacement: **2002**

64d. Expected Remaining Useful Life (Years): **20**

64e. Cost to Reconstruct/Replace: \$

64f. Comments:

**65. Structural Floors (S)**

65a. Type (check all that apply):

- Concrete Deck on Wood Structure
- Concrete/Metal Deck/Metal Joists
- Cast in Place Concrete Structural System
- Precast Concrete Structural System
- Reinforced Concrete Slab on Grade
- Wood Deck on Wood Trusses
- Wood Deck on Wood Joists
- Other (specify)

65a.1 Specify Other Type

65b. Evidence of Structural Concerns with Floor Support System (Beams/ Joists/Trusses, etc.) (Check all that apply):

- Structural Cracks
- Unsupported Ends
- Rot / Decay / Corrosion
- Deflection
- Seriously Damaged/ Missing Components
- Other Problems
- None

65b.1 Describe Other Problems:

65c. Evidence of Structural Concerns with Structural Floor Deck (check all that apply):

- Cracks Deflection
- Rot / Decay / Corrosion
- None

65d. Overall Condition of Structural Floors:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

65e. Year of Last Major Reconstruction/Replacement: **2002**

65f. Expected Remaining Useful Life (Years): **20**

## **2024 BUILDING CONDITION SURVEY – 2024**

65g. Cost to Reconstruct/Replace: \$

65h. Comments:

### **BUILDING ENVELOPE**

#### **66. Exterior Walls/Columns (S)**

66a. Material (check all that apply):

- Aluminum/Glass Curtain Wall
- Brick
- Concrete
- Composite Insulated Panels
- Masonry
- Steel
- Wood
- Other (specify)

66a.1 Specify Other Material:

66b. Evidence of Structural Concerns with Support System (columns, base plates, connections, etc. )  
(check all that apply):

- Structural Cracks
- Rot / Decay / Corrosion
- Other Problems
- None

66c. Evidence of Concerns with Exterior Cladding (check all that apply):

- Cracks/Gaps
- Inadequate Flashing
- Efflorescence
- Moisture Penetration
- Rot / Decay / Corrosion
- Other Problems
- None

66c.1 Describe Other Problems:

66d. Overall Condition of Exterior Walls/Columns:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

66e. Year of Last Major Reconstruction/Replacement: **2002**

66f. Expected Remaining Useful Life (Years): **5**

**2024 BUILDING CONDITION SURVEY – 2024**

66g. Cost to Reconstruct/Replace: **\$850,000**

66h. Comments: **Localized repairs to exterior walls at LGA & HS (North & East walls), including deteriorated exterior, paint chipping, cracking, water damage, discoloration and spalling of concrete, and masonry reconstruction.**

**67. Chimneys (S)**

- Yes
- No

67a Material (check all that apply)

- Masonry
- Concrete
- Metal
- Wood
- Other

67a.1 Specify other:

67b. Overall condition of Chimneys:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

67c. Year of Last Major Reconstruction/Replacement: **2002**

67d. Expected Remaining Useful Life (Year): **10**

67e. Cost to Reconstruct/Replace: \$

67f. Comments:

**68. Parapets**

- Yes
- No

68a. Construction Type (check all that apply)

- Masonry
- Concrete
- Metal
- Wood
- Other

68a.1 Specify Other:

68b. Overall condition of parapets:

- Excellent

**2024 BUILDING CONDITION SURVEY – 2024**

- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

68c. Year of Last Major Reconstruction/Replacement:

68d. Expected Remaining Useful Life (Years):

68e. Cost to Reconstruct/Replace: \$

68f. Comments:

**69. Exterior Doors**

69a. Overall Condition of Exterior Door Units:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

69b. Do any exterior doors have magnetic locking devices?

- Yes
- No

69c. Safety/Security features are adequate?

- Yes
- No

69d. Year of Last Major Reconstruction/Replacement: **2013**

69e. Expected Remaining Useful Life (Years): **15**

69f. Cost to Reconstruct/Replace: \$

69g. Comments:

**70. Exterior Steps, Stairs, Ramps (S)**

- Yes
- No

70a. Construction Type (Check all that apply)

- Concrete
- Paver
- Steel
- Wood
- Other (specify)

70b. If "other", specify here:

70c. Overall Condition of Exterior Steps, Stairs and Ramps

**2024 BUILDING CONDITION SURVEY – 2024**

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

70d. Year of Last Major Reconstruction/Replacement: **2002**

70e. Expected Remaining Useful Life (Years): **5**

70f. Cost to Reconstruct/Replace: **\$1,275,000**

70g. Comments:

- **Localized repairs to existing concrete stairs at HS and LGA. Provide new ADA accessibility. Scrape and paint existing rusted railings.**
  - **\$775,000**
- **Extend existing concrete stair at east elevation of HS to meet grade/pavement.**
  - **\$500,000**

**71. Fire Escapes (S)**

71a. Does this facility have one or more fire escapes?

- Yes
- No

71b. Overall Condition of Fire Escapes

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

71c. Safety features are adequate:

- Yes
- No

71d. Year of Last Major Reconstruction/Replacement:

71e. Expected Remaining Useful Life (Years):

71f. Cost to Reconstruct/Replace: \$

71g. Comments:

**72. Windows**

- Yes
- No

72a. Window Material: (check all that apply)

- Aluminum

## **2024 BUILDING CONDITION SURVEY – 2024**

- Steel
- Vinyl
- Solid Wood
- Wood w/External Cladding System
- Other

72a1. If "Other" please specify:

72b. Overall Condition of Windows:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

72c. All Rescue Windows are Operable:

- Yes
- No
- N/A

72d. Year of Last Major Reconstruction/Replacement: **2002**

72e. Expected Remaining Useful Life (Years): **<10**

72f. Cost to Reconstruct/Replace: **\$75,000**

72g. Comments: **Curtain wall repairs including localized re-caulking at reported water infiltration areas, replacement of damaged insulated panels, clean & adjust rescue windows that are difficult to open.**

### **73. Roof and Skylights (S)**

- Yes
- No

73a. Type of roof construction (Check all that apply):

- Concrete on metal deck on metal trusses/joists
- Concrete (poured or plank) on concrete beams
- Gypsum (poured or plank) on metal trusses/joists
- Metal deck on metal trusses/joists
- Wood deck on wood trusses/joists
- Wood deck on metal trusses/joists
- Tectum on metal trusses/joists
- Other (describe below)

73a.1 Other roof construction type:

73b. Type of roofing material (check all that apply)

- Single-ply membrane

**2024 BUILDING CONDITION SURVEY – 2024**

- Built-up
- Asphalt shingle
- Pre-formed metal
- IRMA
- Slate
- Fluid applied seamless surfacing
- Other (describe below)

73b.1 Other roofing material:

73c. Evidence of structural concerns with roof support system (beams/joists/trusses, etc.) (check all that apply)

- Structural cracks
- Unsupported ends
- Rot / Decay / Corrosion
- Deflection
- Seriously damaged / missing components
- Other concerns (describe)
- None

73c.1 Describe other concerns:

73d. Evidence of structural concerns with roof deck (check all that apply):

- Cracks
- Deflection
- Rot / Decay / Corrosion
- None

73e. Does this facility have skylights?

- Yes
- No

73f. Skylight material (check all that apply):

- Plastic
- Glass
- Other
- N/A

73g. Overall condition of skylights

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

73h. Evidence of concerns with roofing, skylights, flashings, and drains (check all that apply):

- Failures/Splits/Cracks

**2024 BUILDING CONDITION SURVEY – 2024**

- Rot/Decay/Corrosion
- Inadequate flashing/curbs/pitch pockets
- Inadequate or poorly functioning roof drains
- Evidence of water penetration/active leaks
- Other (specify)
- None

73h.1 Specify other concerns:

73i. Overall Condition of Roof and Skylights:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

73j. Year of Last Major Reconstruction/Replacement: **2002**

73k. Expected Remaining Useful Life (Years): **<5**

73l. Cost to Reconstruct/Replace: **\$3,250,000**

73m. Comments:

- **Replace existing built-up roofing system with new EPDM or TPO roof system at High School (23,000 sf).**
  - **\$1,200,000**
- **Replace existing built-up roofing system with new EPDM or TPO roof system at LGA Building (34,000 sf).**
  - **\$1,800,000**
- **Include repair to areas of standing seam metal roofing with liquid applied coating at LGA Building, Atrium, and HS Corridor to CMS Building (8,000 sf).**
  - **\$250,000**

**BUILDING INTERIOR**

**74. Interior Bearing Walls and Fire Walls (S)**

- Yes
- No

74a. Overall condition of interior bearing walls and fire walls:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

74b. Year of Last Major Reconstruction/Replacement: **2002**

**2024 BUILDING CONDITION SURVEY – 2024**

74c. Expected Remaining Useful Life (Years): **20**

74d. Cost to Reconstruct/Replace: \$

74e. Comments:

74.f Regulatory

Have design professionals provided inventory of construction regulated under BCNYS Ch7, including assessment of their condition and maintenance, as required by NYSFC Ch7 and NYSPMC 703? This includes but is not limited to:

(check each item provided to the district)

- Fire-resistance rated assemblies
- Smoke Barriers and smoke partitions
- Penetrations, joints, voids, door
- Assessment of Ch.7 regulated assembly either damaged, altered, breached, or penetrated
- Confirmation of compliant repair or protection of Ch.7 regulated assembly either damaged, altered, breached or penetrated.
- Other

74.f Other:

**75. Other Interior Walls**

- Yes
- No

75a. Overall condition of other interior walls:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

75b. Year of Last Major Reconstruction/replacement: **2002**

75c. Expected Remaining Useful Life (Years): **20**

75d. Cost to Reconstruct/Replace: **\$47,500**

75e. Comments:

- **Localized repair of cracked plaster corridor walls at existing floor expansion joint locations at each floor level of High School. Include installation of new wall expansion joint covers and paint. R-4-MR-C**
  - **\$40,000**
  - **R-4-MR-C**
- **Extend existing interior CMU walls to underside of deck at LGA Storage Rooms 112 & 113.**
  - **\$7,500**
  - **R-4-MR-C**

**76. Carpet**

## **2024 BUILDING CONDITION SURVEY – 2024**

- Yes
- No

76a. Where located (check all that apply):

- Classrooms
- Corridors
- Offices
- Assembly Spaces (Auditorium, Gym, Play Room, etc.)
- Other Areas

76b. Condition:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

76c. Year of Last Major Reconstruction/Replacement: **2024**

76d. Expected Remaining Useful Life (Years): **20**

76e. Cost to Reconstruct/Replace: \$

76f. Comments:

### **77. Resilient tiles or Sheet Flooring**

- Yes
- No

77a. Where located (check all that apply):

- Classrooms
- Corridors
- Offices
- Assembly Spaces (Auditorium, Gym, Playroom, etc.)
- Other Areas

77b. Overall condition of resilient tiles or sheet flooring:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

77c. Year of Last Major Reconstruction/Replacement: **2002**

77d. Expected Remaining Useful Life (Years): **<10**

77e. Cost to Reconstruct/Replace: **\$550,000**

77f. Comments: **Replace existing 9x9 floor tiles in (11) classrooms on 2<sup>nd</sup> floor of High School.**

**2024 BUILDING CONDITION SURVEY – 2024**

**78. Hard Flooring** (concrete, ceramic tile, stone, etc.)

- Yes
- No

78a. Where located (check all that apply):

- Classrooms
- Corridors
- Offices
- Assembly Spaces (Auditorium, Gym, Play Room, etc.)
- Kitchen
- Locker Rooms/Toilet Rooms
- Other Areas

78b. Overall condition of hard flooring:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

78c. Year of Last Major Reconstruction/Replacement: **2002**

78d. Expected Remaining Useful Life (Years): **<10**

78e. Cost to Reconstruct/Replace: **\$315,000**

78f. Comments:

- **Localized repair of cracks in existing terrazzo floor in Garden floor corridor at High School**
  - **\$50,000**
- **Replace existing fritz stone floor tile in Garden floor corridor at High School (2,200 sf) with new epoxy terrazzo**
  - **\$220,000**
- **Remove existing VCT and install new epoxy floor coating at Boys & Girls Locker Area (2,200 sf), as requested by Owner**
  - **\$45,000**
  - **R-5-MR-C**

**79. Wood Flooring**

- Yes
- No

79a. Where located (check all that apply):

- Classrooms
- Corridors
- Offices
- Assembly Spaces (Auditorium, Gym, Playroom, etc.)
- Other Areas

**2024 BUILDING CONDITION SURVEY – 2024**

79b. Overall condition of wood flooring:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

79c. Year of Last Major Reconstruction/Replacement: **2000**

79d. Expected Remaining Useful Life (Years): **<10**

79e. Cost to Reconstruct/Replace: \$

79f. Comments:

**80. Ceilings (H)**

- Yes
- No

80a. Overall condition of ceilings:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

80b. Year of Last Major Reconstruction/Replacement: **2002**

80c. Expecting Remaining Useful Life (Years): **<10**

80d. Cost to Reconstruct/replace: **\$410,000.**

80e. Comments:

- **Replace existing ceilings at Boys & Girls Locker Room in LGA Building, as requested by Owner**
  - **\$35,000 (add \$35,000 to incl. new lighting)**
- **Yearly allowance over next 5 years to replace missing, stained, or sagging ceiling tiles; include repair to damaged plaster ceilings**
  - **\$375,000**

**81. Lockers**

- Yes
- No

81a. Overall condition of lockers:

- Excellent
- Satisfactory
- Unsatisfactory

**2024 BUILDING CONDITION SURVEY – 2024**

- Non-functioning
- Critical Failure

81b. Year of Last Major Reconstruction/replacement: **2002**

81c. Expected Remaining Useful Life (Years): **<10**

81d. Cost to Reconstruct/Replace: \$

81e. Comments:

**82. Interior Doors**

- Yes
- No

82a. Overall condition of interior door units:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

82b. Overall condition of interior door hardware:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

82c. Year of Last Major Reconstruction/replacement: **2002**

82d. Expected Remaining Useful Life (Years): **<10**

82e. Cost to Reconstruct/Replace: **\$220,000**

82f. Comments: **Replace (11) pair of stairwell doors, as requested by Owner.**

**83. Interior Stairs (H)**

- Yes
- No

83a. Overall condition of interior stairs:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

83b. Stair material

- Concrete

**2024 BUILDING CONDITION SURVEY – 2024**

- Steel
- Wood
- Other

83c. Year of Last Major Reconstruction/Replacement: **2002**

83d. Expected Remaining Useful Life (Years): **15**

83e. Cost to Reconstruct/Replace: **\$350,000**

83f. Comments: **Replace pre-existing nonconforming handrails/guardrails at all stairwells in High School with new full balustrade painted steel handrails.**

**84. Elevator, Lift, and Escalators (H)**

- Yes
- No

84a. Overall condition of elevators, lifts, escalators:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

84b. Year of Last Major Reconstruction/Replacement: **2002**

84c. Expected Remaining Useful Life (Years): **15**

84d. Cost to Reconstruct/Replace: \$

84e. Comments:

**85. Swimming Pool and Swimming Pool Systems (H)**

- Yes
- No

85a. Overall condition of swimming pool and pool systems:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

85b. Year of Last Major Reconstruction/Replacement:

85c. Expected Remaining Useful Life (Years):

85d. Cost to Reconstruct/Replace: \$

85e. Comments:

**86. Interior Bleachers**

- Yes

## **2024 BUILDING CONDITION SURVEY – 2024**

No

86a. Overall condition of interior bleachers:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

86b. Year of Last Major Reconstruction/Replacement: **2002**

86c. Expected Remaining Useful Life (Years): **5**

86d. Cost to Reconstruct/Replace: **\$500,000**

86e. Comments: **Replace existing gym bleachers with new motorized bleachers, as requested by Owner.**

### **HVAC SYSTEMS**

87. Heat Generating Systems (H)

- Yes
- No

87a. Heat generation source (check all that apply):

- Biomass
- Boiler / Hot Water
- Boiler / steam
- Cogeneration Plant
- Electric
- Furnace / Forced Air
- Geothermal
- Heat Pump
- Unit Ventilation
- Other (describe below)

87a.1 Other heat generating systems:

87b. Overall condition of heat generating systems:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

87c. Year of Last Major Reconstruction/replacement: **2003**

87d. Expected Remaining Useful Life (Years):**10**

**2024 BUILDING CONDITION SURVEY – 2024**

87e. Cost to Reconstruct/Replace: \$

87f. Comments: Hot water from CMS building.

88. Ventilation System (exhaust fans, etc.) (H)

- Yes
- No

88a. Type of ventilation system (check all that apply)

- Natural Ventilation
- Central System
- Energy recovery ventilator
- Rooftop units
- Unitary (UVs, FC/BC, PTAC)
- Forced Air Furnace
- Heat Pump
- Split system / variable refrigerant
- Powered relief air system
- Gravity/barometric relief
- Other (specify)

88b. If "Other" please specify here:

88c. Overall condition of ventilation systems

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

88d. Year of last major reconstruction/replacement 10

88e. Expected remaining useful life (years): 2003

88f. Cost to reconstruct/replace: \$

88g. Comments:

89. Mechanical Cooling / Air-Conditioning Systems

- Yes
- No

89a. Types of mechanical cooling

- Chiller/chilled water
- Geothermal
- Air cooled
- Water cooled
- DX/Split system
- Heat pump

**2024 BUILDING CONDITION SURVEY – 2024**

89b. Overall condition of cooling/air-conditioning systems:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

89c. Year of Last Major Reconstruction/replacement: 2003

89d. Expected Remaining Useful Life (Years):15

89e. Cost to Reconstruct/Replace: \$215,000

89f. Comments: Provide split for IT room (HS) (\$45K) Replace DX coil in air handler (HS) (\$170K)

90. Piped Heating and Cooling Distribution Systems: Piping, Pumps, Radiators, Convector, Traps, Insulation, etc. (H)

- Yes
- No

90a. Overall condition of piped heating and cooling distribution systems:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

90b. Year of Last Major Reconstruction/Replacement: 2002

90c. Expected Remaining Useful Life (Years): 15

90d. Cost to Reconstruct/Replace:

90e. Comments:

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

- Yes
- No

91a. Overall condition of ducted heating and cooling distribution systems:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

91b. Year of Last Major Reconstruction/Replacement: 2003

91c. Expected Remaining Useful Life (Years): 10

## **2024 BUILDING CONDITION SURVEY – 2024**

91d. Cost to Reconstruct/Replace: \$148,000

91e. Comments: Provide ventilation for H120, H122, H-220, H-212 (HS) (\$89K) Add heat to bathrooms (HS) (\$59K)

92. HVAC Control Systems (H)

- Yes
- No

92a. Type of control system

- Pneumatic
- Electric
- Digital Direct Control (DDC)
- Web based DDC

92b. Overall condition of control systems:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

92c. Year of Last Major Reconstruction/Replacement: 2024

92d. Expected Remaining Useful Life (Years): 12

92e. Cost to Reconstruct/Replace: \$428,000

92f. Comments: Convert pneumatic air Handler to DDC (HS) (\$30K) Upgrade legacy controls (\$398K)

## **PLUMBING SYSTEMS**

93. Water Supply System (H)

- Yes
- No

93a. Types of pipes (check all that apply):

- Asbestos/transite
- Copper
- Galvanized
- Iron
- Lead
- PVC/CPVC/PEX/Plastic

Other (specify)

93b. If "Other" please specify here:

93c. Overall condition of water supply system:

- Excellent

**2024 BUILDING CONDITION SURVEY – 2024**

- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

93d. Year of Last Major Reconstruction/Replacement: 2003

93e. Expected Remaining Useful Life (Years): 10

93f. Cost to Reconstruct/Replace: \$

93g. Comments:

94. Sanitary System (H)

- Yes
- No

94a. Types of pipes (check all that apply):

- Iron
- Galvanized
- Copper
- Glass/ceramic
- PVC/CPVC/ABS/polypropylene/plastic
- Lead
- Other (specify)

94a1. If "Other" please specify:

94b. Types of special sanitary systems (Check all that apply)

- Acid waste and vent
- Grease interceptor
- Oil separator
- Pumping station
- Sediment trap
- Septic tank
- Waste water treatment plant

94c. Overall condition of sanitary system:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

94d. Year of Last Major Reconstruction/Replacement: 2003

94e. Expected Remaining Useful Life (Years):

94f. Cost to Reconstruct/Replace: \$

94g. Comments:

**2024 BUILDING CONDITION SURVEY – 2024**

95. Storm Water Drainage System (H)

- Yes
- No

95a. Types of pipes (check all that apply)

- Iron
- Galvanized
- Copper
- Lead
- Plastic
- Other

95a1. If "Other" please specify:

95b. Overall condition of storm water drainage system:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

95c. Year of Last Major Reconstruction/Replacement: 2003

95d. Expected Remaining useful Life (Years) 10

95e. Cost to Reconstruct/Replace: \$

95f. Comments:

96. Hot Water Heaters (H)

- Yes
- No

96a. Type of fuel (check all that apply):

- Natural Gas
- Electricity
- Propane
- Other (specify)

96b. If "Other" please specify:

96c. Overall condition of hot water heaters:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

96d. Year of Last Major Reconstruction/Replacement: 2003

## **2024 BUILDING CONDITION SURVEY – 2024**

96e. Expected Remaining Useful Life (Years): 5

96f. Cost to Reconstruct/Replace: \$164,000

96g. Comments: Replace domestic water boiler (LGA) (\$81K) Replace water heater (HS) (\$83K)

97. Plumbing Fixtures (H)

Yes

No

97a. Overall condition of plumbing fixtures (includes toilets, urinals, lavatories, sinks, showers, etc.):

Excellent

Satisfactory

Unsatisfactory

Non-functioning

Critical Failure

97b. Year of Last Major Reconstruction/Replacement: 2003

97c. Expected Remaining Useful Life (Years): 6

97d. Cost to Reconstruct/Replace: \$12,000

97e. Comments: Provide eyewash for nurse's office (HS)

98. Water Outlets/Taps for Drinking/Cooking Purposes (H)

Yes

No

98a. Overall condition of water outlets/taps (drinking fountains, bubblers, bottle fillers, kitchen prep, ice machine, etc. )

Excellent

Satisfactory

Unsatisfactory

Non-functioning

Critical Failure

98b. Year of last major reconstruction/replacement: 2003

98c. Expected remaining useful life (years): 8

98d. Cost to reconstruct/replace: \$

98e. Comments:

## **FIRE SUPPRESSION SYSTEMS**

99. Fire Suppression System (H)

Yes

No

**2024 BUILDING CONDITION SURVEY – 2024**

99a. Type of fire suppression system (check all that apply)

- Wet sprinkler system
- Dry sprinkler system
- Standpipes
- Hose cabinets
- Kitchen hood fire suppression
- Data special agent suppression
- Limited area sprinkler system
- Dust collector spark arrestor
- Paint booth fire suppression
- Other (describe)

99b. If "Other" please describe below.

99c. Overall condition of sprinkler systems:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

99d. Year of Last Major Reconstruction/Replacement:

99e. Expected Remaining Useful Life (Years):

99f. Cost to Reconstruct/Replace: \$

99g. Comments:

100. Kitchen Hoods (H)

- Yes
- No

100a. Type of hood

- Yes – Type 1 grease and smoke
- Yes – Type 2 heat and condensation.

100b. Is kitchen exhaust system appropriate for all current appliances it serves?

- Yes
- No

100c. Overall Condition of Kitchen Hoods:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

100d. Year of Last Major Reconstruction/Replacement:

## **2024 BUILDING CONDITION SURVEY – 2024**

100e. Expected Remaining Useful Life (Years):

100f. Cost to Reconstruct/Replace: \$

100g. Comments:

### **ELECTRICAL SYSTEMS**

101. Electrical Power Distribution System (H)

Yes

No

101a. Electrical supply meets current needs:

Yes

No

101b. Condition of electrical power distribution system:

Excellent

Satisfactory

Unsatisfactory

Non-functioning

Critical Failure

101c. Year of last major reconstruction/replacement: 2003

101d. Expected remaining useful life (years): 15

101e. Cost to reconstruct/replace: \$24,000

101f. Comments: Provide smart plugs for window ac units and tie into BMS (HS)

102. Lighting Fixtures (H)

Yes

No

102a. Condition of lighting fixtures:

Excellent

Satisfactory

Unsatisfactory

Non-functioning

Critical Failure

102b. Year of last major reconstruction/replacement: 2021

102c. Expected remaining useful life (years): 12

102d. Cost to reconstruct/replace: \$116,000

102e. Comments: Provide occupancy sensor for classrooms (HS) (\$89K) Provide lighting at rear of building (HS) (\$27K)

**2024 BUILDING CONDITION SURVEY – 2024**

103. Emergency/Exit Lighting Systems (H):

- Yes
- No

103a. Overall condition of emergency/exit lighting systems:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

103b. Year of last major reconstruction/replacement: 2021

103c. Expected remaining useful life (years): 12

103d. Cost to reconstruct/replace: \$2,100

103e. Comments: Add exit signs (HS)

104. Emergency or standby power system (H)

- Yes
- No

104a. Types of back-up power system (check all that apply)

- Generator fuel gas/propane
- Generator/diesel/fuel oil
- Receptacle for mobile generator connection
- Central battery inverter
- Integral fixture/battery equipment
- Other (specify)

104b. If "other" please describe here:

104c. Overall condition of emergency/standby power systems:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

104d. Year of last major reconstruction/replacement:

104e. Expected remaining useful life (years):

104f. Cost to reconstruct/replace: \$

104g. Comments:

105. Fire Alarm Systems (manual, automatic fire detection, and notification appliances) (H)

- Yes
- No

**2024 BUILDING CONDITION SURVEY – 2024**

105a. Overall condition of fire alarm system:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

105b. Year of last major reconstruction/replacement: 2023

105c. Expected remaining useful life (years): 15

105d. Cost to reconstruct/replace: \$

105e. Comments:

106. Carbon Monoxide Alarm System (H)

- Yes
- No

106a. Type of alarm system:

- 10-year battery stand-alone alarm
- Hardwired/interconnected detection and alarm
- Gas detection (e.g. NG/CO)
- Other (specify)

106b. If "Other" please specify:

106c. Overall condition of carbon monoxide alarm system:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

106d. Year of last major reconstruction/replacement: 2015

106e. Expected remaining useful life (years): 10

106f. Cost to reconstruct/replace: \$

106g. Comments:

107. Communication Systems (H)

- Yes
- No

107a. Type of communication system (check all that apply):

- Public Address
- Phones (VOIP)
- Phones (Cellular)
- Phones (other)

## **2024 BUILDING CONDITION SURVEY – 2024**

- Mass Notification
- Emergency voice communication fire alarm system
- Lockdown notification system
- Other (e.g. radio) (describe below)

107b. If "Other" please describe:

107c. Communication systems are adequate:

- Yes
- No

107d. Condition of communication systems:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

107e. Year of last major reconstruction/replacement: 2002

107f. Expected remaining useful life: 10

107g. Cost to replace/reconstruct: \$

107h. Comments:

### **STUDENT TRANSPORTATION FACILITIES**

**108. Is this building a transportation facility?**

- Yes
- No

108a. Type of transportation facility

- Bus/vehicle maintenance facility
- Bus storage facility

**109. Does this facility have a fuel dispensing system?**

- Yes
- No

109a. Overall condition of fuel dispensing system:

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

109b. Year of last major reconstruction/replacement:

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109c. Expected remaining useful life (years):

109d. Cost to reconstruct/replace: \$

109e. Comments:

**110. Does this facility have vehicle lifts?**

Yes

No

110a. Overall condition of vehicle lifts

Excellent

Satisfactory

Unsatisfactory

Non-functioning

Critical Failure

N/A

110b. Year of last major reconstruction/replacement:

110c. Expected remaining useful life (years):

110d. Cost to reconstruct/replace: \$

110e. Comments:

**111. Does this facility have a bus wash system?**

Yes

No

111a. Overall condition of bus wash:

Excellent

Satisfactory

Unsatisfactory

Non-functioning

Critical Failure

N/A

111b. Year of last major reconstruction/replacement:

111c. Expected remaining useful life (years):

111d. Cost to reconstruct/replace: \$

111e. Comments

## **2024 BUILDING CONDITION SURVEY – 2024**

### **ACCESSIBILITY**

#### **112. Exterior Accessible Route to Building (H)**

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

112a. Features provided for exterior accessible route (check all that apply)

- Curb Ramps
- Exterior Ramps
- Handicapped Parking

112b. Cost of improvements needed to provide exterior accessible route to building: \$

112c. Comment:

#### **113. Is there an exterior accessible route to recreational facilities?**

- Yes
- No

113a. Cost of improvements to provide exterior accessible route(s) to recreational facilities: \$

113b. Comments:

#### **114. Exterior recreational facilities that are on an accessible route and accessibility standards**

(check all that apply):

- Playground and Play Equipment
- Playfield(s)
- Athletic Field(s)
- Exterior Bleachers
- Bathroom Facilities
- Concession Stand

114a. Cost of improvements to provide exterior accessible recreational facilities: \$

114b. Comments

#### **115. Interior Accessible Route, Access to Goods and Services, and Restroom Facilities (H)**

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 interior accessible interior route as specified above?

- Yes
- No

## **2024 BUILDING CONDITION SURVEY – 2024**

115a. Cost of improvements needed to provide interior accessible route(s) as specified above: \$

115b. Comments:

**116. Does this facility have interior spaces that meet accessibility standards** (check all that apply):

- Classrooms
- Labs (science, art, technology, etc.)
- Shops
- Main Office
- Health Office
- Gymnasium
- Cafeteria
- Auditorium
- Stage
- Restrooms on each floor

116a. Cost of improvements to provide interior spaces that meet accessibility standards: \$

116b. Comments:

## **ENVIRONMENT / COMFORT / HEALTH**

**117. General Appearance**

117a. Overall Rating:

- Good
- Fair
- Poor

117b. Comments:

**118. Cleanliness (H)**

118a. Overall Rating:

- Good
- Fair
- Poor

118b. Comments:

**119: Are there walk-off mats, grills in the entryway?**

- Yes
- No

119a. If yes, at least 6 feet long?

- Yes
- No

## **2024 BUILDING CONDITION SURVEY – 2024**

**120. Is there noise in classrooms from HVAC units, traffic, etc. that may impact education? (H)**

- Yes
- No

**121. Lighting Quality (H):**

121a. Types of lighting in general purpose classrooms (check all that apply):

- Daylight (natural)
- Not full spectrum
- Full Spectrum
- LED
- Fluorescent
- Other (describe)

121a.1 Describe Other:

121b. Are there blinds in the classroom to prevent glare?

- Yes
- No

121c. Overall Rating:

- Good
- Fair
- Poor

121d. Comments:

**122. Evidence of Vermin (H)**

122a. Is there evidence of active infestations of... (check all that apply)

- Rodents
- Wood-boring or Wood-eating Insects
- Cockroaches
- Other Vermin
- None

## **INDOOR AIR QUALITY**

**123. Mold (H)**

123a. Is there visible mold or moldy odors?

- Yes
- No

123a.1. If yes, where? (check all that apply)

- Classrooms
- Hallways
- Ventilation system
- Toilet rooms

## **2024 BUILDING CONDITION SURVEY – 2024**

- Cafeteria
- Kitchen
- Auditorium
- Gymnasium
- Locker Rooms
- Labs
- Workshops
- Offices
- Storage
- Crawlspace
- Attic
- Other places (describe)

123a.2. Describe "Other":

123b. Are any surface constructed of any of the following materials?

- Paper-faced or gypsum products
- Cellulose products (typically ceiling tile)
- Not Applicable

123c. Is there evidence of water intrusion?

- Yes
- No

123d. Estimated cost of necessary improvements: \$

123e. Comments:

### **124. Humidity/Moisture (H)**

124a Overall rating of humidity/moisture condition in building:

- Good
- Fair
- Poor

124b. Are any of the following found in/or around classroom areas (check all that apply)?

- Active leaks in roof
- Active leaks in plumbing
- Moisture condensation
- Visible stains or water damage
- None

124c. Are any of the following found in/or around other areas (check all that apply)?

- Active leaks in roof
- Active leaks in plumbing
- Moisture condensation
- Visible stains or water damage
- None

## **2024 BUILDING CONDITION SURVEY – 2024**

### **125. Ventilation: fresh air intake locations, air filters, etc. (H)**

125a. Are fresh air intakes near the bus loading, truck delivery, or garbage storage/disposal areas?

- Yes
- No

125b. Is there accumulated dirt, dust or debris around fresh air intakes?

- Yes
- No

125c. Are fresh air intakes free of blockage?

- Yes
- No

125d. Is accumulated dirt, dust or debris in ductwork?

- Yes
- No

125e. Are dampers functioning as designed?

- Yes
- No

125f. Condition of air filters:

- Good
- Fair
- Poor

125g. Outside air is adequate for occupant load:

- Yes
- No

125h. Rating of ventilation/indoor air quality:

- Good
- Fair
- Poor

125i. Comments:

### **126: Indoor Air Quality (IAQ) Plan (H)**

126a. Does the school district use EPA's / *Tools for Schools* program?

- Yes
- No

126b. If No, is some other IAQ management plan used?

- Yes
- No

**2024 BUILDING CONDITION SURVEY – 2024**

126c. Has the District assigned IAQ responsibilities to a designated individual?

Yes

No

126c.1 If Yes, what is their job title? **Dir. of Facilities**

**127. Does the school practice Integrated Pest Management (IPM)? (H)**

Yes

No

127a. Is vegetation kept one foot away from the building?

Yes

No

127b. Are crevices and holes in walls, floors and pavement sealed or eliminated?

Yes

No

127c. Is there a certified pesticide applicator on staff?

Yes

No

127d. Are pesticides used in the building?

Yes

No

127d.1. If Yes, how are they typically applied?

Spot treatment

Area wide treatments

127e. Are pesticides used on the grounds?

Yes

No

127e.1. If Yes, was an emergency exemption granted by the Board of Education?

Yes

No

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

Yes

No

128a. Has the facility been tested for the presence of radon?

Yes

No

128b. Were any of the results of the test greater than or equal to 4 picocuries per liter (pCi/L)?

Yes

No

## **2024 BUILDING CONDITION SURVEY – 2024**

128c. If Yes, did the school take steps to mitigate the elevated radon levels?

- Yes, active mitigation system installed
- Yes, passive mitigation system made active
- Yes, ventilation controls (HVAC) adjusted
- Yes, other (describe)
- No action taken

128c.1 Describe other actions taken to mitigate elevated radon levels:

### **EMERGENCY SHELTER**

**129. Does this building serve as an emergency shelter?**

- Yes
- No

129a. Is there a written agreement with the American Red Cross for the use of this building as an emergency shelter?

- Yes
- No

129b. Does this building have an emergency generator to support sheltering operations (lights, HVAC, etc.)?

- Yes
- No

129b.1 If Yes, what systems are connected to the emergency generator? (check all that apply)

- Communication system
- Fire alarm system
- Security system
- Lighting
- HVAC
- Sump Pump
- Other (specify)

129c. if "Other" please specify.

129d. Does this facility have a cooking/food preparation kitchen?

- Yes
- No

129d.1. If Yes, is the area outfitted for:

- Full preparation and cooking kitchen
- Warming capabilities only

129e. What items in the cooking/food preparation kitchen are powered by the emergency generator? (Check all that apply)

- Warming/cooking equipment
- Refrigeration equipment
- Other kitchen equipment

**2024 BUILDING CONDITION SURVEY – 2024**

129f. Potable water:

- Provided by municipal system
- Provided by on-site wells – not connected to the emergency generator
- Provided by on-site wells – connected to the emergency generator

129g. Sanitary:

- Gravity discharge
- Force main pumping station – not connected to the emergency generator
- Force main pumping station – connected to the emergency generator

**130. List the district's occupied buildings which require the BCS.**

**Dows Lane Elementary School  
Main Street School  
Main Street Gym  
Middle School & CMS Building  
High School & LGA Building  
Arts & Athletics Building**

**2024 BUILDING CONDITION SURVEY – 2024**

**BUILDING INFORMATION**

1. Name of School District: **Irvington UFSD**
2. SED District 8-Digit BEDS Code: **66040202**
3. Building Name: **Arts & Athletics Building**
4. SED 4-Digit Facility Code: **0014**
5. Survey Inspection Date: **February 19, 2025**
6. Building 911 Address: **40 North Broadway**
7. City: **Irvington**
8. Zip Code: **10533**
9. Certificate of Occupancy Status:
  - A – Annual
  - T – Temporary
  - N – None
10. Certificate of Occupancy Expiration Date: **11/1/2025**
- 10a. Is this a manufactured building? (Relocatable, modular, portable)
  - Yes
  - No
11. Have there been renovations or construction in the building during the past 12 months?
  - Yes
  - No
12. Was major construction/renovation work since 2015 conducted when school was in session?
  - Yes
  - No
13. Estimated capital construction expenses anticipated for this building through 2024 calendar year excluding maintenance (to be answered after the building inspection is complete) **\$6,391,000**
14. Overall building rating (to be answered after the building inspection is complete)
  - Excellent
  - Satisfactory
  - Unsatisfactory
  - Failing
15. Was overall building rating established after consultation with health and safety committee in accordance with Commissioner’s Regulations 155.4(c)(1)?
  - Yes
  - No
16. A/E Firm Name: **BBS Architects, Landscape Architects, Engineers P.C.**

**2024 BUILDING CONDITION SURVEY – 2024**

17. A/E Firm Address: **244 East Main Street Patchogue, New York 11772**

18. A/E Firm Phone Number: **(631) 475-0349**

19. E-mail: [seeba@bbsarch.com](mailto:seeba@bbsarch.com)

20. A/E Name: **Frederick W. Seeba, P.E., LEED AP**

21. A/E License #: **068018**

**BUILDING AGE, GROSS SQUARE FOOTAGE AND MAINTENANCE STAFF**

22. Building Age

	Year
Original Construction	<b>2003</b>
Addition #1	
Addition #2	
Addition #3	
Addition #4	

23. Square feet of construction

	Sq. Feet
Original construction	<b>53,180</b>
Addition #1	
Addition #2	
Addition #3	
Addition #4	

24. Gross square ft. of Building as currently configured: **53,180**

25. Number of Floors: **2**

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

	Count Employees
Full-time custodians:	<b>18</b>
Part-time custodians:	<b>0</b>
Totals:	<b>18</b>

**BUILDING OWNERSHIP AND OCCUPANCY STATUS**

27. Building Ownership (check 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 a non-district entity and leased to district.

28. For which of the following purposes is the building currently used? (check all that apply)

- Used for student instructional purposes.

**2024 BUILDING CONDITION SURVEY – 2024**

- Used for district administration.
- Used for other district purposes.
- Used by other organization(s).

28a. Describe use for other district purposes:

**BUILDING USERS**

29. How many students were registered to receive instruction in this building as of last year? (If none, enter "0") and skip to "Program Spaces" section. (Do not include evening class students) **937**

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

	Quantity
Permanent instructional spaces (i.e., regular classrooms)	<b>937</b>
Temporary instructional spaces (i.e., portable or demountable classrooms) attached to the building	<b>0</b>
Non-instructional spaces used as instructional spaces	<b>0</b>

31. If the answer is greater than zero, which types of non-instructional spaces were being used for instructional purposes on October 1, 2019? (check all that apply)

- Cafeteria
- Gymnasium
- Administrative Spaces
- Library
- Lobby
- Stairwell
- Storage Space
- Other (please describe)
- None

31a. Describe other types of non-instructional spaces being used for instructional purposes:

32. Grades Housed

- Pre-K
- Kindergarten
- 1st
- 2nd
- 3rd
- 4th
- 5th
- 6th
- 7th
- 8th
- 9th
- 10th
- 11th

## **2024 BUILDING CONDITION SURVEY – 2024**

- 12th
- N/A (none)

33. For how many instructional days during the school year prior to the BCS assigned year (July1 through June 30) was the building closed due to facilities failures, system malfunctions, structural problems, fire, etc. ? (if none, enter "0") **0**

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

- Yes
- No

### **PROGRAM SPACES**

35. Number of instructional classrooms: **0**

36. Gross square footage of all instructional classrooms (combined): **0**

37. Other spaces provided:

- a. N/A (none)
- b. Administration
- c. Art
- d. Audio Visual
- e. Auditorium
- f. Cafeteria
- g. Computer Room
- h. Guidance
- i. Gymnasium
- j. Health Office
- k. Home & Careers
- l. Kitchen
- m. Large Group Instruction
- n. Library
- o. Multipurpose Rooms
- p. Music
- q. Pre-K
- r. Remedial Rooms
- s. Resource Rooms
- t. Science Labs
- u. Special Education
- v. Swimming Pool
- w. Teacher Resource
- x. Technology/Shop
- y. Other (please describe)

37a. Describe other spaces: **Locker Rooms and Fitness Room**

## **2024 BUILDING CONDITION SURVEY – 2024**

### **SPACE ADEQUACY**

38. Rating of space adequacy:

- Good
- Fair
- Poor

38a. Enter Comments: **Expand existing Fitness Room into adjacent area of existing Boys Locker Room (430 sf) (\$250K)**

### **SITE UTILITIES**

#### **39. Water (H)**

- Yes
- No

39a. Type of Service:

- Municipal or Utility provided
- Well
- Other

39b. Types of water service piping:

- Galvanized
- Copper
- Lead
- PVC
- Other
- N/A (None)

39c. Overall condition of water service piping:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

39d. Year of Last major Reconstruction/Replacement: **2003**

39e. Expected Remaining Useful Life (Years): **15**

39f. Cost to Reconstruct/Replace: \$

39g. Comments:

#### **40. Site Sanitary (H)**

- Yes
- No

40a. Type of Service:

- Municipal or utility sewer

**2024 BUILDING CONDITION SURVEY – 2024**

- Site Septic
- Other

40b. Condition:

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

40c. Year of Last Major Reconstruction/Replacement: **2003**

40d. Expected Remaining Useful Life (Years): **15**

40e. Cost to Reconstruct/Replace: \$

40f. Comments:

**41. Site Gas**

- Yes
- No

41a. Type of gas service:

- Natural Gas
- Liquid Petroleum

41b. Condition:

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

41c. Year of last major Reconstruction/Replacement: **2003**

41d. Expected Remaining Useful Life (Years): **20**

41e. Cost to Reconstruct/Replace: \$

41f. Comments:

**42. Site Fuel Oil**

- Yes
- No

42a. Number of Above-Ground Tanks:

42a.1 Capacity of Above-Ground Tanks (gallons):

42b. Number of Below-Ground Tanks:

42b.1 Capacity of Below-Ground Tanks (gallons):

## **2024 BUILDING CONDITION SURVEY – 2024**

42c. Condition:

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

42d. Year of Last Major Reconstruction/Replacement:

42e. Expected Remaining Useful Life (Years):

42f. Cost to Reconstruct/Replace: \$

42g. Comments:

### **43. Site Electrical, Including Exterior Distribution**

- Yes
- No

43a. Service Provider:

- Municipal or Utility Provided
- Self-Generated
- Other
- N/A

43b. Type of Service:

- Above Ground
- Below Ground
- N/A

43c. Condition:

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

43d. Year of Last Major Reconstruction/Replacement: **2003**

43e. Expected Remaining Useful Life (Years): **10**

43f. Cost to Reconstruct/Replace: \$

43g. Comments:

## **2024 BUILDING CONDITION SURVEY – 2024**

### **SITE FEATURES**

#### **44. Closed Drainage Pipe Stormwater Management System**

44a. Does this facility have a closed pipe system?

- Yes  
 No

44b. Condition:

- Excellent  
 Satisfactory  
 Unsatisfactory  
 Non-Functioning  
 Critical Failure

44c. Year of Last Major Reconstruction/Replacement: **2003**

44d. Expected Remaining Useful Life (Years): **15**

44e. Cost to Reconstruct/Replace: \$

44 f. Comments:

#### **45. Open Drainage Pipe Stormwater Management System**

45a. Does this facility have an open stormwater system (ditch)?

- Yes  
 No

45b. Condition

- Excellent  
 Satisfactory  
 Unsatisfactory  
 Non-Functioning  
 Critical Failure

45c. Year of Last Major Reconstruction/replacement: **2003**

45d. Expected Remaining Useful Life (Years): **10**

45e. Cost to Reconstruct/Replace: \$

45f. Comments:

#### **46. Catch Basins/Drop Inlets/Manholes**

46a. Does this facility have catch basins/drop inlets/manholes?

- Yes  
 No

46b. Condition:

- Excellent

**2024 BUILDING CONDITION SURVEY – 2024**

- Satisfactory
- Unsatisfactory
- Non-Functioning
- Critical Failure

46c. Year of Last Major Reconstruction/Replacement: **2003**

46d. Expected Remaining Useful Life (Years): **10**

46e. Cost to Reconstruct/Replace: \$

46f. Comments:

**47. Culverts**

47a. Does this facility have culverts?

- Yes
- No

47b. Condition:

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

47c. Year of Last Major Reconstruction/Replacement:

47d. Expected Remaining Useful Life (Years):

47e. Cost to Reconstruct/Replace: \$

47f. Comments:

**48. Outfalls**

48a. Does this facility have outfalls?

- Yes
- No

48b. Condition:

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

48c. Year of Last Major Reconstruction/Replacement:

48d. Expected Remaining Useful Life (Years):

48e. Cost to Reconstruct/Replace: \$

## **2024 BUILDING CONDITION SURVEY – 2024**

48f. Comments:

### **49. Infiltration Basins/Chambers**

49a. Does this facility have infiltration basins/chambers?

- Yes  
 No

49b. Condition:

- Excellent  
 Satisfactory  
 Unsatisfactory  
 Non-Functioning  
 Critical Failure

49c. Year of Last Major Reconstruction/replacement:

49d. Expected Remaining Useful Life (Years):

49e. Cost to Reconstruct/Replace: \$

49f. Comments:

### **50. Retention Basins**

50a. Does this facility have retention basins?

- Yes  
 No

50b. Condition:

- Excellent  
 Satisfactory  
 Unsatisfactory  
 Non-Functioning  
 Critical Failure

50c. Year of Last Major Reconstruction/Replacement: **2003**

50d. Expected Remaining Useful Life (Years): **10**

50e. Cost to Reconstruct/Replace: \$

50f. Comments:

### **51. Wetponds**

51a. Does This facility have wetponds?

- Yes  
 No

51b. Condition

## **2024 BUILDING CONDITION SURVEY – 2024**

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

51c. Year of Last Major Reconstruction/Replacement:

51d. Expected Remaining Useful Life (Years):

51e. Cost to Reconstruct/Replace: \$

51f. Comments:

### **52. Manufactured Stormwater Proprietary Units**

52a. Does this facility have proprietary units?

- Yes
- No

52b. Condition:

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

52c. Year of Last Major Reconstruction/Replacement:

52d. Expected Remaining Useful Life (Years):

52e. Cost to Reconstruct/Replace: \$

52f. Comments:

**53. Point of Outfall Discharge:** (check all that apply)

- Municipal storm sewer system
- Combined sewer system
- Surface Water
- On-site recharge
- Other (describe)
- Not Applicable

53a. Please describe other:

### **54. Outfall Reconnaissance Inventory**

Were all stormwater outfalls inspected during dry weather for signs of non-stormwater discharge?

- Yes
- No
- Not Applicable

## **2024 BUILDING CONDITION SURVEY – 2024**

### **SITE FEATURES**

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#### **55. Pavement (Roadways and Parking Lots)**

- Yes
- No

55a. Type: (check all that apply)

- Concrete
- Asphalt
- Gravel
- Other

55b. Condition:

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

55c. Year of Last Major Reconstruction/Replacement: **2022**

55d. Expected Remaining Useful Life (Years): **20**

55e. Cost to Reconstruct/Replace: **\$3,000,000**

55f. Comments:

- **New asphalt parking lot over existing gravel/grass parking area (48,000 sf)**
  - **\$1,700,000 (add \$400,000 exterior lighting)**
- **New asphalt parking lot over existing grass shotput & javelin/discus area (37,000 sf)**
  - **\$1,300,000 (add \$300,000 exterior lighting)**

#### **56. Sidewalks**

- Yes
- No

56a. Type: (check all that apply)

- Concrete
- Asphalt
- Gravel
- Paver
- Other

56b. Condition:

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

**2024 BUILDING CONDITION SURVEY – 2024**

56c. Year of Last Major Reconstruction/Replacement: 2003

56d. Expected Remaining Useful Life (Years): 5

56e. Cost to Reconstruct/Replace: \$140,000

56f. Comments:

**Replace existing bluestone pavers (1,100 sf) outside entrance to corridor w/ concrete. (\$40K)  
Annual allowance \$20K/year for concrete walkway & curb repair/replacement over next 5 years.  
(\$100K)**

57. Playgrounds and Playground Equipment

Yes

No

57a. Condition:

Excellent

Satisfactory

Unsatisfactory

Non-functioning

Critical Failure

57b. Year of Last Major Reconstruction/Replacement:

57c. Expected Remaining Useful Life (Years):

57d. Cost to Reconstruct/Replace: \$

57e. Comments:

58. Athletic Fields and Play Fields

Yes

No

58a. Condition:

Excellent

Satisfactory

Unsatisfactory

Non-functioning

Critical Failure

58b. Year of Last Major Reconstruction/Replacement:

58c. Expected Remaining Useful Life (Years):

58d. Cost to Reconstruct/Replace: \$

**2024 BUILDING CONDITION SURVEY – 2024**

58e. Comments:

58f. Does the facility have synthetic turf field(s)

- Yes
- No

58f.1 If yes, how many synthetic turf fields?

58f.2 Expected Remaining Useful Life of Synthetic Turf Field(s):

58f.3 Type of synthetic turf field infill:

59. Exterior Bleachers/Stadiums

- Yes
- No

59a. Condition:

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

59b. Year of Last Major Reconstruction/Replacement:

59c. Expected Remaining Useful Life (Years):

59d. Cost to Reconstruct/Replace: \$

59e. Comments:

59f. Seating Capacity

60. Related Structures (such as Press Boxes, Dugout, Climbing Walls, etc.)

- Yes
- No

60a. Condition:

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

**2024 BUILDING CONDITION SURVEY – 2024**

60b. Year of Last Major Reconstruction/Replacement:

60c. Expected Remaining Useful Life (Years):

60d. Cost to Reconstruct/Replace: \$

60e. Comments:

**BUILDING STRUCTURE**

61. Foundation (S)

61a. Type (check all that apply):

- Reinforced Concrete
- Masonry on Concrete footing
- Other (specify)

61a1. If "Other" please specify

61b. Evidence of structural concerns (check all that apply):

- Structural Cracks
- Heaving/Jacking
- Decay/Corrosion
- Water Penetration
- Unsupported Ends
- Other
- None

61c. Condition:

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

61d. Year of Last Major Reconstruction/Replacement: 2003

61e. Expected Remaining Useful Life (Years): 35

61f. Cost to Reconstruct/Replace: \$

61g. Comments:

62. Piers (S)

- Yes
- No

**2024 BUILDING CONDITION SURVEY – 2024**

62a. Type (check all that apply)

- Concrete
- Masonry
- Steel
- Stone
- Wood
- Other (specify)
- N/A (none)

62a1. If "Other" please specify

62b. Evidence of structural concerns (check all that apply)

- Structural Cracks
- Heaving/Jacking
- Decay/Corrosion
- Water Penetration
- Unsupported Ends
- Other
- None

62c. Condition:

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

62d. Year of Last Major Reconstruction/Replacement

62e. Expected Remaining Useful Life (Years)

62f. Cost to Reconstruct/Replace: \$

62g. Comments:

63. Columns (S)

Type (check all that apply):

- Concrete
- Masonry
- Steel
- Wood
- Other (specify)
- N/A (none)

**2024 BUILDING CONDITION SURVEY – 2024**

63.1 If "Other" please specify:

63a. Evidence of Structural Concerns (check all that apply)

- Structural Cracks
- Heaving/Jacking
- Decay/Corrosion
- Water Penetration
- Unsupported Ends
- Other
- None

63b. Condition:

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

63c. Year of Last Major Reconstruction/Replacement 2003

63d. Expected Remaining Useful Life (Years): 15

63e. Cost to Reconstruct/Replace

63f. Comments:

64. Footings (S)

Type (check all that apply)

- Concrete
- Other (specify)

64a. Evidence of structural concerns (check all that apply)

- Structural Cracks
- Heaving/Jacking
- Decay/Corrosion
- Water Penetration
- Unsupported Ends
- Other
- None

64.a1. If "Other" please specify

64b. Condition:

**2024 BUILDING CONDITION SURVEY – 2024**

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

64c. Year of Last Major Reconstruction/Replacement 2003

64d. Expected Remaining Useful Life (Years): 35

64e. Cost to Reconstruct/Replace: \$

64f. Comments:

65. Structural Floors (S)

65a. Type (check all that apply):

- Concrete Deck on Wood Structure
- Concrete/Metal Deck/Metal Joists
- Cast in Place Concrete Structural System
- Precast Concrete Structural System
- Reinforced Concrete Slab on Grade
- Wood Deck on Wood Trusses
- Wood Deck on Wood Joists
- Other (specify)

65a.1 Specify Other Type

65b. Evidence of Structural Concerns with Floor Support System (Beams/ Joists/Trusses, etc.) (Check all that apply):

- Structural Cracks
- Unsupported Ends
- Rot / Decay / Corrosion
- Deflection
- Seriously Damaged/ Missing Components
- Other Problems
- None

65b.1 Describe Other Problems:

65c. Evidence of Structural Concerns with Structural Floor Deck (check all that apply):

- Cracks Deflection
- Rot / Decay / Corrosion
- None

65d. Overall Condition of Structural Floors:

**2024 BUILDING CONDITION SURVEY – 2024**

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

65e. Year of Last Major Reconstruction/Replacement: 2003

65f. Expected Remaining Useful Life (Years) 25

65g. Cost to Reconstruct/Replace: \$150,000

65h. Comments: **Investigate slab condition at entry corridor to address existing wavy conditions in floor (1,700 sf). Cost budgeted is for full replacement.**

## **2024 BUILDING CONDITION SURVEY – 2024**

### **BUILDING ENVELOPE**

66. Exterior Walls/Columns (S)

66a. Material (check all that apply):

- Aluminum/Glass Curtain Wall
- Brick
- Concrete
- Composite Insulated Panels
- Masonry
- Steel
- Wood
- Other (specify)

66a.1 Specify Other Material:

66b. Evidence of Structural Concerns with Support System (columns, base plates, connections, etc. )  
(check all that apply):

- Structural Cracks
- Rot / Decay / Corrosion
- Other Problems
- None

66c. Evidence of Concerns with Exterior Cladding (check all that apply):

- Cracks/Gaps
- Inadequate Flashing
- Efflorescence
- Moisture Penetration
- Rot / Decay / Corrosion
- Other Problems
- None

66c.1 Describe Other Problems:

66d. Overall Condition of Exterior Walls/Columns:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

66e. Year of Last Major Reconstruction/Replacement: 2003

66f. Expected Remaining Useful Life (Years): 15

66g. Cost to Reconstruct/Replace: \$

**2024 BUILDING CONDITION SURVEY – 2024**

66h. Comments:

67. Chimneys (S)

- Yes
- No

67a Material (check all that apply)

- Masonry
- Concrete
- Metal
- Wood
- Other

67a.1 Specify other:

67b. Overall condition of Chimneys:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

67c. Year of Last Major Reconstruction/Replacement: 2003

67d. Expected Remaining Useful Life (Year): 15

67e. Cost to Reconstruct/Replace: \$

67f. Comments:

68. Parapets

- Yes
- No

68a. Construction Type (check all that apply)

- Masonry
- Concrete
- Metal
- Wood
- Other

68a.1 Specify Other:

**2024 BUILDING CONDITION SURVEY – 2024**

68b. Overall condition of parapets:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

68c. Year of Last Major Reconstruction/Replacement:

68d. Expected Remaining Useful Life (Years):

68e. Cost to Reconstruct/Replace: \$

68f. Comments:

69. Exterior Doors

69a. Overall Condition of Exterior Door Units:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

69b. Do any exterior doors have magnetic locking devices?

- Yes
- No

69c. Safety/Security features are adequate?

- Yes
- No

69d. Year of Last Major Reconstruction/Replacement: 2020

69e. Expected Remaining Useful Life (Years): 15

69f. Cost to Reconstruct/Replace: \$50,000

69g. Comments: **Replace two existing pairs of hollow metal doors & frames (Tag T5 & T6).**

70. Exterior Steps, Stairs, Ramps (S)

- Yes
- No

70a. Construction Type (Check all that apply)

**2024 BUILDING CONDITION SURVEY – 2024**

- Concrete
- Paver
- Steel
- Wood
- Other (specify)

70b. If "other", specify here:

70c. Overall Condition of Exterior Steps, Stairs and Ramps

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

70d. Year of Last Major Reconstruction/Replacement: 2003

70e. Expected Remaining Useful Life (Years): 10

70f. Cost to Reconstruct/Replace: \$65,000

70g. Comments: **Localized repair / replacement of existing concrete steps and supporting concrete block retaining wall and landing at north side main entrance and staircase B. Include scape and paint all existing guardrails/handrails that are rusting.**

71. Fire Escapes (S)

71a. Does this facility have one or more fire escapes?

- Yes
- No

71b. Overall Condition of Fire Escapes

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

71c. Safety features are adequate:

- Yes
- No

71d. Year of Last Major Reconstruction/Replacement: 2003

71e. Expected Remaining Useful Life (Years):20

**2024 BUILDING CONDITION SURVEY – 2024**

71f. Cost to Reconstruct/Replace: \$30,000

71g. Comments: **Scrape & paint both sets of exterior steel stairs, including supporting columns and structure leading from Gym to prevent further rust and decay.**

72. Windows

- Yes
- No

72a. Window Material: (check all that apply)

- Aluminum
- Steel
- Vinyl
- Solid Wood
- Wood w/External Cladding System
- Other

72a1. If "Other" please specify:

72b. Overall Condition of Windows:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

72c. All Rescue Windows are Operable:

- Yes
- No
- N/A

72d. Year of Last Major Reconstruction/Replacement:

72e. Expected Remaining Useful Life (Years):

72f. Cost to Reconstruct/Replace: \$

72g. Comments:

73. Roof and Skylights (S)

- Yes
- No

73a. Type of roof construction (Check all that apply):

**2024 BUILDING CONDITION SURVEY – 2024**

- Concrete on metal deck on metal trusses/joists
- Concrete (poured or plank) on concrete beams
- Gypsum (poured or plank) on metal trusses/joists
- Metal deck on metal trusses/joists
- Wood deck on wood trusses/joists
- Wood deck on metal trusses/joists
- Tectum on metal trusses/joists
- Other (describe below)

73a.1 Other roof construction type:

73b. Type of roofing material (check all that apply)

- Single-ply membrane
- Built-up
- Asphalt shingle
- Pre-formed metal
- IRMA
- Slate
- Fluid applied seamless surfacing
- Other (describe below)

73b.1 Other roofing material:

73c. Evidence of structural concerns with roof support system (beams/joists/trusses, etc.) (check all that apply)

- Structural cracks
- Unsupported ends
- Rot / Decay / Corrosion
- Deflection
- Seriously damaged / missing components
- Other concerns (describe)
- None

73c.1 Describe other concerns:

73d. Evidence of structural concerns with roof deck (check all that apply):

- Cracks
- Deflection
- Rot / Decay / Corrosion
- None

73e. Does this facility have skylights?

- Yes
- No

**2024 BUILDING CONDITION SURVEY – 2024**

73f. Skylight material (check all that apply):

- Plastic
- Glass
- Other
- N/A

73g. Overall condition of skylights

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

73h. Evidence of concerns with roofing, skylights, flashings, and drains (check all that apply):

- Failures/Splits/Cracks
- Rot/Decay/Corrosion
- Inadequate flashing/curbs/pitch pockets
- Inadequate or poorly functioning roof drains
- Evidence of water penetration/active leaks
- Other (specify)
- None

73h.1 Specify other concerns:

73i. Overall Condition of Roof and Skylights:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

73j. Year of Last Major Reconstruction/Replacement: 2003

73k. Expected Remaining Useful Life (Years): 5

73l. Cost to Reconstruct/Replace: \$2,065,000

- 73m. Comments: **Replace existing flat roof area (3,000 sf) (\$175K) Replace existing barrel roof over gymnasium (14,500 sf) (\$1M) Replace existing barrel roof over theatre (11,000 sf) (\$800K) Repair to areas of standing seam metal roofing with liquid applied coating (3,500 sf). (\$90K)**

**2024 BUILDING CONDITION SURVEY – 2024**

**BUILDING INTERIOR**

74. Interior Bearing Walls and Fire Walls (S)

- Yes
- No

74a. Overall condition of interior bearing walls and fire walls:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

74b. Year of Last Major Reconstruction/Replacement: 2003

74c. Expected Remaining Useful Life (Years): 15

74d. Cost to Reconstruct/Replace: \$

74e. Comments:

74.f Regulatory

Have design professionals provided inventory of construction regulated under BCNYS Ch7, including assessment of their condition and maintenance, as required by NYSFC Ch7 and NYSPMC 703? This includes but is not limited to:

(check each item provided to the district)

- Fire-resistance rated assemblies
- Smoke Barriers and smoke partitions
- Penetrations, joints, voids, door
- Assessment of Ch.7 regulated assembly either damaged, altered, breached, or penetrated
- Confirmation of compliant repair or protection of Ch.7 regulated assembly either damaged, altered, breached or penetrated.
- Other

74.f Other:

75. Other Interior Walls

- Yes
- No

75a. Overall condition of other interior walls:

- Excellent
- Satisfactory
- Unsatisfactory

**2024 BUILDING CONDITION SURVEY – 2024**

- Non-functioning
- Critical Failure

75b. Year of Last Major Reconstruction/replacement: 2003

75c. Expected Remaining Useful Life (Years): 15

75d. Cost to Reconstruct/Replace: \$25,000

75e. Comments: **Replace peeling wood veneers at projection booth in Theatre.**

76. Carpet

- Yes
- No

76a. Where located (check all that apply):

- Classrooms
- Corridors
- Offices
- Assembly Spaces (Auditorium, Gym, Play Room, etc.)
- Other Areas

76b. Condition:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

76c. Year of Last Major Reconstruction/Replacement: 2022

76d. Expected Remaining Useful Life (Years): 20

76e. Cost to Reconstruct/Replace: \$

76f. Comments:

77. Resilient tiles or Sheet Flooring

- Yes
- No

77a. Where located (check all that apply):

- Classrooms
- Corridors

**2024 BUILDING CONDITION SURVEY – 2024**

- Offices
- Assembly Spaces (Auditorium, Gym, Play Room, etc.)
- Other Areas

77b. Overall condition of resilient tiles or sheet flooring:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

77c. Year of Last Major Reconstruction/Replacement: 2020

77d. Expected Remaining Useful Life (Years): 15

77e. Cost to Reconstruct/Replace: \$65,000

77f. Comments: **Replace flooring in storage room, mechanical room, and corridor closets. Replace LVT floor in Corridor.**

78. Hard Flooring (concrete, ceramic tile, stone, etc.)

- Yes
- No

78a. Where located (check all that apply):

- Classrooms
- Corridors
- Offices
- Assembly Spaces (Auditorium, Gym, Play Room, etc.)
- Kitchen
- Locker Rooms/Toilet Rooms
- Other Areas

78b. Overall condition of hard flooring:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

78c. Year of Last Major Reconstruction/Replacement: 2003

78d. Expected Remaining Useful Life (Years): 15

78e. Cost to Reconstruct/Replace: \$40,000

**2024 BUILDING CONDITION SURVEY – 2024**

78f. Comments: Repair damaged tile areas in Storage Rooms and Bathrooms, including wall base in Lobby.

79. Wood Flooring

- Yes
- No

79a. Where located (check all that apply):

- Classrooms
- Corridors
- Offices
- Assembly Spaces (Auditorium, Gym, Play Room, etc.)
- Other Areas

79b. Overall condition of wood flooring:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

79c. Year of Last Major Reconstruction/Replacement: 2003

79d. Expected Remaining Useful Life (Years): 15

79e. Cost to Reconstruct/Replace: \$45,000

79f. Comments: **Full sand & refinish stage floor.**

80. Ceilings (H)

- Yes
- No

80a. Overall condition of ceilings:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

80b. Year of Last Major Reconstruction/Replacement: 2021

80c. Expecting Remaining Useful Life (Years): 15

80d. Cost to Reconstruct/replace: \$

**2024 BUILDING CONDITION SURVEY – 2024**

80e. Comments:

81. Lockers

- Yes
- No

81a. Overall condition of lockers:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

81b. Year of Last Major Reconstruction/replacement: 2003

81c. Expected Remaining Useful Life (Years): 15

81d. Cost to Reconstruct/Replace: \$

81e. Comments:

82. Interior Doors

- Yes
- No

82a. Overall condition of interior door units:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

82b. Overall condition of interior door hardware:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

82c. Year of Last Major Reconstruction/replacement: 2003

82d. Expected Remaining Useful Life (Years): 15

**2024 BUILDING CONDITION SURVEY – 2024**

82e. Cost to Reconstruct/Replace: \$ 15,000.

82f. Comments: **Replace pre-existing nonconforming wire glass door vision panels.**

83. Interior Stairs (H)

- Yes
- No

83a. Overall condition of interior stairs:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

83b. Stair material

- Concrete
- Steel
- Wood
- Other

83c. Year of Last Major Reconstruction/Replacement: 2003

83d. Expected Remaining Useful Life (Years): 25

83e. Cost to Reconstruct/Replace: \$25,000

83f. Comments: **Repair cracks at east Lobby stairs.**

84. Elevator, Lift, and Escalators (H)

- Yes
- No

84a. Overall condition of elevators, lifts, escalators:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

84b. Year of Last Major Reconstruction/Replacement: 2003

84c. Expected Remaining Useful Life (Years): 15

**2024 BUILDING CONDITION SURVEY – 2024**

84d. Cost to Reconstruct/Replace: \$

84e. Comments:

85. Swimming Pool and Swimming Pool Systems (H)

Yes

No

85a. Overall condition of swimming pool and pool systems:

Excellent

Satisfactory

Unsatisfactory

Non-functioning

Critical Failure

85b. Year of Last Major Reconstruction/Replacement:

85c. Expected Remaining Useful Life (Years):

85d. Cost to Reconstruct/Replace: \$

85e. Comments:

86. Interior Bleachers

Yes

No

86a. Overall condition of interior bleachers:

Excellent

Satisfactory

Unsatisfactory

Non-functioning

Critical Failure

86b. Year of Last Major Reconstruction/Replacement: 2003

86c. Expected Remaining Useful Life (Years): 5

86d. Cost to Reconstruct/Replace: \$275,000

86e. Comments: **Replace existing bleachers in Gym.**

## 2024 BUILDING CONDITION SURVEY – 2024

### HVAC SYSTEMS

87. Heat Generating Systems (H)

- Yes
- No

87a. Heat generation source (check all that apply):

- Biomass
- Boiler / Hot Water
- Boiler / steam
- Cogeneration Plant
- Electric
- Furnace / Forced Air
- Geothermal
- Heat Pump
- Unit Ventilation
- Other (describe below)

87a.1 Other heat generating systems:

87b. Overall condition of heat generating systems:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

87c. Year of Last Major Reconstruction/replacement:

87d. Expected Remaining Useful Life (Years): 8

87e. cost to Reconstruct/Replace: \$

87f. Comments: Hot water from CMS Building.

88. Ventilation System (exhaust fans, etc.) (H)

- Yes
- No

88a. Type of ventilation system (check all that apply)

- Natural Ventilation
- Central System
- Energy recovery ventilator
- Rooftop units

**2024 BUILDING CONDITION SURVEY – 2024**

- Unitary (UVs, FC/BC, PTAC)
- Forced Air Furnace
- Heat Pump
- Split system / variable refrigerant
- Powered relief air system
- Gravity/barometric relief
- Other (specify)

88b. If "Other" please specify here:

88c. Overall condition of ventilation systems

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

88d. Year of last major reconstruction/replacement 2003

88e. Expected remaining useful life (years): 10

88f. Cost to reconstruct/replace: \$24,000

88g. Comments: Add heat to staircases.

89. Mechanical Cooling / Air-Conditioning Systems

- Yes
- No

89a. Types of mechanical cooling

- Chiller/chilled water
- Geothermal
- Air cooled
- Water cooled
- DX/Split system
- Heat pump

89b. Overall condition of cooling/air-conditioning systems:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

89c. Year of Last Major Reconstruction/replacement: 2003

**2024 BUILDING CONDITION SURVEY – 2024**

89d. Expected Remaining Useful Life (Years): 10

89e. Cost to Reconstruct/Replace: \$

89f. Comments:

90. Piped Heating and Cooling Distribution Systems: Piping, Pumps, Radiators, Convector, Traps, Insulation, etc. (H)

Yes

No

90a. Overall condition of piped heating and cooling distribution systems:

Excellent

Satisfactory

Unsatisfactory

Non-functioning

Critical Failure

90b. Year of Last Major Reconstruction/Replacement: 2003

90c. Expected Remaining Useful Life (Years): 8

90d. Cost to Reconstruct/Replace:

90e. Comments:

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

Yes

No

91a. Overall condition of ducted heating and cooling distribution systems:

Excellent

Satisfactory

Unsatisfactory

Non-functioning

Critical Failure

91b. Year of Last Major Reconstruction/Replacement: 2003

91c. Expected Remaining Useful Life (Years): 10

91d. Cost to Reconstruct/Replace: \$

91e. Comments:

**2024 BUILDING CONDITION SURVEY – 2024**

92. HVAC Control Systems (H)

- Yes
- No

92a. Type of control system

- Pneumatic
- Electric
- Digital Direct Control (DDC)
- Web based DDC

92b. Overall condition of control systems:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

92c. Year of Last Major Reconstruction/Replacement: 2022

92d. Expected Remaining Useful Life (Years): 10

92e. Cost to Reconstruct/Replace: \$127,000

92f. Comments: Upgrade legacy controls.

**2024 BUILDING CONDITION SURVEY – 2024**

**PLUMBING SYSTEMS**

93. Water Supply System (H)

- Yes
- No

93a. Types of pipes (check all that apply):

- Asbestos/transite
- Copper
- Galvanized
- Iron
- Lead
- PVC/CPVC/PEX/Plastic

Other (specify)

93b. If "Other" please specify here:

93c. Overall condition of water supply system:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

93d. Year of Last Major Reconstruction/Replacement: 2003

93e. Expected Remaining Useful Life (Years):10

93f. Cost to Reconstruct/Replace: \$

93g. Comments:

94. Sanitary System (H)

- Yes
- No

94a. Types of pipes (check all that apply):

- Iron
- Galvanized
- Copper
- Glass/ceramic
- PVC/CPVC/ABS/polypropylene/plastic
- Lead
- Other (specify)

**2024 BUILDING CONDITION SURVEY – 2024**

94a1. If "Other" please specify:

94b. Types of special sanitary systems (Check all that apply)

- Acid waste and vent
- Grease interceptor
- Oil separator
- Pumping station
- Sediment trap
- Septic tank
- Waste water treatment plant

94c. Overall condition of sanitary system:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

94d. Year of Last Major Reconstruction/Replacement: 2003

94e. Expected Remaining Useful Life (Years): 12

94f. Cost to Reconstruct/Replace: \$

94g. Comments:

95. Storm Water Drainage System (H)

- Yes
- No

95a. Types of pipes (check all that apply)

- Iron
- Galvanized
- Copper
- Lead
- Plastic
- Other

95a1. If "Other" please specify:

95b. Overall condition of storm water drainage system:

- Excellent
- Satisfactory

**2024 BUILDING CONDITION SURVEY – 2024**

- Unsatisfactory
- Non-functioning
- Critical Failure

95c. Year of Last Major Reconstruction/Replacement: 2003

95d. Expected Remaining useful Life (Years) 15

95e. Cost to Reconstruct/Replace: \$

95f. Comments:

96. Hot Water Heaters (H)

- Yes
- No

96a. Type of fuel (check all that apply):

- Natural Gas
- Electricity
- Propane
- Other (specify)

96b. If "Other" please specify:

96c. Overall condition of hot water heaters:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

96d. Year of Last Major Reconstruction/Replacement: 2003

96e. Expected Remaining Useful Life (Years): 5

96f. Cost to Reconstruct/Replace: \$

96g. Comments:

97. Plumbing Fixtures (H)

- Yes
- No

97a. Overall condition of plumbing fixtures (includes toilets, urinals, lavatories, sinks, showers, etc.):

- Excellent

**2024 BUILDING CONDITION SURVEY – 2024**

- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

97b. Year of Last Major Reconstruction/Replacement: 2003

97c. Expected Remaining Useful Life (Years): 10

97d. Cost to Reconstruct/Replace: \$

97e. Comments:

98. Water Outlets/Taps for Drinking/Cooking Purposes (H)

- Yes
- No

98a. Overall condition of water outlets/taps (drinking fountains, bubblers, bottle fillers, kitchen prep, ice machine, etc. )

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

98b. Year of last major reconstruction/replacement: 2003

98c. Expected remaining useful life (years): 15

98d. Cost to reconstruct/replace: \$

98e. Comments:

**2024 BUILDING CONDITION SURVEY – 2024**

**FIRE SUPPRESSION SYSTEMS**

99. Fire Suppression System (H)

- Yes
- No

99a. Type of fire suppression system (check all that apply)

- Wet sprinkler system
- Dry sprinkler system
- Standpipes
- Hose cabinets
- Kitchen hood fire suppression
- Data special agent suppression
- Limited area sprinkler system
- Dust collector spark arrestor
- Paint booth fire suppression
- Other (describe)

99b. If "Other" please describe below.

99c. Overall condition of sprinkler systems:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

99d. Year of Last Major Reconstruction/Replacement: 2003

99e. Expected Remaining Useful Life (Years): 15

99f. Cost to Reconstruct/Replace: \$

99g. Comments:

100. Kitchen Hoods (H)

- Yes
- No

100a. Type of hood

- Yes – Type 1 grease and smoke
- Yes – Type 2 heat and condensation.

100b. Is kitchen exhaust system appropriate for all current appliances it serves?

**2024 BUILDING CONDITION SURVEY – 2024**

- Yes
- No

100c. Overall Condition of Kitchen Hoods:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

100d. Year of Last Major Reconstruction/Replacement:

100e. Expected Remaining Useful Life (Years):

100f. Cost to Reconstruct/Replace: \$

100g. Comments:

## **2024 BUILDING CONDITION SURVEY – 2024**

### **ELECTRICAL SYSTEMS**

101. Electrical Power Distribution System (H)

- Yes
- No

101a. Electrical supply meets current needs:

- Yes
- No

101b. Condition of electrical power distribution system:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

101c. Year of last major reconstruction/replacement: 2003

101d. Expected remaining useful life (years): 15

101e. Cost to reconstruct/replace: \$

101f. Comments:

102. Lighting Fixtures (H)

- Yes
- No

102a. Condition of lighting fixtures:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

102b. Year of last major reconstruction/replacement: 2021

102c. Expected remaining useful life (years): 15

102d. Cost to reconstruct/replace: \$

102e. Comments:

103. Emergency/Exit Lighting Systems (H):

**2024 BUILDING CONDITION SURVEY – 2024**

Yes

No

103a. Overall condition of emergency/exit lighting systems:

Excellent

Satisfactory

Unsatisfactory

Non-functioning

Critical Failure

103b. Year of last major reconstruction/replacement: 2021

103c. Expected remaining useful life (years): 15

103d. Cost to reconstruct/replace: \$

103e. Comments:

104. Emergency or standby power system (H)

Yes

No

104a. Types of back-up power system (check all that apply)

Generator fuel gas/propane

Generator/diesel/fuel oil

Receptacle for mobile generator connection

Central battery inverter

Integral fixture/battery equipment

Other (specify)

104b. If "other" please describe here:

104c. Overall condition of emergency/standby power systems:

Excellent

Satisfactory

Unsatisfactory

Non-functioning

Critical Failure

104d. Year of last major reconstruction/replacement:

104e. Expected remaining useful life (years):

104f. Cost to reconstruct/replace: \$

**2024 BUILDING CONDITION SURVEY – 2024**

104g. Comments:

105. Fire Alarm Systems (manual, automatic fire detection, and notification appliances) (H)

- Yes
- No

105a. Overall condition of fire alarm system:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

105b. Year of last major reconstruction/replacement: 2003

105c. Expected remaining useful life (years): 12

105d. Cost to reconstruct/replace: \$

105e. Comments:

106. Carbon Monoxide Alarm System (H)

- Yes
- No

106a. Type of alarm system:

- 10-year battery stand-alone alarm
- Hardwired/interconnected detection and alarm
- Gas detection (e.g. NG/CO)
- Other (specify)

106b. If "Other" please specify:

106c. Overall condition of carbon monoxide alarm system:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

106d. Year of last major reconstruction/replacement: 2003

106e. Expected remaining useful life (years): 12

106f. Cost to reconstruct/replace: \$

**2024 BUILDING CONDITION SURVEY – 2024**

106g. Comments:

107. Communication Systems (H)

- Yes
- No

107a. Type of communication system (check all that apply):

- Public Address
- Phones (VOIP)
- Phones (Cellular)
- Phones (other)
- Mass Notification
- Emergency voice communication fire alarm system
- Lockdown notification system
- Other (e.g. radio) (describe below)

107b. If "Other" please describe:

107c. Communication systems are adequate:

- Yes
- No

107d. Condition of communication systems:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

107e. Year of last major reconstruction/replacement: 2003

107f. Expected remaining useful life: 12

107g. Cost to replace/reconstruct: \$

107h. Comments:

**2024 BUILDING CONDITION SURVEY – 2024**

**STUDENT TRANSPORTATION FACILITIES**

108. Is this building a transportation facility?

- Yes
- No

108a. Type of transportation facility

- Bus/vehicle maintenance facility
- Bus storage facility

109. Does this facility have a fuel dispensing system?

- Yes
- No

109a. Overall condition of fuel dispensing system:

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

109b. Year of last major reconstruction/replacement:

109c. Expected remaining useful life (years):

109d. Cost to reconstruct/replace: \$

109e. Comments:

110. Does this facility have vehicle lifts?

- Yes
- No

110a. Overall condition of vehicle lifts

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

110b. Year of last major reconstruction/replacement:

**2024 BUILDING CONDITION SURVEY – 2024**

110c. Expected remaining useful life (years):

110d. Cost to reconstruct/replace: \$

110e. Comments:

111. Does this facility have a bus wash system?

Yes

No

111a. Overall condition of bus wash:

Excellent

Satisfactory

Unsatisfactory

Non-functioning

Critical Failure

N/A

111b. Year of last major reconstruction/replacement:

111c. Expected remaining useful life (years):

111d. Cost to reconstruct/replace: \$

111e. Comments

**2024 BUILDING CONDITION SURVEY – 2024**

**ACCESSIBILITY**

112. Exterior Accessible Route to Building (H)

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

112a. Features provided for exterior accessible route (check all that apply)

- Curb Ramps
- Exterior Ramps
- Handicapped Parking

112b. Cost of improvements needed to provide exterior accessible route to building: \$

112c. Comment:

113. Is there an exterior accessible route to recreational facilities?

- Yes
- No

113a. Cost of improvements to provide exterior accessible route(s) to recreational facilities: \$

113b. Comments:

114. Exterior recreational facilities that are on an accessible route and accessibility standards (check all that apply):

- Playground and Play Equipment
- Playfield(s)
- Athletic Field(s)
- Exterior Bleachers
- Bathroom Facilities
- Concession Stand

114a. Cost of improvements to provide exterior accessible recreational facilities: \$

114b. Comments

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

## **2024 BUILDING CONDITION SURVEY – 2024**

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 interior accessible interior route as specified above?

- Yes
- No

115a. Cost of improvements needed to provide interior accessible route(s) as specified above: \$

115b. Comments:

116. Does this facility have interior spaces that meet accessibility standards (check all that apply):

- Classrooms
- Labs (science, art, technology, etc.)
- Shops
- Main Office
- Health Office
- Gymnasium
- Cafeteria
- Auditorium
- Stage
- Restrooms on each floor

116a. Cost of improvements to provide interior spaces that meet accessibility standards: \$

116b. Comments:

**2024 BUILDING CONDITION SURVEY – 2024**

**ENVIRONMENT / COMFORT / HEALTH**

117. General Appearance

117a. Overall Rating:

- Good
- Fair
- Poor

117b. Comments:

118. Cleanliness (H)

188a. Overall Rating:

- Good
- Fair
- Poor

118b. Comments:

119: Are there walk-off mats, grills in the entryway?

- Yes
- No

119a. If yes, at least 6 feet long?

- Yes
- No

120. Is there noise in classrooms from HVAC units, traffic, etc. that may impact education? (H)

- Yes
- No

121. Lighting Quality (H):

121a. Types of lighting in general purpose classrooms (check all that apply):

- Daylight (natural)
- Not full spectrum
- Full Spectrum
- LED
- Fluorescent
- Other (describe)

121a.1 Describe Other:

121b. Are there blinds in the classroom to prevent glare?

**2024 BUILDING CONDITION SURVEY – 2024**

- Yes
- No

121c. Overall Rating:

- Good
- Fair
- Poor

121d. Comments:

122. Evidence of Vermin (H)

122a. Is there evidence of active infestations of... (check all that apply)

- Rodents
- Wood-boring or Wood-eating Insects
- Cockroaches
- Other Vermin
- None

## **2024 BUILDING CONDITION SURVEY – 2024**

### **INDOOR AIR QUALITY**

123. Mold (H)

123a. Is there visible mold or moldy odors?

- Yes
- No

123a.1. If yes, where? (check all that apply)

- Classrooms
- Hallways
- Ventilation system
- Toilet rooms
- Cafeteria
- Kitchen
- Auditorium
- Gymnasium
- Locker Rooms
- Labs
- Workshops
- Offices
- Storage
- Crawlspace
- Attic
- Other places (describe)

123a.2. Describe "Other":

123b. Are any surface constructed of any of the following materials?

- Paper-faced or gypsum products
- Cellulose products (typically ceiling tile)
- Not Applicable

123c. Is there evidence of water intrusion?

- Yes
- No

123d. Estimated cost of necessary improvements: \$

123e. Comments:

124. Humidity/Moisture (H)

124a Overall rating of humidity/moisture condition in building:

**2024 BUILDING CONDITION SURVEY – 2024**

- Good
- Fair
- Poor

124b. Are any of the following found in/or around classroom areas (check all that apply)?

- Active leaks in roof
- Active leaks in plumbing
- Moisture condensation
- Visible stains or water damage
- None

124c. Are any of the following found in/or around other areas (check all that apply)?

- Active leaks in roof
- Active leaks in plumbing
- Moisture condensation
- Visible stains or water damage
- None

125. Ventilation: fresh air intake locations, air filters, etc. (H)

125a. Are fresh air intakes near the bus loading, truck delivery, or garbage storage/disposal areas?

- Yes
- No

125b. Is there accumulated dirt, dust or debris around fresh air intakes?

- Yes
- No

125c. Are fresh air intakes free of blockage?

- Yes
- No

125d. Is accumulated dirt, dust or debris in ductwork?

- Yes
- No

125e. Are dampers functioning as designed?

- Yes
- No

125f. Condition of air filters:

- Good

**2024 BUILDING CONDITION SURVEY – 2024**

- Fair
- Poor

125g. Outside air is adequate for occupant load:

- Yes
- No

125h. Rating of ventilation/indoor air quality:

- Good
- Fair
- Poor

125i. Comments:

126: Indoor Air Quality (IAQ) Plan (H)

126a. Does the school district use EPA's / *Tools for Schools* program?

- Yes
- No

126b. If No, is some other IAQ management plan used?

- Yes
- No

126c. Has the District assigned IAQ responsibilities to a designated individual?

- Yes
- No

126c.1 If Yes, what is their job title?

127. Does the school practice Integrated Pest Management (IPM)? (H)

- Yes
- No

127a. Is vegetation kept one foot away from the building?

- Yes
- No

127b. Are crevices and holes in walls, floors and pavement sealed or eliminated?

- Yes
- No

**2024 BUILDING CONDITION SURVEY – 2024**

127c. Is there a certified pesticide applicator on staff?

- Yes
- No

127d. Are pesticides used in the building?

- Yes
- No

127d.1. If Yes, how are they typically applied?

- Spot treatment
- Area wide treatments

127e. Are pesticides used on the grounds?

- Yes
- No

127e.1. If Yes, was an emergency exemption granted by the Board of Education?

- Yes
- No

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

- Yes
- No

128a. Has the facility been tested for the presence of radon?

- Yes
- No

128b. Were any of the results of the test greater than or equal to 4 picocuries per liter (pCi/L)?

- Yes
- No

128c. If Yes, did the school take steps to mitigate the elevated radon levels?

- Yes, active mitigation system installed
- Yes, passive mitigation system made active
- Yes, ventilation controls (HVAC) adjusted
- Yes, other (describe)
- No action taken

128c.1 Describe other actions taken to mitigate elevated radon levels:

## **2024 BUILDING CONDITION SURVEY – 2024**

### **EMERGENCY SHELTER**

129. Does this building serve as an emergency shelter?

- Yes
- No

129a. Is there a written agreement with the American Red Cross for the use of this building as an emergency shelter?

- Yes
- No

129b. Does this building have an emergency generator to support sheltering operations (lights, HVAC, etc.)?

- Yes
- No

129b.1 If Yes, what systems are connected to the emergency generator? (check all that apply)

- Communication system
- Fire alarm system
- Security system
- Lighting
- HVAC
- Sump Pump
- Other (specify)

129c. if "Other" please specify.

129d. Does this facility have a cooking/food preparation kitchen?

- Yes
- No

129d.1. If Yes, is the area outfitted for:

- Full preparation and cooking kitchen
- Warming capabilities only

129e. What items in the cooking/food preparation kitchen are powered by the emergency generator? (Check all that apply)

- Warming/cooking equipment
- Refrigeration equipment
- Other kitchen equipment

129f. Potable water:

- Provided by municipal system
- Provided by on-site wells – not connected to the emergency generator

**2024 BUILDING CONDITION SURVEY – 2024**

- Provided by on-site wells – connected to the emergency generator

129g. Sanitary:

- Gravity discharge  
 Force main pumping station – not connected to the emergency generator  
 Force main pumping station – connected to the emergency generator

**130. List the district's occupied buildings which require the BCS.**

**Dows Lane Elementary School  
Main Street School  
Main Street Gym  
Middle School & CMS Building  
High School & LGA Building  
Arts & Athletics Building**

**2024 BUILDING CONDITION SURVEY – 2024**

**BUILDING INFORMATION**

1. Name of School District: **Irvington UFSD**
2. SED District 8-Digit BEDS Code: **66040202**
3. Building Name: **Dows Lane Elementary School**
4. SED 4-Digit Facility Code: **0002**
5. Survey Inspection Date: **February 18, 2025**
6. Building 911 Address: **6 Dows Lane**
7. City: **Irvington**
8. Zip Code: **10533**
9. Certificate of Occupancy Status:
  - A – Annual
  - T – Temporary
  - N – None
10. Certificate of Occupancy Expiration Date: **11/1/2025**
- 10a. Is this a manufactured building? (Relocatable, modular, portable)
  - Yes
  - No
11. Have there been renovations or construction in the building during the past 12 months?
  - Yes
  - No
12. Was major construction/renovation work since 2015 conducted when school was in session?
  - Yes
  - No
13. Estimated capital construction expenses anticipated for this building through 2024 calendar year excluding maintenance (to be answered after the building inspection is complete). **\$8,873,200**
14. Overall building rating (to be answered after the building inspection is complete)
  - Excellent
  - Satisfactory
  - Unsatisfactory
  - Failing
15. Was overall building rating established after consultation with health and safety committee in accordance with Commissioner’s Regulations 155.4(c)(1)?
  - Yes
  - No
16. A/E Firm Name: **BBS Architects, Landscape Architects, Engineers P.C.**
17. A/E Firm Address: **244 East Main Street Patchogue, New York 11772**

**2024 BUILDING CONDITION SURVEY – 2024**

18. A/E Firm Phone Number: **(631) 475-0349**

19. E-mail: [seeba@bbsarch.com](mailto:seeba@bbsarch.com)

20. A/E Name: **Frederick W. Seeba, P.E., LEED AP**

21. A/E License #: **068018**

**BUILDING AGE, GROSS SQUARE FOOTAGE AND MAINTENANCE STAFF**

22. Building Age

	Year
Original Construction	<b>1955</b>
Addition #1	<b>1965</b>
Addition #2	<b>1995</b>
Addition #3	
Addition #4	
Addition #5	

23. Square feet of construction

	Sq. Feet
Original construction	<b>58,540</b>
Addition #1	<b>8,950</b>
Addition #2	<b>19,680</b>
Addition #3	
Addition #4	
Addition #5	

24. Gross square ft. of Building as currently configured: **87,170**

25. Number of Floors: **3**

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

	Count Employees
Full-time custodians:	<b>6</b>
Part-time custodians:	<b>0</b>
Totals:	<b>6</b>

**BUILDING OWNERSHIP AND OCCUPANCY STATUS**

27. Building Ownership (check 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 a non-district entity and leased to district.

28. For which of the following purposes is the building currently used? (Check all that apply)

**2024 BUILDING CONDITION SURVEY – 2024**

- Used for student instructional purposes.
- Used for district administration.
- Used for other district purposes.
- Used by other organization(s).

28a. Describe use for other district purposes:

**BUILDING USERS**

29. How many students were registered to receive instruction in this building as of last year? (If none, enter "0") and skip to "Program Spaces" section. (Do not include evening class students) **517**

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

	Quantity
Permanent instructional spaces (i.e., regular classrooms)	<b>517</b>
Temporary instructional spaces (i.e., portable or demountable classrooms) attached to the building	<b>0</b>
Non-instructional spaces used as instructional spaces	<b>0</b>

31. If the answer is greater than zero, which types of non-instructional spaces were being used for instructional purposes on **October 1, 2019**? (Check all that apply)

- Cafeteria
- Gymnasium
- Administrative Spaces
- Library
- Lobby
- Stairwell
- Storage Space
- Other (please describe)
- None

31a. Describe other types of non-instructional spaces being used for instructional purposes:

32. Grades Housed

- Pre-K
- Kindergarten
- 1st
- 2nd
- 3rd
- 4th
- 5th
- 6th
- 7th
- 8th
- 9th
- 10th

**2024 BUILDING CONDITION SURVEY – 2024**

- 11th
- 12th
- N/A (none)

33. For how many instructional days during the school year prior to the BCS assigned year (July1 through June 30) was the building closed due to facilities failures, system malfunctions, structural problems, fire, etc.? (If none, enter "0") **0**

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

- Yes
- No

**PROGRAM SPACES**

35. Number of instructional classrooms: **38**

36. Gross square footage of all instructional classrooms (combined): **36,000**

37. Other spaces provided:

- a. N/A (none)
- b. Administration
- c. Art
- d. Audio Visual
- e. Auditorium
- f. Cafeteria
- g. Computer Room
- h. Guidance
- i. Gymnasium
- j. Health Office
- k. Home & Careers
- l. Kitchen
- m. Large Group Instruction
- n. Library
- o. Multipurpose Rooms
- p. Music
- q. Pre-K
- r. Remedial Rooms
- s. Resource Rooms
- t. Science Labs
- u. Special Education
- v. Swimming Pool
- w. Teacher Resource
- x. Technology/Shop
- y. Other (please describe)

37a. Describe other spaces:

## **2024 BUILDING CONDITION SURVEY – 2024**

### **SPACE ADEQUACY**

38. Rating of space adequacy:

- Good
- Fair
- Poor

38a. Enter Comments:

- **Interior renovation of (2) existing gang toilets on first floor (1955 wing)**
  - **\$500,000**
  
- **Interior renovation of (2) existing gang toilets on second floor (1955 wing); full gut & reconfigure**
  - **\$700,000**

### **SITE UTILITIES**

**39. Water (H)**

- Yes
- No

39a. Type of Service:

- Municipal or Utility provided
- Well
- Other

39b. Types of water service piping:

- Galvanized
- Copper
- Lead
- PVC
- Other
- N/A (None)

39c. Overall condition of water service piping:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

39d. Year of Last major Reconstruction/Replacement: **1995**

39e. Expected Remaining Useful Life (Years): **15**

39f. Cost to Reconstruct/Replace: \$

39g. Comments:

## **2024 BUILDING CONDITION SURVEY – 2024**

### **40. Site Sanitary (H)**

- Yes
- No

40a. Type of Service:

- Municipal or utility sewer
- Site Septic
- Other

40b. Condition:

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

40c. Year of Last Major Reconstruction/Replacement: **1955**

40d. Expected Remaining Useful Life (Years): **20**

40e. Cost to Reconstruct/Replace: \$

40f. Comments:

### **41. Site Gas**

- Yes
- No

41a. Type of gas service:

- Natural Gas
- Liquid Petroleum

41b. Condition:

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

41c. Year of last major Reconstruction/Replacement: **1995**

41d. Expected Remaining Useful Life (Years): **20**

41e. Cost to Reconstruct/Replace: \$11,000

41f. Comments: Replace and repaint exterior gas piping.

### **42. Site Fuel Oil**

- Yes
- No

**2024 BUILDING CONDITION SURVEY – 2024**

42a. Number of Above-Ground Tanks:

42a.1 Capacity of Above-Ground Tanks (gallons):

42 b. Number of Below-Ground Tanks:

42b.1 Capacity of Below-Ground Tanks (gallons):

42c. Condition:

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

42d. Year of Last Major Reconstruction/Replacement:

42e. Expected Remaining Useful Life (Years):

42f. Cost to Reconstruct/Replace: \$

42g. Comments:

**43. Site Electrical, Including Exterior Distribution**

- Yes
- No

43a. Service Provider:

- Municipal or Utility Provided
- Self-Generated
- Other
- N/A

43b. Type of Service:

- Above Ground
- Below Ground
- N/A

43c. Condition:

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

43d. Year of Last Major Reconstruction/Replacement: **2010**

43e. Expected Remaining Useful Life (Years): **15**

## **2024 BUILDING CONDITION SURVEY – 2024**

43f. Cost to Reconstruct/Replace: \$

43g. Comments:

### **SITE FEATURES**

#### **44. Closed Drainage Pipe Stormwater Management System**

44a. Does this facility have a closed pipe system?

- Yes
- No

44b. Condition:

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

44c. Year of Last Major Reconstruction/Replacement:

44d. Expected Remaining Useful Life (Years):

44e. Cost to Reconstruct/Replace: \$

44 f. Comments:

#### **45. Open Drainage Pipe Stormwater Management System**

45a. Does this facility have an open stormwater system (ditch)?

- Yes
- No

45b. Condition

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

45c. Year of Last Major Reconstruction/replacement: **2010**

45d. Expected Remaining Useful Life (Years): **10**

45e. Cost to Reconstruct/Replace: **\$75,000**

45f. Comments: **Address drainage concerns along half-moon property line. Further investigation is required.**

#### **46. Catch Basins/Drop Inlets/Manholes**

46a. Does this facility have catch basins/drop inlets/manholes?

**2024 BUILDING CONDITION SURVEY – 2024**

- Yes
- No

46b. Condition:

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

46c. Year of Last Major Reconstruction/Replacement: **2020**

46d. Expected Remaining Useful Life (Years): **15**

46e. Cost to Reconstruct/Replace: \$

46f. Comments:

**47. Culverts**

47a. Does this facility have culverts?

- Yes
- No

47b. Condition:

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

47c. Year of Last Major Reconstruction/Replacement: **2001**

47d. Expected Remaining Useful Life (Years): **10**

47e. Cost to Reconstruct/Replace: \$

47f. Comments:

**48. Outfalls**

48a. Does this facility have outfalls?

- Yes
- No

48b. Condition:

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

## **2024 BUILDING CONDITION SURVEY – 2024**

48c. Year of Last Major Reconstruction/Replacement:

48d. Expected Remaining Useful Life (Years):

48e. Cost to Reconstruct/Replace: \$

48f. Comments:

### **49. Infiltration Basins/Chambers**

49a. Does this facility have infiltration basins/chambers?

Yes

No

49b. Condition:

Excellent

Satisfactory

Unsatisfactory

Non-Functioning

Critical Failure

49c. Year of Last Major Reconstruction/replacement:

49d. Expected Remaining Useful Life (Years):

49e. Cost to Reconstruct/Replace: \$

49f. Comments:

### **50. Retention Basins**

50a. Does this facility have retention basins?

Yes

No

50b. Condition:

Excellent

Satisfactory

Unsatisfactory

Non-Functioning

Critical Failure

50c. Year of Last Major Reconstruction/Replacement:

50d. Expected Remaining Useful Life (Years):

50e. Cost to Reconstruct/Replace: \$

50f. Comments:

### **51. Wetponds**

## **2024 BUILDING CONDITION SURVEY – 2024**

51a. Does This facility have wetponds?

- Yes
- No

51b. Condition

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

51c. Year of Last Major Reconstruction/Replacement:

51d. Expected Remaining Useful Life (Years):

51e. Cost to Reconstruct/Replace: \$

51f. Comments:

### **52. Manufactured Stormwater Proprietary Units**

52a. Does this facility have proprietary units?

- Yes
- No

52b. Condition:

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

52c. Year of Last Major Reconstruction/Replacement:

52d. Expected Remaining Useful Life (Years):

52e. Cost to Reconstruct/Replace: \$

52f. Comments:

**53. Point of Outfall Discharge:** (check all that apply)

- Municipal storm sewer system
- Combined sewer system
- Surface Water
- On-site recharge
- Other (describe)
- Not Applicable

53a. Please describe other:

## **2024 BUILDING CONDITION SURVEY – 2024**

### 54. Outfall Reconnaissance Inventory

Were all stormwater outfalls inspected during dry weather for signs of non-stormwater discharge?

- Yes
- No
- Not Applicable

## **SITE FEATURES**

---

### 55. Pavement (Roadways and Parking Lots)

- Yes
- No

55a. Type: (check all that apply)

- Concrete
- Asphalt
- Gravel
- Other

55b. Condition:

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

55c. Year of Last Major Reconstruction/Replacement: **2022**

55d. Expected Remaining Useful Life (Years): **20**

55e. Cost to Reconstruct/Replace: **\$1,080,000**

55f. Comments:

- **Additional Parking – Owner Request (18,000 sf by Oak St. entrance)**
  - **\$650,000**
    - **Add \$100,000 allowance for EV parking stalls – further investigation needed**
    - **Add \$200,000 for exterior parking lot lighting**
- **Pave dirt driveway south of building (100 lf); replace sections of asphalt walkways and designate HC parking stalls near main entrance.**
  - **\$30,000**
- **Replace asphalt at rear classroom wing.**
  - **\$100,000**

### 56. Sidewalks

- Yes
- No

56a. Type: (check all that apply)

**2024 BUILDING CONDITION SURVEY – 2024**

Concrete

Asphalt

Gravel

Paver

Other

56b. Condition:

Excellent

Satisfactory

Unsatisfactory

Non-Functioning

Critical Failure

56c. Year of Last Major Reconstruction/Replacement: **2023**

56d. Expected Remaining Useful Life (Years): **20**

56e. Cost to Reconstruct/Replace: **\$50,000**

56f. Comments:

- **Annual allowance for minor concrete/asphalt walkway & curb repairs over next 5 years.**
  - **\$10,000 / yr.**

**57. Playgrounds and Playground Equipment**

Yes

No

57a. Condition:

Excellent

Satisfactory

Unsatisfactory

Non-functioning

Critical Failure

57b. Year of Last Major Reconstruction/Replacement: **2022**

57c. Expected Remaining Useful Life (Years): **20**

57d. Cost to Reconstruct/Replace: \$

57e. Comments:

**58. Athletic Fields and Play Fields**

Yes

No

58a. Condition:

Excellent

Satisfactory

Unsatisfactory

Non-functioning

**2024 BUILDING CONDITION SURVEY – 2024**

Critical Failure

58b. Year of Last Major Reconstruction/Replacement: **1995**

58c. Expected Remaining Useful Life (Years): **5**

58d. Cost to Reconstruct/Replace: \$

58e. Comments:

- **Pave existing basketball court area (9,250 sf)**
  - **\$150,000**
    - **Add \$20,000 for new poles, backboards & baskets**
    - **Add \$30,000 for new perimeter 10' galv. CLF**
  
- **Repair asphalt play area at front of building and sealcoat (8,000 sf)**
  - **R-3-MR-C**
  - **\$28,000 (add \$25,000 to mill & pave 1.5")**
  
- **Rehab aeration, top dress and overseed existing 75,000 sf field hockey grass field – Upper Dows (Replace w/ new synthetic turf field; \$2,000,000)**
  - **\$120,000**

58f. Does the facility have synthetic turf field(s)

Yes

No

58f.1 If yes, how many synthetic turf fields?

58f.2 Expected Remaining Useful Life of Synthetic Turf Field(s):

58f.3 Type of synthetic turf field infill:

**59. Exterior Bleachers/Stadiums**

Yes

No

59a. Condition:

Excellent

Satisfactory

Unsatisfactory

Non-Functioning

Critical Failure

59b. Year of Last Major Reconstruction/Replacement:

59c. Expected Remaining Useful Life (Years):

59d. Cost to Reconstruct/Replace: \$

59e. Comments:

59f. Seating Capacity

**60. Related Structures (such as Press Boxes, Dugout, Climbing Walls, etc.)**

## **2024 BUILDING CONDITION SURVEY – 2024**

Yes

No

60a. Condition:

Excellent

Satisfactory

Unsatisfactory

Non-Functioning

Critical Failure

60b. Year of Last Major Reconstruction/Replacement:

60c. Expected Remaining Useful Life (Years):

60d. Cost to Reconstruct/Replace: \$

60e. Comments:

### **BUILDING STRUCTURE**

#### **61. Foundation (S)**

61a. Type (check all that apply):

Reinforced Concrete

Masonry on Concrete footing

Other (specify)

61a1. If "Other" please specify

61b. Evidence of structural concerns (check all that apply):

Structural Cracks

Heaving/Jacking

Decay/Corrosion

Water Penetration

Unsupported Ends

Other

None

61c. Condition:

Excellent

Satisfactory

Unsatisfactory

Non-Functioning

Critical Failure

61d. Year of Last Major Reconstruction/Replacement: **1995**

61e. Expected Remaining Useful Life (Years): **20**

61f. Cost to Reconstruct/Replace: \$

**2024 BUILDING CONDITION SURVEY – 2024**

61g. Comments:

**62. Piers (S)**

- Yes
- No

62a. Type (check all that apply)

- Concrete
- Masonry
- Steel
- Stone
- Wood
- Other (specify)
- N/A (none)

62a1. If "Other" please specify

62b. Evidence of structural concerns (check all that apply)

- Structural Cracks
- Heaving/Jacking
- Decay/Corrosion
- Water Penetration
- Unsupported Ends
- Other
- None

62c. Condition:

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

62d. Year of Last Major Reconstruction/Replacement

62e. Expected Remaining Useful Life (Years)

62f. Cost to Reconstruct/Replace: \$

62g. Comments:

**63. Columns (S)**

Type (check all that apply):

- Concrete
- Masonry
- Steel
- Wood
- Other (specify)

## **2024 BUILDING CONDITION SURVEY – 2024**

N/A (none)

63.1 If "Other" please specify:

63a. Evidence of Structural Concerns (check all that apply)

- Structural Cracks
- Heaving/Jacking
- Decay/Corrosion
- Water Penetration
- Unsupported Ends
- Other
- None

63b. Condition:

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

63c. Year of Last Major Reconstruction/Replacement: **1995**

63d. Expected Remaining Useful Life (Years): **20**

63e. Cost to Reconstruct/Replace:

63f. Comments:

### **64. Footings (S)**

Type (check all that apply)

- Concrete
- Other (specify)

64a. Evidence of structural concerns (check all that apply)

- Structural Cracks
- Heaving/Jacking
- Decay/Corrosion
- Water Penetration
- Unsupported Ends
- Other
- None

64.a1. If "Other" please specify

64b. Condition:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning

## **2024 BUILDING CONDITION SURVEY – 2024**

Critical Failure

64c. Year of Last Major Reconstruction/Replacement: **1995**

64d. Expected Remaining Useful Life (Years): **25**

64e. Cost to Reconstruct/Replace: \$

64f. Comments:

### **65. Structural Floors (S)**

65a. Type (check all that apply):

- Concrete Deck on Wood Structure
- Concrete/Metal Deck/Metal Joists
- Cast in Place Concrete Structural System
- Precast Concrete Structural System
- Reinforced Concrete Slab on Grade
- Wood Deck on Wood Trusses
- Wood Deck on Wood Joists
- Other (specify)

65a.1 Specify Other Type

65b. Evidence of Structural Concerns with Floor Support System (Beams/ Joists/Trusses, etc.) (Check all that apply):

- Structural Cracks
- Unsupported Ends
- Rot / Decay / Corrosion
- Deflection
- Seriously Damaged/ Missing Components
- Other Problems
- None

65b.1 Describe Other Problems:

65c. Evidence of Structural Concerns with Structural Floor Deck (check all that apply):

- Cracks Deflection
- Rot / Decay / Corrosion
- None

65d. Overall Condition of Structural Floors:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

65e. Year of Last Major Reconstruction/Replacement: **1995**

65f. Expected Remaining Useful Life (Years): **25**

## **2024 BUILDING CONDITION SURVEY – 2024**

65g. Cost to Reconstruct/Replace: **\$5,000**

65h. Comments: **Repair spalling concrete on spandrel beam at exterior stairwell to Boiler Room**

### **BUILDING ENVELOPE**

#### **66. Exterior Walls/Columns (S)**

66a. Material (check all that apply):

- Aluminum/Glass Curtain Wall
- Brick
- Concrete
- Composite Insulated Panels
- Masonry
- Steel
- Wood
- Other (specify)

66a.1 Specify Other Material:

66b. Evidence of Structural Concerns with Support System (columns, base plates, connections, etc. )  
(check all that apply):

- Structural Cracks
- Rot / Decay / Corrosion
- Other Problems
- None

66c. Evidence of Concerns with Exterior Cladding (check all that apply):

- Cracks/Gaps
- Inadequate Flashing
- Efflorescence
- Moisture Penetration
- Rot / Decay / Corrosion
- Other Problems
- None

66c.1 Describe Other Problems:

66d. Overall Condition of Exterior Walls/Columns:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

66e. Year of Last Major Reconstruction/Replacement: **1995**

66f. Expected Remaining Useful Life (Years): 15

**2024 BUILDING CONDITION SURVEY – 2024**

66g. Cost to Reconstruct/Replace: **\$75,000**

66h. Comments: **Minor masonry reconstruction; scape & paint rusted lintels; repair cracked/spalling stucco soffits/fascia; spot clean stain/mold on brick units**

**67. Chimneys (S)**

- Yes
- No

67a Material (check all that apply)

- Masonry
- Concrete
- Metal
- Wood
- Other

67a.1 Specify other:

67b. Overall condition of Chimneys:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

67c. Year of Last Major Reconstruction/Replacement: **2001**

67d. Expected Remaining Useful Life (Year): **25**

67e. Cost to Reconstruct/Replace: \$

67f. Comments:

**68. Parapets**

- Yes
- No

68a. Construction Type (check all that apply)

- Masonry
- Concrete
- Metal
- Wood
- Other

68a.1 Specify Other:

68b. Overall condition of parapets:

- Excellent
- Satisfactory
- Unsatisfactory

## **2024 BUILDING CONDITION SURVEY – 2024**

Non-functioning

Critical Failure

68c. Year of Last Major Reconstruction/Replacement:

68d. Expected Remaining Useful Life (Years):

68e. Cost to Reconstruct/Replace: \$

68f. Comments:

### **69. Exterior Doors**

69a. Overall Condition of Exterior Door Units:

Excellent

Satisfactory

Unsatisfactory

Non-functioning

Critical Failure

69b. Do any exterior doors have magnetic locking devices?

Yes

No

69c. Safety/Security features are adequate?

Yes

No

69d. Year of Last Major Reconstruction/Replacement: **2021**

69e. Expected Remaining Useful Life (Years): **5**

69f. Cost to Reconstruct/Replace: **\$200,000**

69g. Comments: **Replace exterior door/sidelights/transom assemblies that are rusted and/or in need of replacement in next five years (Tag D8, D9, D10, D11, D12, two doors to modular classroom incl. garage door)**

### **70. Exterior Steps, Stairs, Ramps (S)**

Yes

No

70a. Construction Type (Check all that apply)

Concrete

Paver

Steel

Wood

Other (specify)

70b. If "other", specify here:

70c. Overall Condition of Exterior Steps, Stairs and Ramps

## **2024 BUILDING CONDITION SURVEY – 2024**

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

70d. Year of Last Major Reconstruction/Replacement: **1995**

70e. Expected Remaining Useful Life (Years): **5**

70f. Cost to Reconstruct/Replace: **\$210,000**

70g. Comments:

- **Repair exterior concrete stairs and retaining wall at Cafeteria.**
  - **\$10,000**
- **Repair/replace exterior concrete stairs at rear classroom wing, including replacement of pre-existing nonconforming exterior steel handrails.**
  - **\$150,000**
- **Replace existing wood decking, steps, and overhead canopy entrance at existing modular classroom.**
  - **\$50,000**

### **71. Fire Escapes (S)**

71a. Does this facility have one or more fire escapes?

- Yes
- No

71b. Overall Condition of Fire Escapes

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

71c. Safety features are adequate:

- Yes
- No

71d. Year of Last Major Reconstruction/Replacement:

71e. Expected Remaining Useful Life (Years):

71f. Cost to Reconstruct/Replace: \$

71g. Comments:

## **2024 BUILDING CONDITION SURVEY – 2024**

### **72. Windows**

- Yes
- No

72a. Window Material: (check all that apply)

- Aluminum
- Steel
- Vinyl
- Solid Wood
- Wood w/External Cladding System
- Other

72a1. If "Other" please specify:

72b. Overall Condition of Windows:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

72c. All Rescue Windows are Operable:

- Yes
- No
- N/A

72d. Year of Last Major Reconstruction/Replacement: **2015**

72e. Expected Remaining Useful Life (Years): **10-15**

72f. Cost to Reconstruct/Replace: **\$160,000**

72g. Comments: **Repair double-hung windows (1995 addition), including balance upgrades, cleaning & adjustments.**

### **73. Roof and Skylights (S)**

- Yes
- No

73a. Type of roof construction (Check all that apply):

- Concrete on metal deck on metal trusses/joists
- Concrete (poured or plank) on concrete beams
- Gypsum (poured or plank) on metal trusses/joists
- Metal deck on metal trusses/joists
- Wood deck on wood trusses/joists
- Wood deck on metal trusses/joists
- Tectum on metal trusses/joists
- Other (describe below)

73a.1 Other roof construction type:

## **2024 BUILDING CONDITION SURVEY – 2024**

73b. Type of roofing material (check all that apply)

- Single-ply membrane
- Built-up
- Asphalt shingle
- Pre-formed metal
- IRMA
- Slate
- Fluid applied seamless surfacing
- Other (describe below)

73b.1 Other roofing material:

73c. Evidence of structural concerns with roof support system (beams/joists/trusses, etc.) (check all that apply)

- Structural cracks
- Unsupported ends
- Rot / Decay / Corrosion
- Deflection
- Seriously damaged / missing components
- Other concerns (describe)
- None

73c.1 Describe other concerns:

73d. Evidence of structural concerns with roof deck (check all that apply):

- Cracks
- Deflection
- Rot / Decay / Corrosion
- None

73e. Does this facility have skylights?

- Yes
- No

73f. Skylight material (check all that apply):

- Plastic
- Glass
- Other
- N/A

73g. Overall condition of skylights

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

73h. Evidence of concerns with roofing, skylights, flashings, and drains (check all that apply):

**2024 BUILDING CONDITION SURVEY – 2024**

- Failures/Splits/Cracks
- Rot/Decay/Corrosion
- Inadequate flashing/curbs/pitch pockets
- Inadequate or poorly functioning roof drains
- Evidence of water penetration/active leaks
- Other (specify)
- None

73h.1 Specify other concerns:

73i. Overall Condition of Roof and Skylights:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

73j. Year of Last Major Reconstruction/Replacement: **2021 (Library wing 1965)**

73k. Expected Remaining Useful Life (Years): **5**

73l. Cost to Reconstruct/Replace: **\$1,400,000**

73m. Comments: **Replace balance of existing 20+ year old flat roof areas (26,000 sf) w/ new EPDM or TPO roof. R-3-MR-B**

**2024 BUILDING CONDITION SURVEY – 2024**

**BUILDING INTERIOR**

**74. Interior Bearing Walls and Fire Walls (S)**

- Yes
- No

74a. Overall condition of interior bearing walls and fire walls:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

74b. Year of Last Major Reconstruction/Replacement: **2001**

74c. Expected Remaining Useful Life (Years): **20**

74d. Cost to Reconstruct/Replace: \$

74e. Comments:

74.f Regulatory

Have design professionals provided inventory of construction regulated under BCNYS Ch7, including assessment of their condition and maintenance, as required by NYSFC Ch7 and NYSPMC 703? This includes but is not limited to:

(check each item provided to the district)

- Fire-resistance rated assemblies
- Smoke Barriers and smoke partitions
- Penetrations, joints, voids, door
- Assessment of Ch.7 regulated assembly either damaged, altered, breached, or penetrated
- Confirmation of compliant repair or protection of Ch.7 regulated assembly either damaged, altered, breached or penetrated.
- Other

74.f Other:

**75. Other Interior Walls**

- Yes
- No

75a. Overall condition of other interior walls:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

75b. Year of Last Major Reconstruction/replacement: **2001**

75c. Expected Remaining Useful Life (Years): **20**

## **2024 BUILDING CONDITION SURVEY – 2024**

75d. Cost to Reconstruct/Replace: \$

75e. Comments:

### **76. Carpet**

- Yes
- No

76a. Where located (check all that apply):

- Classrooms
- Corridors
- Offices
- Assembly Spaces (Auditorium, Gym, Play Room, etc.)
- Other Areas

76b. Condition:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

76c. Year of Last Major Reconstruction/Replacement: **2001**

76d. Expected Remaining Useful Life (Years): **5**

76e. Cost to Reconstruct/Replace: **\$80,000**

76f. Comments: **Replace existing carpet in District Office area.**

### **77. Resilient tiles or Sheet Flooring**

- Yes
- No

77a. Where located (check all that apply):

- Classrooms
- Corridors
- Offices
- Assembly Spaces (Auditorium, Gym, Play Room, etc.)
- Other Areas

77b. Overall condition of resilient tiles or sheet flooring:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

77c. Year of Last Major Reconstruction/Replacement: **1995**

**2024 BUILDING CONDITION SURVEY – 2024**

77d. Expected Remaining Useful Life (Years): **5 - 10**

77e. Cost to Reconstruct/Replace: \$271,000

77f. Comments:

- **Install 2,500 sf of new LVT flooring over existing VCT at (3) classrooms on basement level as requested by Owner.**
  - **\$45,000 (add \$7,500 to remove existing VCT – no abatement incl.)**
  
- **Install 7,000 sf of new LVT flooring over existing VCT at (8) classrooms on basement level as requested by Owner.**
  - **\$126,000 (add \$21,000 to remove existing VCT – no abatement incl.)**
  
- **Install 5,500 sf of new LVT flooring over existing VCT at (6) classrooms on basement level as requested by Owner.**
  - **\$100,000 (add \$16,500 to remove existing VCT – no abatement incl.)**

**78. Hard Flooring (concrete, ceramic tile, stone, etc.)**

- Yes
- No

78a. Where located (check all that apply):

- Classrooms
- Corridors
- Offices
- Assembly Spaces (Auditorium, Gym, Play Room, etc.)
- Kitchen
- Locker Rooms/Toilet Rooms
- Other Areas

78b. Overall condition of hard flooring:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

78c. Year of Last Major Reconstruction/Replacement: **2001**

78d. Expected Remaining Useful Life (Years): **15**

78e. Cost to Reconstruct/Replace: **\$75,000**

78f. Comments:

- **Replace 3,000 sf of existing Fritz tile flooring in cafeteria and entry corridor with new LVT flooring as requested by Owner.**
  - **\$75,000 (\$200K for new porcelain floor tile; \$255K for new poured epoxy terrazzo)**

**79. Wood Flooring**

- Yes
- No

## **2024 BUILDING CONDITION SURVEY – 2024**

79a. Where located (check all that apply):

- Classrooms
- Corridors
- Offices
- Assembly Spaces (Auditorium, Gym, Play Room, etc.)
- Other Areas

79c. Year of Last Major Reconstruction/Replacement: **2021**

79d. Expected Remaining Useful Life (Years): **25**

79e. Cost to Reconstruct/Replace: \$

79f. Comments:

### **80. Ceilings (H)**

- Yes
- No

80a. Overall condition of ceilings:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

80b. Year of Last Major Reconstruction/Replacement: **2014**

80c. Expecting Remaining Useful Life (Years): **10**

80d. Cost to Reconstruct/replace: **\$150,000**

80e. Comments: **Replace existing ceilings in 1995 wing corridors at all floors, including removal of hidden spline ceilings above.**

### **81. Lockers**

- Yes
- No

81a. Overall condition of lockers:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

81b. Year of Last Major Reconstruction/replacement: **1995**

81c. Expected Remaining Useful Life (Years): **15**

## **2024 BUILDING CONDITION SURVEY – 2024**

81d. Cost to Reconstruct/Replace: **\$550,000**

81e. Comments: **Replace existing base cabinets and countertop in classrooms on 2<sup>nd</sup> floor of 1955 wing, including sink cabinet. (Budget \$55,000 / per typ. classroom in 1955 wing, 2<sup>nd</sup> floor).**

### **82. Interior Doors**

- Yes
- No

82a. Overall condition of interior door units:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

82b. Overall condition of interior door hardware:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

82c. Year of Last Major Reconstruction/replacement: **1995**

82d. Expected Remaining Useful Life (Years): **10+**

82e. Cost to Reconstruct/Replace: **\$650,000**

82f. Comments: **Future replacement of pre-existing nonconforming doors, frames, and glazing in 1955 wing.**

### **83. Interior Stairs (H)**

- Yes
- No

83a. Overall condition of interior stairs:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

83b. Stair material

- Concrete
- Steel
- Wood
- Other

83c. Year of Last Major Reconstruction/Replacement: **1995**

**2024 BUILDING CONDITION SURVEY – 2024**

83d. Expected Remaining Useful Life (Years): **20**

83e. Cost to Reconstruct/Replace: \$

83f. Comments:

**84. Elevator, Lift, and Escalators (H)**

Yes

No

84a. Overall condition of elevators, lifts, escalators:

Excellent

Satisfactory

Unsatisfactory

Non-functioning

Critical Failure

84b. Year of Last Major Reconstruction/Replacement: **2015**

84c. Expected Remaining Useful Life (Years): **15**

84d. Cost to Reconstruct/Replace:

84e. Comments:

**85. Swimming Pool and Swimming Pool Systems (H)**

Yes

No

85a. Overall condition of swimming pool and pool systems:

Excellent

Satisfactory

Unsatisfactory

Non-functioning

Critical Failure

85b. Year of Last Major Reconstruction/Replacement:

85c. Expected Remaining Useful Life (Years):

85d. Cost to Reconstruct/Replace: \$

85e. Comments:

**86. Interior Bleachers**

Yes

No

86a. Overall condition of interior bleachers:

Excellent

Satisfactory

## **2024 BUILDING CONDITION SURVEY – 2024**

- Unsatisfactory
- Non-functioning
- Critical Failure

86b. Year of Last Major Reconstruction/Replacement:

86c. Expected Remaining Useful Life (Years):

86d. Cost to Reconstruct/Replace: \$

86e. Comments:

### **HVAC SYSTEMS**

#### **87. Heat Generating Systems (H)**

- Yes
- No

87a. Heat generation source (check all that apply):

- Biomass
- Boiler / Hot Water
- Boiler / steam
- Cogeneration Plant
- Electric
- Furnace / Forced Air
- Geothermal
- Heat Pump
- Unit Ventilation
- Other (describe below)

87a.1 Other heat generating systems:

87b. Overall condition of heat generating systems:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

87c. Year of Last Major Reconstruction/replacement: 2020

87d. Expected Remaining Useful Life (Years): 25

87e. cost to Reconstruct/Replace: \$

87f. Comments:

#### **88. Ventilation System (exhaust fans, etc.) (H)**

- Yes
- No

## **2024 BUILDING CONDITION SURVEY – 2024**

88a. Type of ventilation system (check all that apply)

- Natural Ventilation
- Central System
- Energy recovery ventilator
- Rooftop units
- Unitary (UVs, FC/BC, PTAC)
- Forced Air Furnace
- Heat Pump
- Split system / variable refrigerant
- Powered relief air system
- Gravity/barometric relief
- Other (specify)

88b. If "Other" please specify here:

88c. Overall condition of ventilation systems

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

88d. Year of last major reconstruction/replacement 1993

88e. Expected remaining useful life (years): 15

88f. Cost to reconstruct/replace: \$150,000

88g. Comments: Reconfigure multipurpose room unit for return air. (\$21K) Rehab 2 air handlers in old mechanical room. (\$74K) Replace unit vent in library closet. (\$55,000)

### **89. Mechanical Cooling / Air-Conditioning Systems**

- Yes
- No

89a. Types of mechanical cooling

- Chiller/chilled water
- Geothermal
- Air cooled
- Water cooled
- DX/Split system
- Heat pump

89b. Overall condition of cooling/air-conditioning systems:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning

**2024 BUILDING CONDITION SURVEY – 2024**

Critical Failure

89c. Year of Last Major Reconstruction/replacement: 1993

89d. Expected Remaining Useful Life (Years): 5

89e. Cost to Reconstruct/Replace: \$221,000

89f. Comments: Replace chiller.

**90. Piped Heating and Cooling Distribution Systems: Piping, Pumps, Radiators, Convector, Traps, Insulation, etc. (H)**

Yes

No

90a. Overall condition of piped heating and cooling distribution systems:

Excellent

Satisfactory

Unsatisfactory

Non-functioning

Critical Failure

90b. Year of Last Major Reconstruction/Replacement: 2020

90c. Expected Remaining Useful Life (Years): 15

90d. Cost to Reconstruct/Replace:\$45,000

90e. Comments: Replace piping in boiler room

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

Yes

No

91a. Overall condition of ducted heating and cooling distribution systems:

Excellent

Satisfactory

Unsatisfactory

Non-functioning

Critical Failure

91b. Year of Last Major Reconstruction/Replacement: 1993

91c. Expected Remaining Useful Life (Years): 10

91d. Cost to Reconstruct/Replace: \$

91e. Comments:

## **2024 BUILDING CONDITION SURVEY – 2024**

### **92. HVAC Control Systems (H)**

- Yes
- No

92a. Type of control system

- Pneumatic
- Electric
- Digital Direct Control (DDC)
- Web based DDC

92b. Overall condition of control systems:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

92c. Year of Last Major Reconstruction/Replacement: 2015

92d. Expected Remaining Useful Life (Years): 5

92e. Cost to Reconstruct/Replace: \$454,000

92f. Comments: Upgrade BMS for building.

## **PLUMBING SYSTEMS**

### **93. Water Supply System (H)**

- Yes
- No

93a. Types of pipes (check all that apply):

- Asbestos/transite
- Copper
- Galvanized
- Iron
- Lead
- PVC/CPVC/PEX/Plastic

Other (specify)

93b. If "Other" please specify here:

93c. Overall condition of water supply system:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

**2024 BUILDING CONDITION SURVEY – 2024**

93d. Year of Last Major Reconstruction/Replacement: 1993

93e. Expected Remaining Useful Life (Years): 10

93f. Cost to Reconstruct/Replace: \$

93g. Comments:

**94. Sanitary System (H)**

Yes

No

94a. Types of pipes (check all that apply):

Iron

Galvanized

Copper

Glass/ceramic

PVC/CPVC/ABS/polypropylene/plastic

Lead

Other (specify)

94a1. If "Other" please specify:

94b. Types of special sanitary systems (Check all that apply)

Acid waste and vent

Grease interceptor

Oil separator

Pumping station

Sediment trap

Septic tank

Waste water treatment plant

94c. Overall condition of sanitary system:

Excellent

Satisfactory

Unsatisfactory

Non-functioning

Critical Failure

94d. Year of Last Major Reconstruction/Replacement: 1995

94e. Expected Remaining Useful Life (Years):20

94f. Cost to Reconstruct/Replace: \$

94g. Comments:

**95. Storm Water Drainage System (H)**

Yes

No

**2024 BUILDING CONDITION SURVEY – 2024**

95a. Types of pipes (check all that apply)

- Iron
- Galvanized
- Copper
- Lead
- Plastic
- Other

95a1. If "Other" please specify:

95b. Overall condition of storm water drainage system:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

95c. Year of Last Major Reconstruction/Replacement: 1995

95d. Expected Remaining useful Life (Years) 15

95e. Cost to Reconstruct/Replace: \$

95f. Comments:

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

- Yes
- No

96a. Type of fuel (check all that apply):

- Natural Gas
- Electricity
- Propane
- Other (specify)

96b. If "Other" please specify:

96c. Overall condition of hot water heaters:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

96d. Year of Last Major Reconstruction/Replacement: 2021

96e. Expected Remaining Useful Life (Years): 16

96f. Cost to Reconstruct/Replace: \$12,000

**2024 BUILDING CONDITION SURVEY – 2024**

96g. Comments: Eyewash for boiler room.

**97. Plumbing Fixtures (H)**

- Yes
- No

97a. Overall condition of plumbing fixtures (includes toilets, urinals, lavatories, sinks, showers, etc.):

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

97b. Year of Last Major Reconstruction/Replacement: 1995

97c. Expected Remaining Useful Life (Years): 15

97d. Cost to Reconstruct/Replace: \$13,200

97e. Comments: Provide eyewash in nurses office. (\$12K) Provide vacuum breaker for janitor's closet sink. (\$1.2K)

**98. Water Outlets/Taps for Drinking/Cooking Purposes (H)**

- Yes
- No

98a. Overall condition of water outlets/taps (drinking fountains, bubblers, bottle fillers, kitchen prep, ice machine, etc. )

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

98b. Year of last major reconstruction/replacement: 2020

98c. Expected remaining useful life (years): 15

98d. Cost to reconstruct/replace: \$

98e. Comments:

**FIRE SUPPRESSION SYSTEMS**

**99. Fire Suppression System (H)**

- Yes
- No

99a. Type of fire suppression system (check all that apply)

**2024 BUILDING CONDITION SURVEY – 2024**

- Wet sprinkler system
- Dry sprinkler system
- Standpipes
- Hose cabinets
- Kitchen hood fire suppression
- Data special agent suppression
- Limited area sprinkler system
- Dust collector spark arrestor
- Paint booth fire suppression
- Other (describe)

99b. If "Other" please describe below.

99c. Overall condition of sprinkler systems:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

99d. Year of Last Major Reconstruction/Replacement:

99e. Expected Remaining Useful Life (Years):

99f. Cost to Reconstruct/Replace: \$

99g. Comments:

**100. Kitchen Hoods (H)**

- Yes
- No

100a. Type of hood

- Yes – Type 1 grease and smoke
- Yes – Type 2 heat and condensation.

100b. Is kitchen exhaust system appropriate for all current appliances it serves?

- Yes
- No

100c. Overall Condition of Kitchen Hoods:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

100d. Year of Last Major Reconstruction/Replacement:

100e. Expected Remaining Useful Life (Years):

**2024 BUILDING CONDITION SURVEY – 2024**

100f. Cost to Reconstruct/Replace: \$

100g. Comments:

**ELECTRICAL SYSTEMS**

**101. Electrical Power Distribution System (H)**

- Yes
- No

101a. Electrical supply meets current needs:

- Yes
- No

101b. Condition of electrical power distribution system:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

101c. Year of last major reconstruction/replacement: 1995

101d. Expected remaining useful life (years): 15

101e. Cost to reconstruct/replace: \$1,309,000

101f. Comments: Add 5 additional panels. (\$250,000) Emergency generator transfer switch for boiler room. (\$222K) Provide smart plugs for window ac units and tie into BMS. (\$24K) Replace 10 existing panels. (\$370K) Upgrade electric service. (\$443K)

**102. Lighting Fixtures (H)**

- Yes
- No

102a. Condition of lighting fixtures:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

102b. Year of last major reconstruction/replacement: 2018

102c. Expected remaining useful life (years):5

102d. Cost to reconstruct/replace: \$18,458

102e. Comments: Provide switches for corridor lights.

**2024 BUILDING CONDITION SURVEY – 2024**

**103. Emergency/Exit Lighting Systems (H):**

- Yes
- No

103a. Overall condition of emergency/exit lighting systems:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

103b. Year of last major reconstruction/replacement: 2015

103c. Expected remaining useful life (years):10

103d. Cost to reconstruct/replace: \$

103e. Comments:

**104. Emergency or standby power system (H)**

- Yes
- No

104a. Types of back-up power system (check all that apply)

- Generator fuel gas/propane
- Generator/diesel/fuel oil
- Receptacle for mobile generator connection
- Central battery inverter
- Integral fixture/battery equipment
- Other (specify)

104b. If "other" please describe here:

104c. Overall condition of emergency/standby power systems:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

104d. Year of last major reconstruction/replacement:

104e. Expected remaining useful life (years):

104f. Cost to reconstruct/replace: \$

104g. Comments:

**105. Fire Alarm Systems (manual, automatic fire detection, and notification appliances) (H)**

- Yes
- No

**2024 BUILDING CONDITION SURVEY – 2024**

105a. Overall condition of fire alarm system:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

105b. Year of last major reconstruction/replacement: 2020

105c. Expected remaining useful life (years): 15

105d. Cost to reconstruct/replace: \$

105e. Comments:

**106. Carbon Monoxide Alarm System (H)**

- Yes
- No

106a. Type of alarm system:

- 10-year battery stand-alone alarm
- Hardwired/interconnected detection and alarm
- Gas detection (e.g. NG/CO)
- Other (specify)

106b. If "Other" please specify:

106c. Overall condition of carbon monoxide alarm system:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

106d. Year of last major reconstruction/replacement: 2021

106e. Expected remaining useful life (years): 18

106f. Cost to reconstruct/replace: \$

106g. Comments:

**107. Communication Systems (H)**

- Yes
- No

107a. Type of communication system (check all that apply):

- Public Address
- Phones (VOIP)
- Phones (Cellular)
- Phones (other)

## **2024 BUILDING CONDITION SURVEY – 2024**

- Mass Notification
- Emergency voice communication fire alarm system
- Lockdown notification system
- Other (e.g. radio) (describe below)

107b. If “Other” please describe:

107c. Communication systems are adequate:

- Yes
- No

107d. Condition of communication systems:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

107e. Year of last major reconstruction/replacement: 2025

107f. Expected remaining useful life:10

107g. Cost to replace/reconstruct: \$

107h. Comments:

### **STUDENT TRANSPORTATION FACILITIES**

**108. Is this building a transportation facility?**

- Yes
- No

108a. Type of transportation facility

- Bus/vehicle maintenance facility
- Bus storage facility

**109. Does this facility have a fuel dispensing system?**

- Yes
- No

109a. Overall condition of fuel dispensing system:

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

109b. Year of last major reconstruction/replacement:

**2024 BUILDING CONDITION SURVEY – 2024**

109c. Expected remaining useful life (years):

109d. Cost to reconstruct/replace: \$

109e. Comments:

**110. Does this facility have vehicle lifts?**

Yes

No

110a. Overall condition of vehicle lifts

Excellent

Satisfactory

Unsatisfactory

Non-functioning

Critical Failure

N/A

110b. Year of last major reconstruction/replacement:

110c. Expected remaining useful life (years):

110d. Cost to reconstruct/replace: \$

110e. Comments:

**111. Does this facility have a bus wash system?**

Yes

No

111a. Overall condition of bus wash:

Excellent

Satisfactory

Unsatisfactory

Non-functioning

Critical Failure

N/A

111b. Year of last major reconstruction/replacement:

111c. Expected remaining useful life (years):

111d. Cost to reconstruct/replace: \$

111e. Comments

**ACCESSIBILITY**

**112. Exterior Accessible Route to Building (H)**

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

**2024 BUILDING CONDITION SURVEY – 2024**

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

112a. Features provided for exterior accessible route (check all that apply)

- Curb Ramps
- Exterior Ramps
- Handicapped Parking

112b. Cost of improvements needed to provide exterior accessible route to building: \$

112c. Comment:

**113. Is there an exterior accessible route to recreational facilities?**

- Yes
- No

113a. Cost of improvements to provide exterior accessible route(s) to recreational facilities: \$

113b. Comments:

**114. Exterior recreational facilities that are on an accessible route and accessibility standards**

(check all that apply):

- Playground and Play Equipment
- Playfield(s)
- Athletic Field(s)
- Exterior Bleachers
- Bathroom Facilities
- Concession Stand

114a. Cost of improvements to provide exterior accessible recreational facilities: \$

114b. Comments

**115. Interior Accessible Route, Access to Goods and Services, and Restroom Facilities (H)**

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 interior accessible interior route as specified above?

- Yes
- No

115a. Cost of improvements needed to provide interior accessible route(s) as specified above: \$

115b. Comments:

**116. Does this facility have interior spaces that meet accessibility standards** (check all that apply):

## **2024 BUILDING CONDITION SURVEY – 2024**

- Classrooms
- Labs (science, art, technology, etc.)
- Shops
- Main Office
- Health Office
- Gymnasium
- Cafeteria
- Auditorium
- Stage
- Restrooms on each floor

116a. Cost of improvements to provide interior spaces that meet accessibility standards: **\$60,000**

116b. Comments: **Add portable wheelchair lift at Gymnasium for ADA access to existing stage.**

### **ENVIRONMENT / COMFORT / HEALTH**

#### **117. General Appearance**

117a. Overall Rating:

- Good
- Fair
- Poor

117b. Comments:

#### **118. Cleanliness (H)**

188a. Overall Rating:

- Good
- Fair
- Poor

118b. Comments:

#### **119: Are there walk-off mats, grills in the entryway?**

- Yes
- No

119a. If yes, at least 6 feet long?

- Yes
- No

#### **120. Is there noise in classrooms from HVAC units, traffic, etc. that may impact education? (H)**

- Yes
- No

#### **121. Lighting Quality (H):**

## **2024 BUILDING CONDITION SURVEY – 2024**

121a. Types of lighting in general purpose classrooms (check all that apply):

- Daylight (natural)
- Not full spectrum
- Full Spectrum
- LED
- Fluorescent
- Other (describe)

121a.1 Describe Other:

121b. Are there blinds in the classroom to prevent glare?

- Yes
- No

121c. Overall Rating:

- Good
- Fair
- Poor

121d. Comments:

### **122. Evidence of Vermin (H)**

122a. Is there evidence of active infestations of... (check all that apply)

- Rodents
- Wood-boring or Wood-eating Insects
- Cockroaches
- Other Vermin
- None

## **INDOOR AIR QUALITY**

### **123. Mold (H)**

123a. Is there visible mold or moldy odors?

- Yes
- No

123a.1. If yes, where? (check all that apply)

- Classrooms
- Hallways
- Ventilation system
- Toilet rooms
- Cafeteria
- Kitchen
- Auditorium
- Gymnasium
- Locker Rooms

## **2024 BUILDING CONDITION SURVEY – 2024**

- Labs
- Workshops
- Offices
- Storage
- Crawlspace
- Attic
- Other places (describe)

123a.2. Describe "Other":

123b. Are any surface constructed of any of the following materials?

- Paper-faced or gypsum products
- Cellulose products (typically ceiling tile)
- Not Applicable

123c. Is there evidence of water intrusion?

- Yes
- No

123d. Estimated cost of necessary improvements: \$

123e. Comments:

### **124. Humidity/Moisture (H)**

124a Overall rating of humidity/moisture condition in building:

- Good
- Fair
- Poor

124b. Are any of the following found in/or around classroom areas (check all that apply)?

- Active leaks in roof
- Active leaks in plumbing
- Moisture condensation
- Visible stains or water damage
- None

124c. Are any of the following found in/or around other areas (check all that apply)?

- Active leaks in roof
- Active leaks in plumbing
- Moisture condensation
- Visible stains or water damage
- None

### **125. Ventilation: fresh air intake locations, air filters, etc. (H)**

125a. Are fresh air intakes near the bus loading, truck delivery, or garbage storage/disposal areas?

- Yes
- No

## **2024 BUILDING CONDITION SURVEY – 2024**

125b. Is there accumulated dirt, dust or debris around fresh air intakes?

- Yes  
 No

125c. Are fresh air intakes free of blockage?

- Yes  
 No

125d. Is accumulated dirt, dust or debris in ductwork?

- Yes  
 No

125e. Are dampers functioning as designed?

- Yes  
 No

125f. Condition of air filters:

- Good  
 Fair  
 Poor

125g. Outside air is adequate for occupant load:

- Yes  
 No

125h. Rating of ventilation/indoor air quality:

- Good  
 Fair  
 Poor

125i. Comments:

### **126: Indoor Air Quality (IAQ) Plan (H)**

126a. Does the school district use EPA's / *Tools for Schools* program?

- Yes  
 No

126b. If no, is some other IAQ management plan used?

- Yes  
 No

126c. Has the District assigned IAQ responsibilities to a designated individual?

- Yes  
 No

126c.1 If yes, what is their job title? **Dir. of Facilities**

127. Does the school practice Integrated Pest Management (IPM)? (H)

- Yes  
 No

**2024 BUILDING CONDITION SURVEY – 2024**

127a. Is vegetation kept one foot away from the building?

- Yes  
 No

127b. Are crevices and holes in walls, floors and pavement sealed or eliminated?

- Yes  
 No

127c. Is there a certified pesticide applicator on staff?

- Yes  
 No

127d. Are pesticides used in the building?

- Yes  
 No

127d.1. If yes, how are they typically applied?

- Spot treatment  
 Area wide treatments

127e. Are pesticides used on the grounds?

- Yes  
 No

127e.1. If yes, was an emergency exemption granted by the Board of Education?

- Yes  
 No

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

- Yes  
 No

128a. Has the facility been tested for the presence of radon?

- Yes  
 No

128b. Were any of the results of the test greater than or equal to 4 picocuries per liter (pCi/L)?

- Yes  
 No

128c. If yes, did the school take steps to mitigate the elevated radon levels?

- Yes, active mitigation system installed  
 Yes, passive mitigation system made active  
 Yes, ventilation controls (HVAC) adjusted  
 Yes, other (describe)  
 No action taken

128c.1 Describe other actions taken to mitigate elevated radon levels:

## **2024 BUILDING CONDITION SURVEY – 2024**

### **EMERGENCY SHELTER**

**129. Does this building serve as an emergency shelter?**

- Yes
- No

129a. Is there a written agreement with the American Red Cross for the use of this building as an emergency shelter?

- Yes
- No

129b. Does this building have an emergency generator to support sheltering operations (lights, HVAC, etc.)?

- Yes
- No

129b.1 If yes, what systems are connected to the emergency generator? (check all that apply)

- Communication system
- Fire alarm system
- Security system
- Lighting
- HVAC
- Sump Pump
- Other (specify)

129c. if "Other" please specify.

129d. Does this facility have a cooking/food preparation kitchen?

- Yes
- No

129d.1. If yes, is the area outfitted for:

- Full preparation and cooking kitchen
- Warming capabilities only

129e. What items in the cooking/food preparation kitchen are powered by the emergency generator? (Check all that apply)

- Warming/cooking equipment
- Refrigeration equipment
- Other kitchen equipment

129f. Potable water:

- Provided by municipal system
- Provided by on-site wells – not connected to the emergency generator
- Provided by on-site wells – connected to the emergency generator

**2024 BUILDING CONDITION SURVEY – 2024**

129g. Sanitary:

- Gravity discharge
- Force main pumping station – not connected to the emergency generator
- Force main pumping station – connected to the emergency generator

130. List the district's occupied buildings which require the BCS.

**Dows Lane Elementary School**

**Main Street School**

**Main Street Gym**

**Middle School & CMS Building**

**High School & LGA Building**

**Arts & Athletics Building**

## 2025 BUILDING CONDITION SURVEY

### BUILDING INFORMATION

1. Name of School District: **Irvington UFSD**
2. SED District 8-Digit BEDS Code: **66040202**
3. Building Name: **39**
4. SED 4-Digit Facility Code: **0013**
5. Survey Inspection Date: **February 19, 2025**
6. Building 911 Address: **40 North Broadway**
7. City: **Irvington**
8. Zip Code: **10533**
9. Certificate of Occupancy Status:
  - A – Annual
  - T – Temporary
  - N – None
10. Certificate of Occupancy Expiration Date: **11/1/2025**
- 10a. Is this a manufactured building? (Relocatable, modular, portable)
  - Yes
  - No
11. Have there been renovations or construction in the building during the past 12 months?
  - Yes
  - No
12. Was major construction/renovation work since 2015 conducted when school was in session?
  - Yes
  - No
13. Estimated capital construction expenses anticipated for this building through 2024 calendar year excluding maintenance (to be answered after the building inspection is complete) **\$4,011,400**
14. Overall building rating (to be answered after the building inspection is complete)
  - Excellent
  - Satisfactory
  - Unsatisfactory
  - Failing
15. Was overall building rating established after consultation with health and safety committee in accordance with Commissioner's Regulations 155.4(c)(1)?
  - Yes
  - No
16. A/E Firm Name: **BBS Architects, Landscape Architects, Engineers P.C.**

**2025 BUILDING CONDITION SURVEY**

17. A/E Firm Address: **244 East Main Street Patchogue, New York 11772**

18. A/E Firm Phone Number: **(631) 475-0349**

19. E-mail: [seeba@bbsarch.com](mailto:seeba@bbsarch.com)

20. A/E Name: **Frederick W. Seeba, P.E., LEED AP**

21. A/E License #: **068018**

**BUILDING AGE, GROSS SQUARE FOOTAGE AND MAINTENANCE STAFF**

22. Building Age

	Year
Original Construction	<b>2003</b>
Addition #1	
Addition #2	
Addition #3	

23. Square feet of construction

	Sq. Feet
Original construction	<b>82,700</b>
Addition #1	
Addition #2	
Addition #3	

24. Gross square ft. of Building as currently configured: **82,700**

25. Number of Floors: **3**

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

	Count Employees
Full-time custodians:	<b>16</b>
Part-time custodians:	<b>0</b>
Totals:	<b>16</b>

**BUILDING OWNERSHIP AND OCCUPANCY STATUS**

27. Building Ownership (check 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 a non-district entity and leased to district.

28. For which of the following purposes is the building currently used? (check all that apply)

- Used for student instructional purposes.
- Used for district administration.

**2025 BUILDING CONDITION SURVEY**

- Used for other district purposes.
- Used by other organization(s).

28a. Describe use for other district purposes:

**BUILDING USERS**

29. How many students were registered to receive instruction in this building as of last year? (If none, enter "0") and skip to "Program Spaces" section. (Do not include evening class students) **395**

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

	Quantity
Permanent instructional spaces (i.e., regular classrooms)	<b>395</b>
Temporary instructional spaces (i.e., portable or demountable classrooms) attached to the building	<b>0</b>
Non-instructional spaces used as instructional spaces	<b>0</b>

31. If the answer is greater than zero, which types of non-instructional spaces were being used for instructional purposes on October 1, 2019? (check all that apply)

- Cafeteria
- Gymnasium
- Administrative Spaces
- Library
- Lobby
- Stairwell
- Storage Space
- Other (please describe)
- None

31a. Describe other types of non-instructional spaces being used for instructional purposes:

32. Grades Housed

- Pre-K
- Kindergarten
- 1st
- 2nd
- 3rd
- 4th
- 5th
- 6th
- 7th
- 8th
- 9th
- 10th
- 11th
- 12th

## **2025 BUILDING CONDITION SURVEY**

N/A (none)

33. For how many instructional days during the school year prior to the BCS assigned year (July 1 through June 30) was the building closed due to facilities failures, system malfunctions, structural problems, fire, etc. ? (if none, enter "0") **0**

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

Yes

No

### **PROGRAM SPACES**

35. Number of instructional classrooms: **40**

36. Gross square footage of all instructional classrooms (combined): **30,000**

37. Other spaces provided:

- a. N/A (none)
- b. Administration
- c. Art
- d. Audio Visual
- e. Auditorium
- f. Cafeteria
- g. Computer Room
- h. Guidance
- i. Gymnasium
- j. Health Office
- k. Home & Careers
- l. Kitchen
- m. Large Group Instruction
- n. Library
- o. Multipurpose Rooms
- p. Music
- q. Pre-K
- r. Remedial Rooms
- s. Resource Rooms
- t. Science Labs
- u. Special Education
- v. Swimming Pool
- w. Teacher Resource
- x. Technology/Shop
- y. Other (please describe)

37a. Describe other spaces:

## **2025 BUILDING CONDITION SURVEY**

### **SPACE ADEQUACY**

38. Rating of space adequacy:

- Good
- Fair
- Poor

38a. Enter Comments:

### **SITE UTILITIES**

#### **39. Water (H)**

- Yes
- No

39a. Type of Service:

- Municipal or Utility provided
- Well
- Other

39b. Types of water service piping:

- Galvanized
- Copper
- Lead
- PVC
- Other
- N/A (None)

39c. Overall condition of water service piping:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

39d. Year of Last major Reconstruction/Replacement: **2003**

39e. Expected Remaining Useful Life (Years): **15**

39f. Cost to Reconstruct/Replace: \$

39g. Comments:

#### **40. Site Sanitary (H)**

- Yes
- No

40a. Type of Service:

- Municipal or utility sewer

**2025 BUILDING CONDITION SURVEY**

- Site Septic
- Other

40b. Condition:

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

40c. Year of Last Major Reconstruction/Replacement: **2003**

40d. Expected Remaining Useful Life (Years): **15**

40e. Cost to Reconstruct/Replace: \$

40f. Comments:

**41. Site Gas**

- Yes
- No

41a. Type of gas service:

- Natural Gas
- Liquid Petroleum

41b. Condition:

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

41c. Year of last major Reconstruction/Replacement: **2003**

41d. Expected Remaining Useful Life (Years): **20**

41e. Cost to Reconstruct/Replace: \$

41f. Comments:

**42. Site Fuel Oil**

- Yes
- No

42a. Number of Above-Ground Tanks:0

42a.1 Capacity of Above-Ground Tanks (gallons):

42 b. Number of Below-Ground Tanks:0

42b.1 Capacity of Below-Ground Tanks (gallons):

## **2025 BUILDING CONDITION SURVEY**

42c. Condition:

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

42d. Year of Last Major Reconstruction/Replacement:

42e. Expected Remaining Useful Life (Years):

42f. Cost to Reconstruct/Replace: \$

42g. Comments:

### **43. Site Electrical, Including Exterior Distribution**

- Yes
- No

43a. Service Provider:

- Municipal or Utility Provided
- Self-Generated
- Other
- N/A

43b. Type of Service:

- Above Ground
- Below Ground
- N/A

43c. Condition:

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

43d. Year of Last Major Reconstruction/Replacement: **2003**

43e. Expected Remaining Useful Life (Years): **15**

43f. Cost to Reconstruct/Replace: \$

43g. Comments:

## **SITE FEATURES**

### **44. Closed Drainage Pipe Stormwater Management System**

## **2025 BUILDING CONDITION SURVEY**

44a. Does this facility have a closed pipe system?

Yes

No

44b. Condition:

Excellent

Satisfactory

Unsatisfactory

Non-Functioning

Critical Failure

44c. Year of Last Major Reconstruction/Replacement: **2003**

44d. Expected Remaining Useful Life (Years): **10**

44e. Cost to Reconstruct/Replace: \$

44 f. Comments:

### **45. Open Drainage Pipe Stormwater Management System**

45a. Does this facility have an open stormwater system (ditch)?

Yes

No

45b. Condition

Excellent

Satisfactory

Unsatisfactory

Non-Functioning

Critical Failure

45c. Year of Last Major Reconstruction/replacement: **2003**

45d. Expected Remaining Useful Life (Years): **10**

45e. Cost to Reconstruct/Replace: \$

45f. Comments:

### **46. Catch Basins/Drop Inlets/Manholes**

46a. Does this facility have catch basins/drop inlets/manholes?

Yes

No

46b. Condition:

Excellent

Satisfactory

Unsatisfactory

Non-Functioning

## **2025 BUILDING CONDITION SURVEY**

Critical Failure

46c. Year of Last Major Reconstruction/Replacement: **2003**

46d. Expected Remaining Useful Life (Years): **10**

46e. Cost to Reconstruct/Replace: \$

46f. Comments:

### **47. Culverts**

47a. Does this facility have culverts?

Yes

No

47b. Condition:

Excellent

Satisfactory

Unsatisfactory

Non-Functioning

Critical Failure

47c. Year of Last Major Reconstruction/Replacement:

47d. Expected Remaining Useful Life (Years):

47e. Cost to Reconstruct/Replace: \$

47f. Comments:

### **48. Outfalls**

48a. Does this facility have outfalls?

Yes

No

48b. Condition:

Excellent

Satisfactory

Unsatisfactory

Non-Functioning

Critical Failure

48c. Year of Last Major Reconstruction/Replacement: **2003**

48d. Expected Remaining Useful Life (Years): **10**

48e. Cost to Reconstruct/Replace: \$

48f. Comments:

## **2025 BUILDING CONDITION SURVEY**

### **49. Infiltration Basins/Chambers**

49a. Does this facility have infiltration basins/chambers?

- Yes  
 No

49b. Condition:

- Excellent  
 Satisfactory  
 Unsatisfactory  
 Non-Functioning  
 Critical Failure

49c. Year of Last Major Reconstruction/replacement:

49d. Expected Remaining Useful Life (Years):

49e. Cost to Reconstruct/Replace: \$

49f. Comments:

### **50. Retention Basins**

50a. Does this facility have retention basins?

- Yes  
 No

50b. Condition:

- Excellent  
 Satisfactory  
 Unsatisfactory  
 Non-Functioning  
 Critical Failure

50c. Year of Last Major Reconstruction/Replacement: **2003**

50d. Expected Remaining Useful Life (Years): **10**

50e. Cost to Reconstruct/Replace: \$

50f. Comments:

### **51. Wetponds**

51a. Does This facility have wetponds?

- Yes  
 No

51b. Condition

- Excellent  
 Satisfactory

## **2025 BUILDING CONDITION SURVEY**

- Unsatisfactory
- Non-Functioning
- Critical Failure

51c. Year of Last Major Reconstruction/Replacement:

51d. Expected Remaining Useful Life (Years):

51e. Cost to Reconstruct/Replace: \$

51f. Comments:

### **52. Manufactured Stormwater Proprietary Units**

52a. Does this facility have proprietary units?

- Yes
- No

52b. Condition:

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

52c. Year of Last Major Reconstruction/Replacement:

52d. Expected Remaining Useful Life (Years):

52e. Cost to Reconstruct/Replace: \$

52f. Comments:

**53. Point of Outfall Discharge:** (check all that apply)

- Municipal storm sewer system
- Combined sewer system
- Surface Water
- On-site recharge
- Other (describe)
- Not Applicable

53a. Please describe other:

### **54. Outfall Reconnaissance Inventory**

Were all stormwater outfalls inspected during dry weather for signs of non-stormwater discharge?

- Yes
- No
- Not Applicable

## **2024 BUILDING CONDITION SURVEY – 2024**

### **SITE FEATURES**

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#### **55. Pavement (Roadways and Parking Lots)**

- Yes
- No

#### 55a. Type: (check all that apply)

- Concrete
- Asphalt
- Gravel
- Other

#### 55b. Condition:

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

55c. Year of Last Major Reconstruction/Replacement: **2003**

55d. Expected Remaining Useful Life (Years): **5**

55e. Cost to Reconstruct/Replace: **\$60,000**

55f. Comments: **Replace existing asphalt (4,000 sf) at CMS outside Custodial Office & Fan Room.**

#### **56. Sidewalks**

- Yes
- No

#### 56a. Type: (check all that apply)

- Concrete
- Asphalt
- Gravel
- Paver
- Other

#### 56b. Condition:

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

56c. Year of Last Major Reconstruction/Replacement: **2003**

56d. Expected Remaining Useful Life (Years): **10**

56e. Cost to Reconstruct/Replace: **\$15,000**

**2024 BUILDING CONDITION SURVEY – 2024**

56f. Comments: **Localized repairs to existing concrete and asphalt walkways.**

**57. Playgrounds and Playground Equipment**

- Yes
- No

57a. Condition:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

57b. Year of Last Major Reconstruction/Replacement: **2003**

57c. Expected Remaining Useful Life (Years): **5**

57d. Cost to Reconstruct/Replace: **\$40,000**

57e. Comments: **Repair & sealcoat existing asphalt basketball court (add \$120,000 to replace asphalt; add \$15,000 to replace existing poles, backboards & baskets).**

**58. Athletic Fields and Play Fields**

- Yes
- No

58a. Condition:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

58b. Year of Last Major Reconstruction/Replacement: **2016**

58c. Expected Remaining Useful Life (Years): **15**

58d. Cost to Reconstruct/Replace: \$

58e. Comments: **Turf at existing courtyard**

58f. Does the facility have synthetic turf field(s)

- Yes
- No

58f.1 If yes, how many synthetic turf fields? **1**

58f.2 Expected Remaining Useful Life of Synthetic Turf Field(s): **15**

58f.3 Type of synthetic turf field infill: **Organic**

**59. Exterior Bleachers/Stadiums**

## **2024 BUILDING CONDITION SURVEY – 2024**

- Yes
- No

59a. Condition:

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

59b. Year of Last Major Reconstruction/Replacement:

59c. Expected Remaining Useful Life (Years):

59d. Cost to Reconstruct/Replace: \$

59e. Comments:

59f. Seating Capacity

**60. Related Structures** (such as Press Boxes, Dugout, Climbing Walls, etc.)

- Yes
- No

60a. Condition:

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

60b. Year of Last Major Reconstruction/Replacement:

60c. Expected Remaining Useful Life (Years):

60d. Cost to Reconstruct/Replace: \$

60e. Comments:

### **BUILDING STRUCTURE**

**61. Foundation (S)**

61a. Type (check all that apply):

- Reinforced Concrete
- Masonry on Concrete footing
- Other (specify)

61a1. If "Other" please specify

61b. Evidence of structural concerns (check all that apply):

**2024 BUILDING CONDITION SURVEY – 2024**

- Structural Cracks
- Heaving/Jacking
- Decay/Corrosion
- Water Penetration
- Unsupported Ends
- Other
- None

61c. Condition:

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

61d. Year of Last Major Reconstruction/Replacement: **2003**

61e. Expected Remaining Useful Life (Years): **25**

61f. Cost to Reconstruct/Replace: \$

61g. Comments:

**62. Piers (S)**

- Yes
- No

62a. Type (check all that apply)

- Concrete
- Masonry
- Steel
- Stone
- Wood
- Other (specify)
- N/A (none)

62a1. If "Other" please specify

62b. Evidence of structural concerns (check all that apply)

- Structural Cracks
- Heaving/Jacking
- Decay/Corrosion
- Water Penetration
- Unsupported Ends
- Other
- None

62c. Condition:

**2024 BUILDING CONDITION SURVEY – 2024**

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

62d. Year of Last Major Reconstruction/Replacement

62e. Expected Remaining Useful Life (Years)

62f. Cost to Reconstruct/Replace: \$

62g. Comments:

**63. Columns (S)**

Type (check all that apply):

- Concrete
- Masonry
- Steel
- Wood
- Other (specify)
- N/A (none)

63.1 If "Other" please specify:

63a. Evidence of Structural Concerns (check all that apply)

- Structural Cracks
- Heaving/Jacking
- Decay/Corrosion
- Water Penetration
- Unsupported Ends
- Other
- None

63b. Condition:

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

63c. Year of Last Major Reconstruction/Replacement: **2003**

63d. Expected Remaining Useful Life (Years): **15**

63e. Cost to Reconstruct/Replace: **\$25,000**

63f. Comments: **Scrape and paint all existing exposed steel used on covered exterior courtyard walkways at CMS, MS and LGA Buildings showing signs of rust/corrosion.**

## **2024 BUILDING CONDITION SURVEY – 2024**

### **64. Footings (S)**

Type (check all that apply)

- Concrete
- Other (specify)

64a. Evidence of structural concerns (check all that apply)

- Structural Cracks
- Heaving/Jacking
- Decay/Corrosion
- Water Penetration
- Unsupported Ends
- Other
- None

64.a.1. If "Other" please specify

64b. Condition:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

64c. Year of Last Major Reconstruction/Replacement: **2003**

64d. Expected Remaining Useful Life (Years): **25**

64e. Cost to Reconstruct/Replace: \$

64f. Comments:

### **65. Structural Floors (S)**

65a. Type (check all that apply):

- Concrete Deck on Wood Structure
- Concrete/Metal Deck/Metal Joists
- Cast in Place Concrete Structural System
- Precast Concrete Structural System
- Reinforced Concrete Slab on Grade
- Wood Deck on Wood Trusses
- Wood Deck on Wood Joists
- Other (specify)

65a.1 Specify Other Type

65b. Evidence of Structural Concerns with Floor Support System (Beams/ Joists/Trusses, etc.) (Check all that apply):

- Structural Cracks

## **2024 BUILDING CONDITION SURVEY – 2024**

- Unsupported Ends
- Rot / Decay / Corrosion
- Deflection
- Seriously Damaged/ Missing Components
- Other Problems
- None

65b.1 Describe Other Problems:

65c. Evidence of Structural Concerns with Structural Floor Deck (check all that apply):

- Cracks Deflection
- Rot / Decay / Corrosion
- None

65d. Overall Condition of Structural Floors:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

65e. Year of Last Major Reconstruction/Replacement: **2003**

65f. Expected Remaining Useful Life (Years): **25**

65g. Cost to Reconstruct/Replace: \$

65h. Comments:

### **BUILDING ENVELOPE**

#### **66. Exterior Walls/Columns (S)**

66a. Material (check all that apply):

- Aluminum/Glass Curtain Wall
- Brick
- Concrete
- Composite Insulated Panels
- Masonry
- Steel
- Wood
- Other (specify)

66a.1 Specify Other Material:

66b. Evidence of Structural Concerns with Support System (columns, base plates, connections, etc. )  
(check all that apply):

- Structural Cracks
- Rot / Decay / Corrosion
- Other Problems

**2024 BUILDING CONDITION SURVEY – 2024**

None

66c. Evidence of Concerns with Exterior Cladding (check all that apply):

- Cracks/Gaps
- Inadequate Flashing
- Efflorescence
- Moisture Penetration
- Rot / Decay / Corrosion
- Other Problems
- None

66c.1 Describe Other Problems:

66d. Overall Condition of Exterior Walls/Columns:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

66e. Year of Last Major Reconstruction/Replacement: **2003**

66f. Expected Remaining Useful Life (Years): **10**

66g. Cost to Reconstruct/Replace: **\$35,000**

66h. Comments: **Localized masonry repairs at CMS Building.**

**67. Chimneys (S)**

- Yes
- No

67a Material (check all that apply)

- Masonry
- Concrete
- Metal
- Wood
- Other

67a.1 Specify other:

67b. Overall condition of Chimneys:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

67c. Year of Last Major Reconstruction/Replacement: **2003**

67d. Expected Remaining Useful Life (Year): **10**

## **2024 BUILDING CONDITION SURVEY – 2024**

67e. Cost to Reconstruct/Replace: \$

67f. Comments:

### **68. Parapets**

- Yes
- No

68a. Construction Type (check all that apply)

- Masonry
- Concrete
- Metal
- Wood
- Other

68a.1 Specify Other:

68b. Overall condition of parapets:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

68c. Year of Last Major Reconstruction/Replacement:

68d. Expected Remaining Useful Life (Years):

68e. Cost to Reconstruct/Replace: \$

68f. Comments:

### **69. Exterior Doors**

69a. Overall Condition of Exterior Door Units:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

69b. Do any exterior doors have magnetic locking devices?

- Yes
- No

69c. Safety/Security features are adequate?

- Yes

**2024 BUILDING CONDITION SURVEY – 2024**

No

69d. Year of Last Major Reconstruction/Replacement: 2003

69e. Expected Remaining Useful Life (Years): 15

69f. Cost to Reconstruct/Replace: \$135,000

69g. Comments: Replace exterior doors, frames & hardware at four locations (Boiler Rm, Corridor 001A, General Music CM102, Science Corridor CM100B). Includes storefront replacement, if applicable.

70. Exterior Steps, Stairs, Ramps (S)

Yes

No

70a. Construction Type (Check all that apply)

Concrete

Paver

Steel

Wood

Other (specify)

70b. If "other", specify here:

70c. Overall Condition of Exterior Steps, Stairs and Ramps

Excellent

Satisfactory

Unsatisfactory

Non-functioning

Critical Failure

70d. Year of Last Major Reconstruction/Replacement: 2003

70e. Expected Remaining Useful Life (Years): 15

70f. Cost to Reconstruct/Replace: \$7,500

70g. Comments: New two-line handrail (missing) at exterior steps outside General Music Room. (\$5K)  
Extend fencing along retaining wall at basketball court. (\$2.5K)

71. Fire Escapes (S)

71a. Does this facility have one or more fire escapes?

Yes

No

**2024 BUILDING CONDITION SURVEY – 2024**

71b. Overall Condition of Fire Escapes

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

71c. Safety features are adequate:

- Yes
- No

71d. Year of Last Major Reconstruction/Replacement:

71e. Expected Remaining Useful Life (Years):

71f. Cost to Reconstruct/Replace: \$

71g. Comments:

72. Windows

- Yes
- No

72a. Window Material: (check all that apply)

- Aluminum
- Steel
- Vinyl
- Solid Wood
- Wood w/External Cladding System
- Other

72a1. If "Other" please specify:

72b. Overall Condition of Windows:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

72c. All Rescue Windows are Operable:

- Yes
- No

**2024 BUILDING CONDITION SURVEY – 2024**

N/A

72d. Year of Last Major Reconstruction/Replacement: 2003

72e. Expected Remaining Useful Life (Years): 15

72f. Cost to Reconstruct/Replace: \$435,000

72g. Comments: Localized repairs to failed gaskets / seals at Middle School 2nd floor atrium windows that have failed. (\$210K) Localized replacement of (9) existing project-out awning window openings (500 sf) with new project-in windows, as requested by Owner. Includes removal of A/C window units and re-install in new insulated panels. (\$225K)

73. Roof and Skylights (S)

Yes

No

73a. Type of roof construction (Check all that apply):

- Concrete on metal deck on metal trusses/joists
- Concrete (poured or plank) on concrete beams
- Gypsum (poured or plank) on metal trusses/joists
- Metal deck on metal trusses/joists
- Wood deck on wood trusses/joists
- Wood deck on metal trusses/joists
- Tectum on metal trusses/joists
- Other (describe below)

73a.1 Other roof construction type:

73b. Type of roofing material (check all that apply)

- Single-ply membrane
- Built-up
- Asphalt shingle
- Pre-formed metal
- IRMA
- Slate
- Fluid applied seamless surfacing
- Other (describe below)

73b.1 Other roofing material:

73c. Evidence of structural concerns with roof support system (beams/joists/trusses, etc.) (check all that apply)

- Structural cracks
- Unsupported ends
- Rot / Decay / Corrosion

**2024 BUILDING CONDITION SURVEY – 2024**

- Deflection
- Seriously damaged / missing components
- Other concerns (describe)
- None

73c.1 Describe other concerns:

73d. Evidence of structural concerns with roof deck (check all that apply):

- Cracks
- Deflection
- Rot / Decay / Corrosion
- None

73e. Does this facility have skylights?

- Yes
- No

73f. Skylight material (check all that apply):

- Plastic
- Glass
- Other
- N/A

73g. Overall condition of skylights

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

73h. Evidence of concerns with roofing, skylights, flashings, and drains (check all that apply):

- Failures/Splits/Cracks
- Rot/Decay/Corrosion
- Inadequate flashing/curbs/pitch pockets
- Inadequate or poorly functioning roof drains
- Evidence of water penetration/active leaks
- Other (specify)
- None

73h.1 Specify other concerns:

73i. Overall Condition of Roof and Skylights:

- Excellent

**2024 BUILDING CONDITION SURVEY – 2024**

- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

73j. Year of Last Major Reconstruction/Replacement: 2003

73k. Expected Remaining Useful Life (Years): 5

73l. Cost to Reconstruct/Replace: \$1,515,000

73m. Comments: Replace existing built-up roofing system with new EPDM or TPO roof system at CMS Building (7,000 sf). (\$370K) Include repair to areas of standing seam metal roofing with liquid applied coating at CMS Building and Middle School (35,000 sf). Including all covered walkways. (\$1,125,000) Replace existing custom round gable end louvers where driving rain is reported to leak into building at two locations. (\$20K)

**2024 BUILDING CONDITION SURVEY – 2024**

**BUILDING INTERIOR**

74. Interior Bearing Walls and Fire Walls (S)

- Yes
- No

74a. Overall condition of interior bearing walls and fire walls:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

74b. Year of Last Major Reconstruction/Replacement: 2003

74c. Expected Remaining Useful Life (Years): 15

74d. Cost to Reconstruct/Replace: \$20,000

74e. Comments: Localized crack repair at CMS corridor walls.

74.f Regulatory

Have design professionals provided inventory of construction regulated under BCNYS Ch7, including assessment of their condition and maintenance, as required by NYSFC Ch7 and NYSPMC 703? This includes but is not limited to:

(check each item provided to the district)

- Fire-resistance rated assemblies
- Smoke Barriers and smoke partitions
- Penetrations, joints, voids, door
- Assessment of Ch.7 regulated assembly either damaged, altered, breached, or penetrated
- Confirmation of compliant repair or protection of Ch.7 regulated assembly either damaged, altered, breached or penetrated.
- Other

74.f Other:

75. Other Interior Walls

- Yes
- No

75a. Overall condition of other interior walls:

- Excellent
- Satisfactory
- Unsatisfactory

**2024 BUILDING CONDITION SURVEY – 2024**

- Non-functioning
- Critical Failure

75b. Year of Last Major Reconstruction/replacement: 2003

75c. Expected Remaining Useful Life (Years): 15

75d. Cost to Reconstruct/Replace: \$50,000

75e. Comments: Localized repair of gypsum wall board. Replace existing wire glass. Repaint stained walls.

76. Carpet

- Yes
- No

76a. Where located (check all that apply):

- Classrooms
- Corridors
- Offices
- Assembly Spaces (Auditorium, Gym, Play Room, etc.)
- Other Areas

76b. Condition:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

76c. Year of Last Major Reconstruction/Replacement: 2003

76d. Expected Remaining Useful Life (Years): 10

76e. Cost to Reconstruct/Replace: \$

76f. Comments:

77. Resilient tiles or Sheet Flooring

- Yes
- No

77a. Where located (check all that apply):

- Classrooms
- Corridors

## **2024 BUILDING CONDITION SURVEY – 2024**

- Offices
- Assembly Spaces (Auditorium, Gym, Play Room, etc.)
- Other Areas

77b. Overall condition of resilient tiles or sheet flooring:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

77c. Year of Last Major Reconstruction/Replacement: 2003

77d. Expected Remaining Useful Life (Years): 10

77e. Cost to Reconstruct/Replace: \$300,000

77f. Comments: Replace all cracked and damaged VCT and VAT flooring. Repair sunken-in water drain in S103 at CMS building.

78. Hard Flooring (concrete, ceramic tile, stone, etc.)

- Yes
- No

78a. Where located (check all that apply):

- Classrooms
- Corridors
- Offices
- Assembly Spaces (Auditorium, Gym, Play Room, etc.)
- Kitchen
- Locker Rooms/Toilet Rooms
- Other Areas

78b. Overall condition of hard flooring:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

78c. Year of Last Major Reconstruction/Replacement: 2003

78d. Expected Remaining Useful Life (Years): 15

78e. Cost to Reconstruct/Replace: \$250,000

**2024 BUILDING CONDITION SURVEY – 2024**

78f. Comments: Replace existing Fritz stone tile (10,000 sf) in cafeteria and corridors at CMS Building.

79. Wood Flooring

- Yes
- No

79a. Where located (check all that apply):

- Classrooms
- Corridors
- Offices
- Assembly Spaces (Auditorium, Gym, Play Room, etc.)
- Other Areas

79c. Year of Last Major Reconstruction/Replacement:

79d. Expected Remaining Useful Life (Years):

79e. Cost to Reconstruct/Replace: \$

79f. Comments:

80. Ceilings (H)

- Yes
- No

80a. Overall condition of ceilings:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

80b. Year of Last Major Reconstruction/Replacement: 2003

80c. Expecting Remaining Useful Life (Years): 10

80d. Cost to Reconstruct/replace: \$150,000

80e. Comments: Localized repair / replacement of stained and/or missing ceiling tiles. Repair holes in gypsum ceiling in stairway at CMS Building.

81. Lockers

- Yes
- No

**2024 BUILDING CONDITION SURVEY – 2024**

81a. Overall condition of lockers:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

81b. Year of Last Major Reconstruction/replacement: 2003

81c. Expected Remaining Useful Life (Years): 15

81d. Cost to Reconstruct/Replace: \$

81e. Comments:

82. Interior Doors

- Yes
- No

82a. Overall condition of interior door units:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

82b. Overall condition of interior door hardware:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

82c. Year of Last Major Reconstruction/replacement: 2003

82d. Expected Remaining Useful Life (Years): 10

82e. Cost to Reconstruct/Replace: \$150,000

82f. Comments: Replace pre-existing nonconforming wire glass on doors. Localized replacement of damaged door and hardware in Elevator Machine Room 006 at CMS Building.

83. Interior Stairs (H)

- Yes

**2024 BUILDING CONDITION SURVEY – 2024**

No

83a. Overall condition of interior stairs:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

83b. Stair material

- Concrete
- Steel
- Wood
- Other

83c. Year of Last Major Reconstruction/Replacement: 2003

83d. Expected Remaining Useful Life (Years): 15

83e. Cost to Reconstruct/Replace: \$

83f. Comments:

84. Elevator, Lift, and Escalators (H)

- Yes
- No

84a. Overall condition of elevators, lifts, escalators:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

84b. Year of Last Major Reconstruction/Replacement: 2003

84c. Expected Remaining Useful Life (Years): 15

84d. Cost to Reconstruct/Replace: \$

84e. Comments:

85. Swimming Pool and Swimming Pool Systems (H)

Yes

**2024 BUILDING CONDITION SURVEY – 2024**

No

85a. Overall condition of swimming pool and pool systems:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

85b. Year of Last Major Reconstruction/Replacement:

85c. Expected Remaining Useful Life (Years):

85d. Cost to Reconstruct/Replace: \$

85e. Comments:

86. Interior Bleachers

- Yes
- No

86a. Overall condition of interior bleachers:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

86b. Year of Last Major Reconstruction/Replacement:

86c. Expected Remaining Useful Life (Years):

86d. Cost to Reconstruct/Replace: \$

86e. Comments:

## **2024 BUILDING CONDITION SURVEY – 2024**

### **HVAC SYSTEMS**

87. Heat Generating Systems (H)

- Yes
- No

87a. Heat generation source (check all that apply):

- Biomass
- Boiler / Hot Water
- Boiler / steam
- Cogeneration Plant
- Electric
- Furnace / Forced Air
- Geothermal
- Heat Pump
- Unit Ventilation
- Other (describe below)

87a.1 Other heat generating systems:

87b. Overall condition of heat generating systems:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

87c. Year of Lat Major Reconstruction/replacement: 2003

87d. Expected Remaining Useful Life (Years):8

87e. cost to Reconstruct/Replace: \$126,000

87f. Comments: Replace heat timer panel and tie boiler to BMS (CMS) and new lead/lag panel (CMS) (\$37K) Retube leaking boiler (CMS) (\$89K)

88. Ventilation System (exhaust fans, etc.) (H)

- Yes
- No

88a. Type of ventilation system (check all that apply)

- Natural Ventilation
- Central System
- Energy recovery ventilator

**2024 BUILDING CONDITION SURVEY – 2024**

- Rooftop units
- Unitary (UVs, FC/BC, PTAC)
- Forced Air Furnace
- Heat Pump
- Split system / variable refrigerant
- Powered relief air system
- Gravity/barometric relief
- Other (specify)

88b. If "Other" please specify here:

88c. Overall condition of ventilation systems

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

88d. Year of last major reconstruction/replacement 2003

88e. Expected remaining useful life (years): 10

88f. Cost to reconstruct/replace: \$

88g. Comments:

89. Mechanical Cooling / Air-Conditioning Systems

- Yes
- No

89a. Types of mechanical cooling

- Chiller/chilled water
- Geothermal
- Air cooled
- Water cooled
- DX/Split system
- Heat pump

89b. Overall condition of cooling/air-conditioning systems:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

**2024 BUILDING CONDITION SURVEY – 2024**

89c. Year of Last Major Reconstruction/replacement: 2003

89d. Expected Remaining Useful Life (Years): 10

89e. Cost to Reconstruct/Replace: \$192,000

89f. Comments: Replace cooling tower for chiller (CMS)

90. Piped Heating and Cooling Distribution Systems: Piping, Pumps, Radiators, Convector, Traps, Insulation, etc. (H)

Yes

No

90a. Overall condition of piped heating and cooling distribution systems:

Excellent

Satisfactory

Unsatisfactory

Non-functioning

Critical Failure

90b. Year of Last Major Reconstruction/Replacement: 2003

90c. Expected Remaining Useful Life (Years): 8

90d. Cost to Reconstruct/Replace:

90e. Comments:

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

Yes

No

91a. Overall condition of ducted heating and cooling distribution systems:

Excellent

Satisfactory

Unsatisfactory

Non-functioning

Critical Failure

91b. Year of Last Major Reconstruction/Replacement: 2003

91c. Expected Remaining Useful Life (Years): 10

91d. Cost to Reconstruct/Replace: \$

91e. Comments:

**2024 BUILDING CONDITION SURVEY – 2024**

92. HVAC Control Systems (H)

- Yes
- No

92a. Type of control system

- Pneumatic
- Electric
- Digital Direct Control (DDC)
- Web based DDC

92b. Overall condition of control systems:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

92c. Year of Last Major Reconstruction/Replacement: 2022

92d. Expected Remaining Useful Life (Years): 10

92e. Cost to Reconstruct/Replace: \$

92f. Comments:

**2024 BUILDING CONDITION SURVEY – 2024**

**PLUMBING SYSTEMS**

93. Water Supply System (H)

- Yes
- No

93a. Types of pipes (check all that apply):

- Asbestos/transite
- Copper
- Galvanized
- Iron
- Lead
- PVC/CPVC/PEX/Plastic

Other (specify)

93b. If "Other" please specify here:

93c. Overall condition of water supply system:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

93d. Year of Last Major Reconstruction/Replacement: 2003

93e. Expected Remaining Useful Life (Years):

93f. Cost to Reconstruct/Replace: \$

93g. Comments:

94. Sanitary System (H)

- Yes
- No

94a. Types of pipes (check all that apply):

- Iron
- Galvanized
- Copper
- Glass/ceramic
- PVC/CPVC/ABS/polypropylene/plastic
- Lead
- Other (specify)

**2024 BUILDING CONDITION SURVEY – 2024**

94a1. If "Other" please specify:

94b. Types of special sanitary systems (Check all that apply)

- Acid waste and vent
- Grease interceptor
- Oil separator
- Pumping station
- Sediment trap
- Septic tank
- Waste water treatment plant

94c. Overall condition of sanitary system:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

94d. Year of Last Major Reconstruction/Replacement: 2003

94e. Expected Remaining Useful Life (Years): 12

94f. Cost to Reconstruct/Replace: \$

94g. Comments:

95. Storm Water Drainage System (H)

- Yes
- No

95a. Types of pipes (check all that apply)

- Iron
- Galvanized
- Copper
- Lead
- Plastic
- Other

95a1. If "Other" please specify:

95b. Overall condition of storm water drainage system:

- Excellent
- Satisfactory

**2024 BUILDING CONDITION SURVEY – 2024**

- Unsatisfactory
- Non-functioning
- Critical Failure

95c. Year of Last Major Reconstruction/Replacement: 2003

95d. Expected Remaining useful Life (Years) 15

95e. Cost to Reconstruct/Replace: \$

95f. Comments:

96. Hot Water Heaters (H)

- Yes
- No

96a. Type of fuel (check all that apply):

- Natural Gas
- Electricity
- Propane
- Other (specify)

96b. If "Other" please specify:

96c. Overall condition of hot water heaters:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

96d. Year of Last Major Reconstruction/Replacement: 2003

96e. Expected Remaining Useful Life (Years): 5

96f. Cost to Reconstruct/Replace: \$

96g. Comments:

97. Plumbing Fixtures (H)

- Yes
- No

97a. Overall condition of plumbing fixtures (includes toilets, urinals, lavatories, sinks, showers, etc.):

- Excellent

**2024 BUILDING CONDITION SURVEY – 2024**

- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

97b. Year of Last Major Reconstruction/Replacement: 2003

97c. Expected Remaining Useful Life (Years): 10

97d. Cost to Reconstruct/Replace: \$8,900

97e. Comments: Provide eyewash in boiler room (CMS)

98. Water Outlets/Taps for Drinking/Cooking Purposes (H)

- Yes
- No

98a. Overall condition of water outlets/taps (drinking fountains, bubblers, bottle fillers, kitchen prep, ice machine, etc. )

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

98b. Year of last major reconstruction/replacement: 2003

98c. Expected remaining useful life (years): 15

98d. Cost to reconstruct/replace: \$

98e. Comments:

**2024 BUILDING CONDITION SURVEY – 2024**

**FIRE SUPPRESSION SYSTEMS**

99. Fire Suppression System (H)

- Yes
- No

99a. Type of fire suppression system (check all that apply)

- Wet sprinkler system
- Dry sprinkler system
- Standpipes
- Hose cabinets
- Kitchen hood fire suppression
- Data special agent suppression
- Limited area sprinkler system
- Dust collector spark arrestor
- Paint booth fire suppression
- Other (describe)

99b. If "Other" please describe below.

99c. Overall condition of sprinkler systems:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

99d. Year of Last Major Reconstruction/Replacement: 2003

99e. Expected Remaining Useful Life (Years): 5

99f. Cost to Reconstruct/Replace: \$

99g. Comments:

100. Kitchen Hoods (H)

- Yes
- No

100a. Type of hood

- Yes – Type 1 grease and smoke
- Yes – Type 2 heat and condensation.

100b. Is kitchen exhaust system appropriate for all current appliances it serves?

**2024 BUILDING CONDITION SURVEY – 2024**

Yes

No

100c. Overall Condition of Kitchen Hoods:

Excellent

Satisfactory

Unsatisfactory

Non-functioning

Critical Failure

100d. Year of Last Major Reconstruction/Replacement: 2003

100e. Expected Remaining Useful Life (Years): 15

100f. Cost to Reconstruct/Replace: \$

100g. Comments:

**2024 BUILDING CONDITION SURVEY – 2024**

**ELECTRICAL SYSTEMS**

101. Electrical Power Distribution System (H)

- Yes
- No

101a. Electrical supply meets current needs:

- Yes
- No

101b. Condition of electrical power distribution system:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

101c. Year of last major reconstruction/replacement: 2003

101d. Expected remaining useful life (years): 15

101e. Cost to reconstruct/replace: \$364,000

101f. Comments: Emergency generator transfer switch for boiler room (CMS) (\$251K) Provide smart plugs for window ac units and tie into BMS (MS) (\$24K)

102. Lighting Fixtures (H)

- Yes
- No

102a. Condition of lighting fixtures:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

102b. Year of last major reconstruction/replacement: 2021

102c. Expected remaining useful life (years): 15

102d. Cost to reconstruct/replace: \$133,000

102e. Comments: Provide occupancy sensor for classrooms (MS) (\$89k) Provide occupancy sensor for classrooms (CMS) (\$44k)

**2024 BUILDING CONDITION SURVEY – 2024**

103. Emergency/Exit Lighting Systems (H):

- Yes
- No

103a. Overall condition of emergency/exit lighting systems:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

103b. Year of last major reconstruction/replacement: 2021

103c. Expected remaining useful life (years): 15

103d. Cost to reconstruct/replace: \$

103e. Comments:

104. Emergency or standby power system (H)

- Yes
- No

104a. Types of back-up power system (check all that apply)

- Generator fuel gas/propane
- Generator/diesel/fuel oil
- Receptacle for mobile generator connection
- Central battery inverter
- Integral fixture/battery equipment
- Other (specify)

104b. If "other" please describe here:

104c. Overall condition of emergency/standby power systems:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

104d. Year of last major reconstruction/replacement:

104e. Expected remaining useful life (years):

**2024 BUILDING CONDITION SURVEY – 2024**

104f. Cost to reconstruct/replace: \$

104g. Comments:

105. Fire Alarm Systems (manual, automatic fire detection, and notification appliances) (H)

- Yes
- No

105a. Overall condition of fire alarm system:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

105b. Year of last major reconstruction/replacement: 2003

105c. Expected remaining useful life (years): 10

105d. Cost to reconstruct/replace: \$

105e. Comments:

106. Carbon Monoxide Alarm System (H)

- Yes
- No

106a. Type of alarm system:

- 10-year battery stand-alone alarm
- Hardwired/interconnected detection and alarm
- Gas detection (e.g. NG/CO)
- Other (specify)

106b. If "Other" please specify:

106c. Overall condition of carbon monoxide alarm system:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

106d. Year of last major reconstruction/replacement: 2003

106e. Expected remaining useful life (years): 10

**2024 BUILDING CONDITION SURVEY – 2024**

106f. Cost to reconstruct/replace: \$

106g. Comments:

107. Communication Systems (H)

- Yes
- No

107a. Type of communication system (check all that apply):

- Public Address
- Phones (VOIP)
- Phones (Cellular)
- Phones (other)
- Mass Notification
- Emergency voice communication fire alarm system
- Lockdown notification system
- Other (e.g. radio) (describe below)

107b. If "Other" please describe:

107c. Communication systems are adequate:

- Yes
- No

107d. Condition of communication systems:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

107e. Year of last major reconstruction/replacement: 2003

107f. Expected remaining useful life: 12

107g. Cost to replace/reconstruct: \$89,000

107h. Comments: Sound System for the field

**2024 BUILDING CONDITION SURVEY – 2024**

**STUDENT TRANSPORTATION FACILITIES**

108. Is this building a transportation facility?

- Yes
- No

108a. Type of transportation facility

- Bus/vehicle maintenance facility
- Bus storage facility

109. Does this facility have a fuel dispensing system?

- Yes
- No

109a. Overall condition of fuel dispensing system:

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

109b. Year of last major reconstruction/replacement:

109c. Expected remaining useful life (years):

109d. Cost to reconstruct/replace: \$

109e. Comments:

110. Does this facility have vehicle lifts?

- Yes
- No

110a. Overall condition of vehicle lifts

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

110b. Year of last major reconstruction/replacement:

**2024 BUILDING CONDITION SURVEY – 2024**

110c. Expected remaining useful life (years):

110d. Cost to reconstruct/replace: \$

110e. Comments:

111. Does this facility have a bus wash system?

Yes

No

111a. Overall condition of bus wash:

Excellent

Satisfactory

Unsatisfactory

Non-functioning

Critical Failure

N/A

111b. Year of last major reconstruction/replacement:

111c. Expected remaining useful life (years):

111d. Cost to reconstruct/replace: \$

111e. Comments

## **2024 BUILDING CONDITION SURVEY – 2024**

### **ACCESSIBILITY**

#### 112. Exterior Accessible Route to Building (H)

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

#### 112a. Features provided for exterior accessible route (check all that apply)

- Curb Ramps
- Exterior Ramps
- Handicapped Parking

112b. Cost of improvements needed to provide exterior accessible route to building: \$

112c. Comment:

#### 113. Is there an exterior accessible route to recreational facilities?

- Yes
- No

113a. Cost of improvements to provide exterior accessible route(s) to recreational facilities: \$

113b. Comments:

114. Exterior recreational facilities that are on an accessible route and accessibility standards (check all that apply):

- Playground and Play Equipment
- Playfield(s)
- Athletic Field(s)
- Exterior Bleachers
- Bathroom Facilities
- Concession Stand

114a. Cost of improvements to provide exterior accessible recreational facilities: \$

114b. Comments

#### 115. Interior Accessible Route, Access to Goods and Services, and Restroom Facilities (H)

## **2024 BUILDING CONDITION SURVEY – 2024**

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 interior accessible interior route as specified above?

- Yes
- No

115a. Cost of improvements needed to provide interior accessible route(s) as specified above: \$

115b. Comments:

116. Does this facility have interior spaces that meet accessibility standards (check all that apply):

- Classrooms
- Labs (science, art, technology, etc.)
- Shops
- Main Office
- Health Office
- Gymnasium
- Cafeteria
- Auditorium
- Stage
- Restrooms on each floor

116a. Cost of improvements to provide interior spaces that meet accessibility standards: \$

116b. Comments:

**2024 BUILDING CONDITION SURVEY – 2024**

**ENVIRONMENT / COMFORT / HEALTH**

117. General Appearance

117a. Overall Rating:

- Good
- Fair
- Poor

117b. Comments:

118. Cleanliness (H)

188a. Overall Rating:

- Good
- Fair
- Poor

118b. Comments:

119: Are there walk-off mats, grills in the entryway?

- Yes
- No

119a. If yes, at least 6 feet long?

- Yes
- No

120. Is there noise in classrooms from HVAC units, traffic, etc. that may impact education? (H)

- Yes
- No

121. Lighting Quality (H):

121a. Types of lighting in general purpose classrooms (check all that apply):

- Daylight (natural)
- Not full spectrum
- Full Spectrum
- LED
- Fluorescent
- Other (describe)

121a.1 Describe Other:

121b. Are there blinds in the classroom to prevent glare?

**2024 BUILDING CONDITION SURVEY – 2024**

Yes

No

121c. Overall Rating:

Good

Fair

Poor

121d. Comments:

122. Evidence of Vermin (H)

122a. Is there evidence of active infestations of... (check all that apply)

Rodents

Wood-boring or Wood-eating Insects

Cockroaches

Other Vermin

None

## 2024 BUILDING CONDITION SURVEY – 2024

### INDOOR AIR QUALITY

123. Mold (H)

123a. Is there visible mold or moldy odors?

- Yes  
 No

123a.1. If yes, where? (check all that apply)

- Classrooms  
 Hallways  
 Ventilation system  
 Toilet rooms  
 Cafeteria  
 Kitchen  
 Auditorium  
 Gymnasium  
 Locker Rooms  
 Labs  
 Workshops  
 Offices  
 Storage  
 Crawlspace  
 Attic  
 Other places (describe)

123a.2. Describe "Other":

123b. Are any surface constructed of any of the following materials?

- Paper-faced or gypsum products  
 Cellulose products (typically ceiling tile)  
 Not Applicable

123c. Is there evidence of water intrusion?

- Yes  
 No

123d. Estimated cost of necessary improvements: \$

123e. Comments:

124. Humidity/Moisture (H)

124a Overall rating of humidity/moisture condition in building:

**2024 BUILDING CONDITION SURVEY – 2024**

- Good
- Fair
- Poor

124b. Are any of the following found in/or around classroom areas (check all that apply)?

- Active leaks in roof
- Active leaks in plumbing
- Moisture condensation
- Visible stains or water damage
- None

124c. Are any of the following found in/or around other areas (check all that apply)?

- Active leaks in roof
- Active leaks in plumbing
- Moisture condensation
- Visible stains or water damage
- None

125. Ventilation: fresh air intake locations, air filters, etc. (H)

125a. Are fresh air intakes near the bus loading, truck delivery, or garbage storage/disposal areas?

- Yes
- No

125b. Is there accumulated dirt, dust or debris around fresh air intakes?

- Yes
- No

125c. Are fresh air intakes free of blockage?

- Yes
- No

125d. Is accumulated dirt, dust or debris in ductwork?

- Yes
- No

125e. Are dampers functioning as designed?

- Yes
- No

125f. Condition of air filters:

- Good

**2024 BUILDING CONDITION SURVEY – 2024**

- Fair
- Poor

125g. Outside air is adequate for occupant load:

- Yes
- No

125h. Rating of ventilation/indoor air quality:

- Good
- Fair
- Poor

125i. Comments:

126: Indoor Air Quality (IAQ) Plan (H)

126a. Does the school district use EPA's / *Tools for Schools* program?

- Yes
- No

126b. If No, is some other IAQ management plan used?

- Yes
- No

126c. Has the District assigned IAQ responsibilities to a designated individual?

- Yes
- No

126c.1 If Yes, what is their job title?

127. Does the school practice Integrated Pest Management (IPM)? (H)

- Yes
- No

127a. Is vegetation kept one foot away from the building?

- Yes
- No

127b. Are crevices and holes in walls, floors and pavement sealed or eliminated?

- Yes
- No

**2024 BUILDING CONDITION SURVEY – 2024**

127c. Is there a certified pesticide applicator on staff?

- Yes
- No

127d. Are pesticides used in the building?

- Yes
- No

127d.1. If Yes, how are they typically applied?

- Spot treatment
- Area wide treatments

127e. Are pesticides used on the grounds?

- Yes
- No

127e.1. If Yes, was an emergency exemption granted by the Board of Education?

- Yes
- No

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

- Yes
- No

128a. Has the facility been tested for the presence of radon?

- Yes
- No

128b. Were any of the results of the test greater than or equal to 4 picocuries per liter (pCi/L)?

- Yes
- No

128c. If Yes, did the school take steps to mitigate the elevated radon levels?

- Yes, active mitigation system installed
- Yes, passive mitigation system made active
- Yes, ventilation controls (HVAC) adjusted
- Yes, other (describe)
- No action taken

128c.1 Describe other actions taken to mitigate elevated radon levels:

**2024 BUILDING CONDITION SURVEY – 2024**

**EMERGENCY SHELTER**

129. Does this building serve as an emergency shelter?

- Yes
- No

129a. Is there a written agreement with the American Red Cross for the use of this building as an emergency shelter?

- Yes
- No

129b. Does this building have an emergency generator to support sheltering operations (lights, HVAC, etc.)?

- Yes
- No

129b.1 If Yes, what systems are connected to the emergency generator? (check all that apply)

- Communication system
- Fire alarm system
- Security system
- Lighting
- HVAC
- Sump Pump
- Other (specify)

129c. if "Other" please specify.

129d. Does this facility have a cooking/food preparation kitchen?

- Yes
- No

129d.1. If Yes, is the area outfitted for:

- Full preparation and cooking kitchen
- Warming capabilities only

129e. What items in the cooking/food preparation kitchen are powered by the emergency generator? (Check all that apply)

- Warming/cooking equipment
- Refrigeration equipment
- Other kitchen equipment

129f. Potable water:

- Provided by municipal system
- Provided by on-site wells – not connected to the emergency generator

**2024 BUILDING CONDITION SURVEY – 2024**

- Provided by on-site wells – connected to the emergency generator

129g. Sanitary:

- Gravity discharge  
 Force main pumping station – not connected to the emergency generator  
 Force main pumping station – connected to the emergency generator

130. List the district's occupied buildings which require the BCS.

**Dows Lane Elementary School**

**Main Street School**

**Main Street Gym**

**Middle School & CMS Building**

**High School & LGA Building**

**Arts & Athletics Building**

**2024 BUILDING CONDITION SURVEY – 2024**

**BUILDING INFORMATION**

1. Name of School District: **Irvington UFSD**
2. SED District 8-Digit BEDS Code: **66040202**
3. Building Name: **Main Street School**
4. SED 4-Digit Facility Code: **0001**
5. Survey Inspection Date: **February 19, 2025**
6. Building 911 Address: **101 Main Street**
7. City: **Irvington**
8. Zip Code: **10533**
9. Certificate of Occupancy Status:
  - A – Annual
  - T – Temporary
  - N – None
10. Certificate of Occupancy Expiration Date: **11/1/2025**
- 10a. Is this a manufactured building? (Relocatable, modular, portable)
  - Yes
  - No
11. Have there been renovations or construction in the building during the past 12 months?
  - Yes
  - No
12. Was major construction/renovation work since 2015 conducted when school was in session?
  - Yes
  - No
13. Estimated capital construction expenses anticipated for this building through 2024 calendar year excluding maintenance (to be answered after the building inspection is complete). **\$6,277,100**
14. Overall building rating (to be answered after the building inspection is complete)
  - Excellent
  - Satisfactory
  - Unsatisfactory
  - Failing
15. Was overall building rating established after consultation with health and safety committee in accordance with Commissioner’s Regulations 155.4(c)(1)?
  - Yes
  - No

**2024 BUILDING CONDITION SURVEY – 2024**

16. A/E Firm Name: **BBS Architects, Landscape Architects, Engineers P.C.**

17. A/E Firm Address: **244 East Main Street Patchogue, New York 11772**

18. A/E Firm Phone Number: **(631) 475-0349**

19. E-mail: [seeba@bbsarch.com](mailto:seeba@bbsarch.com)

20. A/E Name: **Frederick W. Seeba, P.E., LEED AP**

21. A/E License #: **068018**

**BUILDING AGE, GROSS SQUARE FOOTAGE AND MAINTENANCE STAFF**

22. Building Age

	Year
Original Construction	<b>1913</b>
Addition #1	
Addition #2	
Addition #3	
Addition #4	
Addition #5	

23. Square feet of construction

	Sq. Feet
Original construction	<b>44,890</b>
Addition #1	
Addition #2	
Addition #3	
Addition #4	
Addition #5	

24. Gross square ft. of Building as currently configured: **44,890**

25. Number of Floors: **4**

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

	Count Employees
Full-time custodians:	<b>4</b>
Part-time custodians:	<b>0</b>
Totals:	<b>4</b>

**BUILDING OWNERSHIP AND OCCUPANCY STATUS**

27. Building Ownership (check 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 a non-district entity and leased to district.

**2024 BUILDING CONDITION SURVEY – 2024**

28. For which of the following purposes is the building currently used? (check all that apply)

- Used for student instructional purposes.
- Used for district administration.
- Used for other district purposes.
- Used by other organization(s).

28a. Describe use for other district purposes:

**BUILDING USERS**

29. How many students were registered to receive instruction in this building as of last year? (If none, enter "0") and skip to "Program Spaces" section. (Do not include evening class students). **280**

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

	Quantity
Permanent instructional spaces (i.e., regular classrooms)	<b>280</b>
Temporary instructional spaces (i.e., portable or demountable classrooms) attached to the building	<b>0</b>
Non-instructional spaces used as instructional spaces	<b>0</b>

31. If the answer is greater than zero, which types of non-instructional spaces were being used for instructional purposes on **October 1, 2019**? (check all that apply)

- Cafeteria
- Gymnasium
- Administrative Spaces
- Library
- Lobby
- Stairwell
- Storage Space
- Other (please describe)
- None

31a. Describe other types of non-instructional spaces being used for instructional purposes:

32. Grades Housed

- Pre-K
- Kindergarten
- 1st
- 2nd
- 3rd
- 4th
- 5th
- 6th
- 7th
- 8th
- 9th

**2024 BUILDING CONDITION SURVEY – 2024**

- 10th
- 11th
- 12th
- N/A (none)

33. For how many instructional days during the school year prior to the BCS assigned year (July1 through June 30) was the building closed due to facilities failures, system malfunctions, structural problems, fire, etc. ? (if none, enter "0"). **0**

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

- Yes
- No

**PROGRAM SPACES**

35. Number of instructional classrooms: **27**

36. Gross square footage of all instructional classrooms (combined): **24,000**

37. Other spaces provided:

- a. N/A (none)
- b. Administration
- c. Art
- d. Audio Visual
- e. Auditorium
- f. Cafeteria
- g. Computer Room
- h. Guidance
- i. Gymnasium
- j. Health Office
- k. Home & Careers
- l. Kitchen
- m. Large Group Instruction
- n. Library
- o. Multipurpose Rooms
- p. Music
- q. Pre-K
- r. Remedial Rooms
- s. Resource Rooms
- t. Science Labs
- u. Special Education
- v. Swimming Pool
- w. Teacher Resource
- x. Technology/Shop
- y. Other (please describe)

37a. Describe other spaces:

## **2024 BUILDING CONDITION SURVEY – 2024**

### **SPACE ADEQUACY**

38. Rating of space adequacy:

- Good
- Fair
- Poor

38a. Enter Comments:

- **Interior renovation of (1) existing gang toilet (G) on first floor, as requested by Owner**
  - **\$225,000**
- **Interior renovation of (2) existing faculty toilets on first floor, as requested by Owner**
  - **\$135,000**
- **Interior renovation of (2) existing gang toilets (B&G) on second floor, as requested by Owner**
  - **\$350,000**

### **SITE UTILITIES**

**39. Water (H)**

- Yes
- No

39a. Type of Service:

- Municipal or Utility provided
- Well
- Other

39b. Types of water service piping:

- Galvanized
- Copper
- Lead
- PVC
- Other
- N/A (None)

39c. Overall condition of water service piping:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

39d. Year of Last major Reconstruction/Replacement: **1993**

39e. Expected Remaining Useful Life (Years): **10**

**2024 BUILDING CONDITION SURVEY – 2024**

39f. Cost to Reconstruct/Replace: \$

39g. Comments:

**40. Site Sanitary (H)**

- Yes
- No

40a. Type of Service:

- Municipal or utility sewer
- Site Septic
- Other

40b. Condition:

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

40c. Year of Last Major Reconstruction/Replacement: **1954**

40d. Expected Remaining Useful Life (Years): **5**

40e. Cost to Reconstruct/Replace: \$

40f. Comments:

**41. Site Gas**

- Yes
- No

41a. Type of gas service:

- Natural Gas
- Liquid Petroleum

41b. Condition:

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

41c. Year of last major Reconstruction/Replacement:

41d. Expected Remaining Useful Life (Years):

41e. Cost to Reconstruct/Replace: \$

41f. Comments:

## **2024 BUILDING CONDITION SURVEY – 2024**

### **42. Site Fuel Oil**

- Yes  
 No

42a. Number of Above-Ground Tanks:

42a.1 Capacity of Above-Ground Tanks (gallons):

42b. Number of Below-Ground Tanks: **1**

42b.1 Capacity of Below-Ground Tanks (gallons): **6,000**

42c. Condition:

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

42d. Year of Last Major Reconstruction/Replacement: **1995**

42e. Expected Remaining Useful Life (Years): **5**

42f. Cost to Reconstruct/Replace: \$300,900

42g. Comments: Provide signage and cage for tank fill alarm. (\$900) Replace fuel oil tank. (\$300K).

### **43. Site Electrical, Including Exterior Distribution**

- Yes  
 No

43a. Service Provider:

- Municipal or Utility Provided  
 Self-Generated  
 Other  
 N/A

43b. Type of Service:

- Above Ground  
 Below Ground  
 N/A

43c. Condition:

- Excellent  
 Satisfactory  
 Unsatisfactory  
 Non-Functioning  
 Critical Failure

43d. Year of Last Major Reconstruction/Replacement: **2021**

**2024 BUILDING CONDITION SURVEY – 2024**

43e. Expected Remaining Useful Life (Years): **15**

43f. Cost to Reconstruct/Replace: \$

43g. Comments:

**SITE FEATURES**

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

44a. Does this facility have a closed pipe system?

Yes

No

44b. Condition:

Excellent

Satisfactory

Unsatisfactory

Non-Functioning

Critical Failure

44c. Year of Last Major Reconstruction/Replacement: **2013**

44d. Expected Remaining Useful Life (Years): **15**

44e. Cost to Reconstruct/Replace: \$

44 f. Comments:

**45. Open Drainage Pipe Stormwater Management System**

45a. Does this facility have an open stormwater system (ditch)?

Yes

No

45b. Condition

Excellent

Satisfactory

Unsatisfactory

Non-Functioning

Critical Failure

45c. Year of Last Major Reconstruction/replacement

45d. Expected Remaining Useful Life (Years):

45e. Cost to Reconstruct/Replace: \$

45f. Comments:

## **2024 BUILDING CONDITION SURVEY – 2024**

### **46. Catch Basins/Drop Inlets/Manholes**

46a. Does this facility have catch basins/drop inlets/manholes?

- Yes
- No

46b. Condition:

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

46c. Year of Last Major Reconstruction/Replacement: **1993**

46d. Expected Remaining Useful Life (Years): **10**

46e. Cost to Reconstruct/Replace: \$

46f. Comments:

### **47. Culverts**

47a. Does this facility have culverts?

- Yes
- No

47b. Condition:

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

47c. Year of Last Major Reconstruction/Replacement:

47d. Expected Remaining Useful Life (Years):

47e. Cost to Reconstruct/Replace: \$

47f. Comments:

### **48. Outfalls**

48a. Does this facility have outfalls?

- Yes
- No

48b. Condition:

- Excellent
- Satisfactory

## **2024 BUILDING CONDITION SURVEY – 2024**

- Unsatisfactory
- Non-Functioning
- Critical Failure

48c. Year of Last Major Reconstruction/Replacement:

48d. Expected Remaining Useful Life (Years):

48e. Cost to Reconstruct/Replace: \$

48f. Comments:

### **49. Infiltration Basins/Chambers**

49a. Does this facility have infiltration basins/chambers?

- Yes
- No

49b. Condition:

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

49c. Year of Last Major Reconstruction/replacement:

49d. Expected Remaining Useful Life (Years):

49e. Cost to Reconstruct/Replace: \$

49f. Comments:

### **50. Retention Basins**

50a. Does this facility have retention basins?

- Yes
- No

50b. Condition:

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

50c. Year of Last Major Reconstruction/Replacement:

50d. Expected Remaining Useful Life (Years):

50e. Cost to Reconstruct/Replace: \$

## **2024 BUILDING CONDITION SURVEY – 2024**

50f. Comments:

### **51. Wetponds**

51a. Does This facility have wetponds?

- Yes
- No

51b. Condition

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

51c. Year of Last Major Reconstruction/Replacement:

51d. Expected Remaining Useful Life (Years):

51e. Cost to Reconstruct/Replace: \$

51f. Comments:

### **52. Manufactured Stormwater Proprietary Units**

52a. Does this facility have proprietary units?

- Yes
- No

52b. Condition:

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

52c. Year of Last Major Reconstruction/Replacement:

52d. Expected Remaining Useful Life (Years):

52e. Cost to Reconstruct/Replace: \$

52f. Comments:

**53. Point of Outfall Discharge:** (check all that apply)

- Municipal storm sewer system
- Combined sewer system
- Surface Water
- On-site recharge
- Other (describe)
- Not Applicable

## **2024 BUILDING CONDITION SURVEY – 2024**

53a. Please describe other:

### **54. Outfall Reconnaissance Inventory**

Were all stormwater outfalls inspected during dry weather for signs of non-stormwater discharge?

- Yes
- No
- Not Applicable

## **SITE FEATURES**

---

### **55. Pavement (Roadways and Parking Lots)**

- Yes
- No

55a. Type: (check all that apply)

- Concrete
- Asphalt
- Gravel
- Other

55b. Condition:

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

55c. Year of Last Major Reconstruction/Replacement: **2021**

55d. Expected Remaining Useful Life (Years): **15**

55e. Cost to Reconstruct/Replace: \$

55f. Comments:

### **56. Sidewalks**

- Yes
- No

56a. Type: (check all that apply)

- Concrete
- Asphalt
- Gravel
- Paver
- Other

56b. Condition:

- Excellent
- Satisfactory

**2024 BUILDING CONDITION SURVEY – 2024**

- Unsatisfactory
- Non-Functioning
- Critical Failure

56c. Year of Last Major Reconstruction/Replacement: **1993**

56d. Expected Remaining Useful Life (Years): **10**

56e. Cost to Reconstruct/Replace: **\$50,000**

56f. Comments: **Annual allowance \$10K/year for minor concrete/asphalt walkway & curb repairs over next 5 years.**

**57. Playgrounds and Playground Equipment**

- Yes
- No

57a. Condition:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

57b. Year of Last Major Reconstruction/Replacement: **2018**

57c. Expected Remaining Useful Life (Years): **10**

57d. Cost to Reconstruct/Replace: \$

57e. Comments:

**58. Athletic Fields and Play Fields**

- Yes
- No

58a. Condition:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

58b. Year of Last Major Reconstruction/Replacement: **2013**

58c. Expected Remaining Useful Life (Years): **10**

58d. Cost to Reconstruct/Replace: \$

58e. Comments:

58f. Does the facility have synthetic turf field(s)

**2024 BUILDING CONDITION SURVEY – 2024**

- Yes
- No

58f.1 If yes, how many synthetic turf fields?

58f.2 Expected Remaining Useful Life of Synthetic Turf Field(s):

58f.3 Type of synthetic turf field infill:

**59. Exterior Bleachers/Stadiums**

- Yes
- No

59a. Condition:

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

59b. Year of Last Major Reconstruction/Replacement:

59c. Expected Remaining Useful Life (Years):

59d. Cost to Reconstruct/Replace: \$

59e. Comments:

59f. Seating Capacity

**60. Related Structures** (such as Press Boxes, Dugout, Climbing Walls, etc.)

- Yes
- No

60a. Condition:

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

60b. Year of Last Major Reconstruction/Replacement:

60c. Expected Remaining Useful Life (Years):

60d. Cost to Reconstruct/Replace: \$

60e. Comments:

## 2024 BUILDING CONDITION SURVEY – 2024

### **BUILDING STRUCTURE**

#### **61. Foundation (S)**

61a. Type (check all that apply):

- Reinforced Concrete
- Masonry on Concrete footing
- Other (specify)

61a1. If "Other" please specify

61b. Evidence of structural concerns (check all that apply):

- Structural Cracks
- Heaving/Jacking
- Decay/Corrosion
- Water Penetration
- Unsupported Ends
- Other
- None

61c. Condition:

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

61d. Year of Last Major Reconstruction/Replacement: **1913**

61e. Expected Remaining Useful Life (Years): **25**

61f. Cost to Reconstruct/Replace: **\$25,000**

61g. Comments: **Previous water infiltration present in elevator machine room adjacent to boiler room. Further investigation is required.**

#### **62. Piers (S)**

- Yes
- No

62a. Type (check all that apply)

- Concrete
- Masonry
- Steel
- Stone
- Wood
- Other (specify)
- N/A (none)

## **2024 BUILDING CONDITION SURVEY – 2024**

62a1. If "Other" please specify

62b. Evidence of structural concerns (check all that apply)

- Structural Cracks
- Heaving/Jacking
- Decay/Corrosion
- Water Penetration
- Unsupported Ends
- Other
- None

62c. Condition:

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

62d. Year of Last Major Reconstruction/Replacement

62e. Expected Remaining Useful Life (Years)

62f. Cost to Reconstruct/Replace: \$

62g. Comments:

### **63. Columns (S)**

Type (check all that apply):

- Concrete
- Masonry
- Steel
- Wood
- Other (specify)
- N/A (none)

63.1 If "Other" please specify:

63a. Evidence of Structural Concerns (check all that apply)

- Structural Cracks
- Heaving/Jacking
- Decay/Corrosion
- Water Penetration
- Unsupported Ends
- Other
- None

63b. Condition:

- Excellent

**2024 BUILDING CONDITION SURVEY – 2024**

- Satisfactory
- Unsatisfactory
- Non-Functioning
- Critical Failure

63c. Year of Last Major Reconstruction/Replacement: **2011**

63d. Expected Remaining Useful Life (Years): **20**

63e. Cost to Reconstruct/Replace:

63f. Comments:

**64. Footings (S)**

Type (check all that apply)

- Concrete
- Other (specify)

64a. Evidence of structural concerns (check all that apply)

- Structural Cracks
- Heaving/Jacking
- Decay/Corrosion
- Water Penetration
- Unsupported Ends
- Other
- None

64.a1. If "Other" please specify

64b. Condition:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

64c. Year of Last Major Reconstruction/Replacement: **1913**

64d. Expected Remaining Useful Life (Years): **25**

64e. Cost to Reconstruct/Replace: \$

64f. Comments:

**65. Structural Floors (S)**

65a. Type (check all that apply):

- Concrete Deck on Wood Structure
- Concrete/Metal Deck/Metal Joists
- Cast in Place Concrete Structural System

## **2024 BUILDING CONDITION SURVEY – 2024**

- Precast Concrete Structural System
- Reinforced Concrete Slab on Grade
- Wood Deck on Wood Trusses
- Wood Deck on Wood Joists
- Other (specify)

65a.1 Specify Other Type

65b. Evidence of Structural Concerns with Floor Support System (Beams/ Joists/Trusses, etc.) (Check all that apply):

- Structural Cracks
- Unsupported Ends
- Rot / Decay / Corrosion
- Deflection
- Seriously Damaged/ Missing Components
- Other Problems
- None

65b.1 Describe Other Problems:

65c. Evidence of Structural Concerns with Structural Floor Deck (check all that apply):

- Cracks Deflection
- Rot / Decay / Corrosion
- None

65d. Overall Condition of Structural Floors:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

65e. Year of Last Major Reconstruction/Replacement: **1913**

65f. Expected Remaining Useful Life (Years): **20**

65g. Cost to Reconstruct/Replace: \$

65h. Comments:

## **BUILDING ENVELOPE**

### **66. Exterior Walls/Columns (S)**

66a. Material (check all that apply):

- Aluminum/Glass Curtain Wall
- Brick
- Concrete
- Composite Insulated Panels

**2024 BUILDING CONDITION SURVEY – 2024**

- Masonry
- Steel
- Wood
- Other (specify)

66a.1 Specify Other Material:

66b. Evidence of Structural Concerns with Support System (columns, base plates, connections, etc. )  
(check all that apply):

- Structural Cracks
- Rot / Decay / Corrosion
- Other Problems
- None

66c. Evidence of Concerns with Exterior Cladding (check all that apply):

- Cracks/Gaps
- Inadequate Flashing
- Efflorescence
- Moisture Penetration
- Rot / Decay / Corrosion
- Other Problems
- None

66c.1 Describe Other Problems:

66d. Overall Condition of Exterior Walls/Columns:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

66e. Year of Last Major Reconstruction/Replacement: **2018**

66f. Expected Remaining Useful Life (Years): **15**

66g. Cost to Reconstruct/Replace: \$

66h. Comments:

**67. Chimneys (S)**

- Yes
- No

67a Material (check all that apply)

- Masonry
- Concrete
- Metal
- Wood

**2024 BUILDING CONDITION SURVEY – 2024**

Other

67a.1 Specify other:

67b. Overall condition of Chimneys:

Excellent

Satisfactory

Unsatisfactory

Non-functioning

Critical Failure

67c. Year of Last Major Reconstruction/Replacement: **1913**

67d. Expected Remaining Useful Life (Year): **10**

67e. Cost to Reconstruct/Replace: \$

67f. Comments:

**68. Parapets**

Yes

No

68a. Construction Type (check all that apply)

Masonry

Concrete

Metal

Wood

Other

68a.1 Specify Other:

68b. Overall condition of parapets:

Excellent

Satisfactory

Unsatisfactory

Non-functioning

Critical Failure

68c. Year of Last Major Reconstruction/Replacement:

68d. Expected Remaining Useful Life (Years):

68e. Cost to Reconstruct/Replace: \$

68f. Comments:

**69. Exterior Doors**

69a. Overall Condition of Exterior Door Units:

Excellent

**2024 BUILDING CONDITION SURVEY – 2024**

- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

69b. Do any exterior doors have magnetic locking devices?

- Yes
- No

69c. Safety/Security features are adequate?

- Yes
- No

69d. Year of Last Major Reconstruction/Replacement: **2020**

69e. Expected Remaining Useful Life (Years): **15**

69f. Cost to Reconstruct/Replace: \$

69g. Comments:

- **Replace (5) existing single HM doors, frames & HW w/ new FRP doors & panic hardware**
  - **\$75,000**
  
- **Sand, repair and refinish existing exterior wood doors & frame at Main Street entrance (historical)**
  - **\$30,000**

**70. Exterior Steps, Stairs, Ramps (S)**

- Yes
- No

70a. Construction Type (Check all that apply)

- Concrete
- Paver
- Steel
- Wood
- Other (specify)

70b. If "other", specify here:

70c. Overall Condition of Exterior Steps, Stairs and Ramps

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

70d. Year of Last Major Reconstruction/Replacement: **2013**

70e. Expected Remaining Useful Life (Years): **15**

## **2024 BUILDING CONDITION SURVEY – 2024**

70f. Cost to Reconstruct/Replace: **\$50,000**

70g. Comments: **Repair existing concrete stairs and retaining walls from Cafeteria (under fire escape).**

### **71. Fire Escapes (S)**

71a. Does this facility have one or more fire escapes?

Yes

No

71b. Overall Condition of Fire Escapes

Excellent

Satisfactory

Unsatisfactory

Non-functioning

Critical Failure

71c. Safety features are adequate:

Yes

No

71d. Year of Last Major Reconstruction/Replacement: **2023**

71e. Expected Remaining Useful Life (Years): **5**

71f. Cost to Reconstruct/Replace: **\$250,000**

71g. Comments: **Replace two pre-existing (rusting/corrosion) steel fire escapes from Cafeteria and Auditorium, including guardrails and handrails (nonconforming). *Emergency repairs performed two years ago.***

### **72. Windows**

Yes

No

72a. Window Material: (check all that apply)

Aluminum

Steel

Vinyl

Solid Wood

Wood w/External Cladding System

Other

72a1. If "Other" please specify:

72b. Overall Condition of Windows:

Excellent

Satisfactory

Unsatisfactory

Non-functioning

## **2024 BUILDING CONDITION SURVEY – 2024**

Critical Failure

72c. All Rescue Windows are Operable:

Yes

No

N/A

72d. Year of Last Major Reconstruction/Replacement: **2005**

72e. Expected Remaining Useful Life (Years): **10**

72f. Cost to Reconstruct/Replace: \$

72g. Comments:

### **73. Roof and Skylights (S)**

Yes

No

73a. Type of roof construction (Check all that apply):

Concrete on metal deck on metal trusses/joists

Concrete (poured or plank) on concrete beams

Gypsum (poured or plank) on metal trusses/joists

Metal deck on metal trusses/joists

Wood deck on wood trusses/joists

Wood deck on metal trusses/joists

Tectum on metal trusses/joists

Other (describe below)

73a.1 Other roof construction type:

73b. Type of roofing material (check all that apply)

Single-ply membrane

Built-up

Asphalt shingle

Pre-formed metal

IRMA

Slate

Fluid applied seamless surfacing

Other (describe below)

73b.1 Other roofing material:

73c. Evidence of structural concerns with roof support system (beams/joists/trusses, etc.) (check all that apply)

Structural cracks

Unsupported ends

Rot / Decay / Corrosion

Deflection

**2024 BUILDING CONDITION SURVEY – 2024**

- Seriously damaged / missing components
- Other concerns (describe)
- None

73c.1 Describe other concerns:

73d. Evidence of structural concerns with roof deck (check all that apply):

- Cracks
- Deflection
- Rot / Decay / Corrosion
- None

73e. Does this facility have skylights?

- Yes
- No

73f. Skylight material (check all that apply):

- Plastic
- Glass
- Other
- N/A

73g. Overall condition of skylights

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

73h. Evidence of concerns with roofing, skylights, flashings, and drains (check all that apply):

- Failures/Splits/Cracks
- Rot/Decay/Corrosion
- Inadequate flashing/curbs/pitch pockets
- Inadequate or poorly functioning roof drains
- Evidence of water penetration/active leaks
- Other (specify)
- None

73h.1 Specify other concerns:

73i. Overall Condition of Roof and Skylights:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

73j. Year of Last Major Reconstruction/Replacement: **2011**

**2024 BUILDING CONDITION SURVEY – 2024**

73k. Expected Remaining Useful Life (Years): **15**

73l. Cost to Reconstruct/Replace: \$

73m. Comments:

**BUILDING INTERIOR**

**74. Interior Bearing Walls and Fire Walls (S)**

Yes

No

74a. Overall condition of interior bearing walls and fire walls:

Excellent

Satisfactory

Unsatisfactory

Non-functioning

Critical Failure

74b. Year of Last Major Reconstruction/Replacement: **1913**

74c. Expected Remaining Useful Life (Years): **10**

74d. Cost to Reconstruct/Replace: **\$ 25,000**

74e. Comments: **Existing masonry opening in demising wall for elevator machine room indicates previous water infiltration with severe rusting of lintels, door & frame. Further investigation is required.**

74.f Regulatory

Have design professionals provided inventory of construction regulated under BCNYS Ch7, including assessment of their condition and maintenance, as required by NYSFC Ch7 and NYSPMC 703? This includes but is not limited to:

(check each item provided to the district)

Fire-resistance rated assemblies

Smoke Barriers and smoke partitions

Penetrations, joints, voids, door

Assessment of Ch.7 regulated assembly either damaged, altered, breached, or penetrated

Confirmation of compliant repair or protection of Ch.7 regulated assembly either damaged, altered, breached or penetrated.

Other

74.f Other:

**75. Other Interior Walls**

Yes

No

75a. Overall condition of other interior walls:

Excellent

## **2024 BUILDING CONDITION SURVEY – 2024**

- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

75b. Year of Last Major Reconstruction/replacement: **1990**

75c. Expected Remaining Useful Life (Years): **10**

75d. Cost to Reconstruct/Replace: **\$20,000**

75e. Comments: **Localized wall repair and painting on interior walls.**

### **76. Carpet**

- Yes
- No

76a. Where located (check all that apply):

- Classrooms
- Corridors
- Offices
- Assembly Spaces (Auditorium, Gym, Play Room, etc.)
- Other Areas

76b. Condition:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

76c. Year of Last Major Reconstruction/Replacement: **2005**

76d. Expected Remaining Useful Life (Years): **10**

76e. Cost to Reconstruct/Replace: \$

76f. Comments:

### **77. Resilient tiles or Sheet Flooring**

- Yes
- No

77a. Where located (check all that apply):

- Classrooms
- Corridors
- Offices
- Assembly Spaces (Auditorium, Gym, Playroom, etc.)
- Other Areas

## **2024 BUILDING CONDITION SURVEY – 2024**

77b. Overall condition of resilient tiles or sheet flooring:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

77c. Year of Last Major Reconstruction/Replacement: **2014**

77d. Expected Remaining Useful Life (Years): **10**

77e. Cost to Reconstruct/Replace: **\$500,000**

77f. Comments: **Install new LVT flooring over existing VCT at 23 classrooms, as requested by Owner.**

### **78. Hard Flooring (concrete, ceramic tile, stone, etc.)**

- Yes
- No

78a. Where located (check all that apply):

- Classrooms
- Corridors
- Offices
- Assembly Spaces (Auditorium, Gym, Play Room, etc.)
- Kitchen
- Locker Rooms/Toilet Rooms
- Other Areas

78b. Overall condition of hard flooring:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

78c. Year of Last Major Reconstruction/Replacement: **2014**

78d. Expected Remaining Useful Life (Years): **10**

78e. Cost to Reconstruct/Replace: \$

78f. Comments:

### **79. Wood Flooring**

- Yes
- No

79a. Where located (check all that apply):

- Classrooms

## **2024 BUILDING CONDITION SURVEY – 2024**

- Corridors
- Offices
- Assembly Spaces (Auditorium, Gym, Play Room, etc.)
- Other Areas

79c. Year of Last Major Reconstruction/Replacement: **2024**

79d. Expected Remaining Useful Life (Years): **20**

79e. Cost to Reconstruct/Replace: **\$6,000**

79f. Comments: **Sand and refinish existing stage floor.**

### **80. Ceilings (H)**

- Yes
- No

80a. Overall condition of ceilings:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

80b. Year of Last Major Reconstruction/Replacement: **2015**

80c. Expecting Remaining Useful Life (Years): **15**

80d. Cost to Reconstruct/replace: \$

80e. Comments:

### **81. Lockers**

- Yes
- No

81a. Overall condition of lockers:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

81b. Year of Last Major Reconstruction/replacement: **1990**

81c. Expected Remaining Useful Life (Years): **10**

81d. Cost to Reconstruct/Replace: \$

81e. Comments:

### **82. Interior Doors**

**2024 BUILDING CONDITION SURVEY – 2024**

Yes

No

82a. Overall condition of interior door units:

Excellent

Satisfactory

Unsatisfactory

Non-functioning

Critical Failure

82b. Overall condition of interior door hardware:

Excellent

Satisfactory

Unsatisfactory

Non-functioning

Critical Failure

82c. Year of Last Major Reconstruction/replacement: **2023**

82d. Expected Remaining Useful Life (Years): **15**

82e. Cost to Reconstruct/Replace: **\$110,000**

82f. Comments: **Continue replacement on balance of pre-existing nonconforming door hardware, including localized replacement of damaged door slabs as needed.**

**83. Interior Stairs (H)**

Yes

No

83a. Overall condition of interior stairs:

Excellent

Satisfactory

Unsatisfactory

Non-functioning

Critical Failure

83b. Stair material

Concrete

Steel

Wood

Other

83c. Year of Last Major Reconstruction/Replacement: **1913**

83d. Expected Remaining Useful Life (Years): **15**

83e. Cost to Reconstruct/Replace: \$

83f. Comments:

- **Replace pre-existing nonconforming wood handrails at staircase A & B**

**2024 BUILDING CONDITION SURVEY – 2024**

- \$75,000
- **Replace pre-existing nonconforming steel handrails at stair to Cafeteria**
  - \$15,000
- **Apply slip resistance floor coating on existing concrete stairs to Cafeteria**
  - \$5,000
- **Provide steel handrails at existing ramp in hallway leading from elevator to Cafeteria and reverse swing on existing door to rectify pre-existing dead-end corridor condition.**
  - \$10,000

**84. Elevator, Lift, and Escalators (H)**

- Yes  
 No

84a. Overall condition of elevators, lifts, escalators:

- Excellent  
 Satisfactory  
 Unsatisfactory  
 Non-functioning  
 Critical Failure

84b. Year of Last Major Reconstruction/Replacement: **2014**

84c. Expected Remaining Useful Life (Years): **15**

84d. Cost to Reconstruct/Replace: \$

84e. Comments:

**85. Swimming Pool and Swimming Pool Systems (H)**

- Yes  
 No

85a. Overall condition of swimming pool and pool systems:

- Excellent  
 Satisfactory  
 Unsatisfactory  
 Non-functioning  
 Critical Failure

85b. Year of Last Major Reconstruction/Replacement:

85c. Expected Remaining Useful Life (Years):

85d. Cost to Reconstruct/Replace: \$

85e. Comments:

## **2024 BUILDING CONDITION SURVEY – 2024**

### **86. Interior Bleachers**

- Yes
- No

86a. Overall condition of interior bleachers:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

86b. Year of Last Major Reconstruction/Replacement:

86c. Expected Remaining Useful Life (Years):

86d. Cost to Reconstruct/Replace: \$

86e. Comments:

## **HVAC SYSTEMS**

### **87. Heat Generating Systems (H)**

- Yes
- No

87a. Heat generation source (check all that apply):

- Biomass
- Boiler / Hot Water
- Boiler / steam
- Cogeneration Plant
- Electric
- Furnace / Forced Air
- Geothermal
- Heat Pump
- Unit Ventilation
- Other (describe below)

87a.1 Other heat generating systems:

87b. Overall condition of heat generating systems:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

87c. Year of Lat Major Reconstruction/replacement:

87d. Expected Remaining Useful Life (Years):

## **2024 BUILDING CONDITION SURVEY – 2024**

87e. Cost to Reconstruct/Replace: \$

87f. Comments: Heating provided by boilers in Gym building.

### **88. Ventilation System (exhaust fans, etc.) (H)**

- Yes
- No

88a. Type of ventilation system (check all that apply)

- Natural Ventilation
- Central System
- Energy recovery ventilator
- Rooftop units
- Unitary (UVs, FC/BC, PTAC)
- Forced Air Furnace
- Heat Pump
- Split system / variable refrigerant
- Powered relief air system
- Gravity/barometric relief
- Other (specify)

88b. If "Other" please specify here:

88c. Overall condition of ventilation systems

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

88d. Year of last major reconstruction/replacement 1993

88e. Expected remaining useful life (years):5

88f. Cost to reconstruct/replace: \$3,200,000

88g. Comments: Provide unit vents for classrooms.

### **89. Mechanical Cooling / Air-Conditioning Systems**

- Yes
- No

89a. Types of mechanical cooling

- Chiller/chilled water
- Geothermal
- Air cooled
- Water cooled
- DX/Split system
- Heat pump

**2024 BUILDING CONDITION SURVEY – 2024**

89b. Overall condition of cooling/air-conditioning systems:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

89c. Year of Last Major Reconstruction/replacement: 1993

89d. Expected Remaining Useful Life (Years): 10

89e. Cost to Reconstruct/Replace: \$

89f. Comments:

**90. Piped Heating and Cooling Distribution Systems: Piping, Pumps, Radiators, Convector, Traps, Insulation, etc. (H)**

- Yes
- No

90a. Overall condition of piped heating and cooling distribution systems:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

90b. Year of Last Major Reconstruction/Replacement: 1993

90c. Expected Remaining Useful Life (Years): 10

90d. Cost to Reconstruct/Replace: \$79,000

90e. Comments: Provide radiator covers. (\$56K) Provide covers for exposed piping in classrooms. (\$23K)

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

- Yes
- No

91a. Overall condition of ducted heating and cooling distribution systems:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

91b. Year of Last Major Reconstruction/Replacement: 1993

91c. Expected Remaining Useful Life (Years): 10

91d. Cost to Reconstruct/Replace: \$

## **2024 BUILDING CONDITION SURVEY – 2024**

91e. Comments:

### **92. HVAC Control Systems (H)**

- Yes
- No

92a. Type of control system

- Pneumatic
- Electric
- Digital Direct Control (DDC)
- Web based DDC

92b. Overall condition of control systems:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

92c. Year of Last Major Reconstruction/Replacement: 2015

92d. Expected Remaining Useful Life (Years): 5

92e. Cost to Reconstruct/Replace: \$278,000

92f. Comments: Upgrade BMS for building

## **PLUMBING SYSTEMS**

### **93. Water Supply System (H)**

- Yes
- No

93a. Types of pipes (check all that apply):

- Asbestos/transite
- Copper
- Galvanized
- Iron
- Lead
- PVC/CPVC/PEX/Plastic

Other (specify)

93b. If "Other" please specify here:

93c. Overall condition of water supply system:

- Excellent
- Satisfactory
- Unsatisfactory

**2024 BUILDING CONDITION SURVEY – 2024**

- Non-functioning
- Critical Failure

93d. Year of Last Major Reconstruction/Replacement: 2010

93e. Expected Remaining Useful Life (Years): 5

93f. Cost to Reconstruct/Replace: \$3,700

93g. Comments: Provide backflow preventer for mechanical room makeup water

**94. Sanitary System (H)**

- Yes
- No

94a. Types of pipes (check all that apply):

- Iron
- Galvanized
- Copper
- Glass/ceramic
- PVC/CPVC/ABS/polypropylene/plastic
- Lead
- Other (specify)

94a1. If "Other" please specify:

94b. Types of special sanitary systems (Check all that apply)

- Acid waste and vent
- Grease interceptor
- Oil separator
- Pumping station
- Sediment trap
- Septic tank
- Waste water treatment plant

94c. Overall condition of sanitary system:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

94d. Year of Last Major Reconstruction/Replacement: 2010

94e. Expected Remaining Useful Life (Years): 5

94f. Cost to Reconstruct/Replace: \$

94g. Comments:

**2024 BUILDING CONDITION SURVEY – 2024**

**95. Storm Water Drainage System (H)**

- Yes
- No

95a. Types of pipes (check all that apply)

- Iron
- Galvanized
- Copper
- Lead
- Plastic
- Other

95a1. If "Other" please specify:

95b. Overall condition of storm water drainage system:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

95c. Year of Last Major Reconstruction/Replacement: 2013

95d. Expected Remaining useful Life (Years) 5

95e. Cost to Reconstruct/Replace: \$

95f. Comments:

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

- Yes
- No

96a. Type of fuel (check all that apply):

- Natural Gas
- Electricity
- Propane
- Other (specify)

96b. If "Other" please specify:

96c. Overall condition of hot water heaters:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

96d. Year of Last Major Reconstruction/Replacement: 2014

## **2024 BUILDING CONDITION SURVEY – 2024**

96e. Expected Remaining Useful Life (Years): 5

96f. Cost to Reconstruct/Replace: \$23,000

96g. Comments: Remove abandoned domestic water tank

### **97. Plumbing Fixtures (H)**

Yes

No

97a. Overall condition of plumbing fixtures (includes toilets, urinals, lavatories, sinks, showers, etc.):

Excellent

Satisfactory

Unsatisfactory

Non-functioning

Critical Failure

97b. Year of Last Major Reconstruction/Replacement: 1993

97c. Expected Remaining Useful Life (Years): 5

97d. Cost to Reconstruct/Replace: \$

97e. Comments:

### **98. Water Outlets/Taps for Drinking/Cooking Purposes (H)**

Yes

No

98a. Overall condition of water outlets/taps (drinking fountains, bubblers, bottle fillers, kitchen prep, ice machine, etc. )

Excellent

Satisfactory

Unsatisfactory

Non-functioning

Critical Failure

98b. Year of last major reconstruction/replacement: 2010

98c. Expected remaining useful life (years): 8

98d. Cost to reconstruct/replace: \$

98e. Comments:

## **FIRE SUPPRESSION SYSTEMS**

### **99. Fire Suppression System (H)**

Yes

No

**2024 BUILDING CONDITION SURVEY – 2024**

99a. Type of fire suppression system (check all that apply)

- Wet sprinkler system
- Dry sprinkler system
- Standpipes
- Hose cabinets
- Kitchen hood fire suppression
- Data special agent suppression
- Limited area sprinkler system
- Dust collector spark arrestor
- Paint booth fire suppression
- Other (describe)

99b. If "Other" please describe below.

99c. Overall condition of sprinkler systems:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

99d. Year of Last Major Reconstruction/Replacement: 2007

99e. Expected Remaining Useful Life (Years): 5

99f. Cost to Reconstruct/Replace: \$

99g. Comments:

**100. Kitchen Hoods (H)**

- Yes
- No

100a. Type of hood

- Yes – Type 1 grease and smoke
- Yes – Type 2 heat and condensation.

100b. Is kitchen exhaust system appropriate for all current appliances it serves?

- Yes
- No

100c. Overall Condition of Kitchen Hoods:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

100d. Year of Last Major Reconstruction/Replacement:

## **2024 BUILDING CONDITION SURVEY – 2024**

100e. Expected Remaining Useful Life (Years):

100f. Cost to Reconstruct/Replace: \$

100g. Comments:

### **ELECTRICAL SYSTEMS**

#### **101. Electrical Power Distribution System (H)**

Yes

No

101a. Electrical supply meets current needs:

Yes

No

101b. Condition of electrical power distribution system:

Excellent

Satisfactory

Unsatisfactory

Non-functioning

Critical Failure

101c. Year of last major reconstruction/replacement: 1993

101d. Expected remaining useful life (years): 5

101e. Cost to reconstruct/replace: \$224,000

101f. Comments: Provide 4 additional panels. (\$200K) Provide smart plugs for window ac units and tie into BMS (\$24K)

#### **102. Lighting Fixtures (H)**

Yes

No

102a. Condition of lighting fixtures:

Excellent

Satisfactory

Unsatisfactory

Non-functioning

Critical Failure

102b. Year of last major reconstruction/replacement: 2021

102c. Expected remaining useful life (years): 12

102d. Cost to reconstruct/replace: \$

102e. Comments:

## **2024 BUILDING CONDITION SURVEY – 2024**

### **103. Emergency/Exit Lighting Systems (H):**

- Yes
- No

103a. Overall condition of emergency/exit lighting systems:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

103b. Year of last major reconstruction/replacement: 2021

103c. Expected remaining useful life (years): 12

103d. Cost to reconstruct/replace: \$

103e. Comments:

### **104. Emergency or standby power system (H)**

- Yes
- No

104a. Types of back-up power system (check all that apply)

- Generator fuel gas/propane
- Generator/diesel/fuel oil
- Receptacle for mobile generator connection
- Central battery inverter
- Integral fixture/battery equipment
- Other (specify)

104b. If "other" please describe here:

104c. Overall condition of emergency/standby power systems:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

104d. Year of last major reconstruction/replacement:

104e. Expected remaining useful life (years):

104f. Cost to reconstruct/replace: \$

104g. Comments

### **105. Fire Alarm Systems (manual, automatic fire detection, and notification appliances) (H)**

**2024 BUILDING CONDITION SURVEY – 2024**

- Yes
- No

105a. Overall condition of fire alarm system:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

105b. Year of last major reconstruction/replacement: 2023

105c. Expected remaining useful life (years): 12

105d. Cost to reconstruct/replace: \$

105e. Comments:

**106. Carbon Monoxide Alarm System (H)**

- Yes
- No

106a. Type of alarm system:

- 10-year battery stand-alone alarm
- Hardwired/interconnected detection and alarm
- Gas detection (e.g. NG/CO)
- Other (specify)

106b. If "Other" please specify:

106c. Overall condition of carbon monoxide alarm system:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

106d. Year of last major reconstruction/replacement: 2021

106e. Expected remaining useful life (years):12

106f. Cost to reconstruct/replace: \$

106g. Comments:

**107. Communication Systems (H)**

- Yes
- No

107a. Type of communication system (check all that apply):

- Public Address

## **2024 BUILDING CONDITION SURVEY – 2024**

- Phones (VOIP)
- Phones (Cellular)
- Phones (other)
- Mass Notification
- Emergency voice communication fire alarm system
- Lockdown notification system
- Other (e.g. radio) (describe below)

107b. If "Other" please describe:

107c. Communication systems are adequate:

- Yes
- No

107d. Condition of communication systems:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

107e. Year of last major reconstruction/replacement: 2020

107f. Expected remaining useful life: 15

107g. Cost to replace/reconstruct: \$

107h. Comments:

## **STUDENT TRANSPORTATION FACILITIES**

**108. Is this building a transportation facility?**

- Yes
- No

108a. Type of transportation facility

- Bus/vehicle maintenance facility
- Bus storage facility

**109. Does this facility have a fuel dispensing system?**

- Yes
- No

109a. Overall condition of fuel dispensing system:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

**2024 BUILDING CONDITION SURVEY – 2024**

N/A

109b. Year of last major reconstruction/replacement:

109c. Expected remaining useful life (years):

109d. Cost to reconstruct/replace: \$

109e. Comments:

**110. Does this facility have vehicle lifts?**

Yes

No

110a. Overall condition of vehicle lifts

Excellent

Satisfactory

Unsatisfactory

Non-functioning

Critical Failure

N/A

110b. Year of last major reconstruction/replacement:

110c. Expected remaining useful life (years):

110d. Cost to reconstruct/replace: \$

110e. Comments:

**111. Does this facility have a bus wash system?**

Yes

No

111a. Overall condition of bus wash:

Excellent

Satisfactory

Unsatisfactory

Non-functioning

Critical Failure

N/A

111b. Year of last major reconstruction/replacement:

111c. Expected remaining useful life (years):

111d. Cost to reconstruct/replace: \$

111e. Comments

**ACCESSIBILITY**

**2024 BUILDING CONDITION SURVEY – 2024**

**112. Exterior Accessible Route to Building (H)**

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

112a. Features provided for exterior accessible route (check all that apply)

Curb Ramps

Exterior Ramps

Handicapped Parking

112b. Cost of improvements needed to provide exterior accessible route to building: **\$150,000**

112c. Comment: **Restore previous existing ADA accessible route into building from grade (Further investigation is required).**

**113. Is there an exterior accessible route to recreational facilities?**

Yes

No

113a. Cost of improvements to provide exterior accessible route(s) to recreational facilities: **\$2,500**

113b. Comments: **Install traffic signage at existing handicap parking stalls.**

**114. Exterior recreational facilities that are on an accessible route and accessibility standards**

(check all that apply):

Playground and Play Equipment

Playfield(s)

Athletic Field(s)

Exterior Bleachers

Bathroom Facilities

Concession Stand

114a. Cost of improvements to provide exterior accessible recreational facilities: \$

114b. Comments

**115. Interior Accessible Route, Access to Goods and Services, and Restroom Facilities (H)**

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 interior accessible interior route as specified above?

Yes

No

115a. Cost of improvements needed to provide interior accessible route(s) as specified above: \$

**2024 BUILDING CONDITION SURVEY – 2024**

115b. Comments:

**116. Does this facility have interior spaces that meet accessibility standards** (check all that apply):

- Classrooms
- Labs (science, art, technology, etc.)
- Shops
- Main Office
- Health Office
- Gymnasium
- Cafeteria
- Auditorium
- Stage
- Restrooms on each floor

116a. Cost of improvements to provide interior spaces that meet accessibility standards: **\$60,000**

116b. Comments: **Provide portable wheelchair lift for ADA access to existing stage.**

**ENVIRONMENT / COMFORT / HEALTH**

**117. General Appearance**

117a. Overall Rating:

- Good
- Fair
- Poor

117b. Comments:

**118. Cleanliness (H)**

118a. Overall Rating:

- Good
- Fair
- Poor

118b. Comments:

**119: Are there walk-off mats, grills in the entryway?**

- Yes
- No

119a. If yes, at least 6 feet long?

- Yes
- No

**120. Is there noise in classrooms from HVAC units, traffic, etc. that may impact education? (H)**

- Yes
- No

## **2024 BUILDING CONDITION SURVEY – 2024**

### **121. Lighting Quality (H):**

121a. Types of lighting in general purpose classrooms (check all that apply):

- Daylight (natural)
- Not full spectrum
- Full Spectrum
- LED
- Fluorescent
- Other (describe)

121a.1 Describe Other:

121b. Are there blinds in the classroom to prevent glare?

- Yes
- No

121c. Overall Rating:

- Good
- Fair
- Poor

121d. Comments:

### **122. Evidence of Vermin (H)**

122a. Is there evidence of active infestations of... (check all that apply)

- Rodents
- Wood-boring or Wood-eating Insects
- Cockroaches
- Other Vermin
- None

## **INDOOR AIR QUALITY**

### **123. Mold (H)**

123a. Is there visible mold or moldy odors?

- Yes
- No

123a.1. If yes, where? (check all that apply)

- Classrooms
- Hallways
- Ventilation system
- Toilet rooms
- Cafeteria
- Kitchen

## **2024 BUILDING CONDITION SURVEY – 2024**

- Auditorium
- Gymnasium
- Locker Rooms
- Labs
- Workshops
- Offices
- Storage
- Crawlspace
- Attic
- Other places (describe)

123a.2. Describe "Other":

123b. Are any surface constructed of any of the following materials?

- Paper-faced or gypsum products
- Cellulose products (typically ceiling tile)
- Not Applicable

123c. Is there evidence of water intrusion?

- Yes
- No

123d. Estimated cost of necessary improvements: \$

123e. Comments:

### **124. Humidity/Moisture (H)**

124a Overall rating of humidity/moisture condition in building:

- Good
- Fair
- Poor

124b. Are any of the following found in/or around classroom areas (check all that apply)?

- Active leaks in roof
- Active leaks in plumbing
- Moisture condensation
- Visible stains or water damage
- None

124c. Are any of the following found in/or around other areas (check all that apply)?

- Active leaks in roof
- Active leaks in plumbing
- Moisture condensation
- Visible stains or water damage
- None

## **2024 BUILDING CONDITION SURVEY – 2024**

### **125. Ventilation: fresh air intake locations, air filters, etc. (H)**

125a. Are fresh air intakes near the bus loading, truck delivery, or garbage storage/disposal areas?

- Yes  
 No

125b. Is there accumulated dirt, dust or debris around fresh air intakes?

- Yes  
 No

125c. Are fresh air intakes free of blockage?

- Yes  
 No

125d. Is accumulated dirt, dust or debris in ductwork?

- Yes  
 No

125e. Are dampers functioning as designed?

- Yes  
 No

125f. Condition of air filters:

- Good  
 Fair  
 Poor

125g. Outside air is adequate for occupant load:

- Yes  
 No

125h. Rating of ventilation/indoor air quality:

- Good  
 Fair  
 Poor

125i. Comments:

### **126: Indoor Air Quality (IAQ) Plan (H)**

126a. Does the school district use EPA's / *Tools for Schools* program?

- Yes  
 No

126b. If No, is some other IAQ management plan used?

- Yes  
 No

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126c. Has the District assigned IAQ responsibilities to a designated individual?

Yes

No

126c.1 If yes, what is their job title? **Dir. of Facilities**

**127. Does the school practice Integrated Pest Management (IPM)? (H)**

Yes

No

127a. Is vegetation kept one foot away from the building?

Yes

No

127b. Are crevices and holes in walls, floors and pavement sealed or eliminated?

Yes

No

127c. Is there a certified pesticide applicator on staff?

Yes

No

127d. Are pesticides used in the building?

Yes

No

127d.1. If Yes, how are they typically applied?

Spot treatment

Area wide treatments

127e. Are pesticides used on the grounds?

Yes

No

127e.1. If Yes, was an emergency exemption granted by the Board of Education?

Yes

No

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

Yes

No

128a. Has the facility been tested for the presence of radon?

Yes

No

128b. Were any of the results of the test greater than or equal to 4 picocuries per liter (pCi/L)?

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- Yes
- No

128c. If Yes, did the school take steps to mitigate the elevated radon levels?

- Yes, active mitigation system installed
- Yes, passive mitigation system made active
- Yes, ventilation controls (HVAC) adjusted
- Yes, other (describe)
- No action taken

128c.1 Describe other actions taken to mitigate elevated radon levels:

**EMERGENCY SHELTER**

**129. Does this building serve as an emergency shelter?**

- Yes
- No

129a. Is there a written agreement with the American Red Cross for the use of this building as an emergency shelter?

- Yes
- No

129b. Does this building have an emergency generator to support sheltering operations (lights, HVAC, etc.)?

- Yes
- No

129b.1 If Yes, what systems are connected to the emergency generator? (check all that apply)

- Communication system
- Fire alarm system
- Security system
- Lighting
- HVAC
- Sump Pump
- Other (specify)

129c. if "Other" please specify.

129d. Does this facility have a cooking/food preparation kitchen?

- Yes
- No

129d.1. If Yes, is the area outfitted for:

- Full preparation and cooking kitchen
- Warming capabilities only

129e. What items in the cooking/food preparation kitchen are powered by the emergency generator? (Check all that apply)

- Warming/cooking equipment

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Refrigeration equipment

Other kitchen equipment

129f. Potable water:

Provided by municipal system

Provided by on-site wells – not connected to the emergency generator

Provided by on-site wells – connected to the emergency generator

129g. Sanitary:

Gravity discharge

Force main pumping station – not connected to the emergency generator

Force main pumping station – connected to the emergency generator

**130. List the district's occupied buildings which require the BCS.**

**Dows Lane Elementary School**

**Main Street School**

**Main Street Gym**

**Middle School & CMS Building**

**High School & LGA Building**

**Arts & Athletics Building**