



**2020 BUILDING
CONDITION SURVEY
REPORT**

CORNWALL CENTRAL
SCHOOL DISTRICT

Elementary School
(Lee Road)

January 2021

CSArch Project #204-1901

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SECTION 1 // Executive Summary

Section 1.0 // Executive Summary

Introduction

This report is based upon observations made during walk-through surveys conducted by the project team during the spring and summer of 2020. No destructive testing or in-depth investigation has taken place. Other resources used, where available, include original construction documents as provided by the district as well as information included in the District's previous Building Condition Survey. This report addresses only the physical condition of this building based upon visual observations and does not assess the programmatic or educational strengths or weaknesses of the building.

Scope of Work

This report is based on the State Education Department's required Building Condition Survey (BCS). Also included, is a written narrative to describe major building systems and components, existing floor plans, photographs documenting existing conditions and the 2015 BCS for reference.

Project Team

Architect / Mechanical / Electrical / Plumbing Engineers

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Section 1.0 // Executive Summary

History of the Building Condition Survey

In March of 1954, a fire in the Cleveland Hill Elementary School, in Cheektowaga, New York, a suburb of Buffalo, killed 15 sixth graders. In 1955, the New York State Legislature passed a law requiring annual fire safety inspections. The NYS Education Department (SED) administers this annual inspection and is proud to state that there has not been a fatality or serious injury from a fire in a NY State Public School since the Cleveland Hill fire.

Facilities Planning conducts a series of surveys on school facilities. The Building Condition Survey (BCS) is a professional survey administered every fifth year, beginning in 2000. In 2019, New York State revised the Educational Laws including school safety and funding to school districts and "under the new statute, districts must conduct Building Condition Surveys (BCS) on a staggered schedule as assigned by the Commissioner in calendar years 2020 through 2024, and every five years on that same five-year cycle thereafter.

For some districts, the new schedule will stretch out the period between the intensive building condition surveys for several years. To address this, the legislature chose to partially reinstate the visual inspection requirement, although it is no longer annual."

The surveys cover any occupied district facility. For all New York school districts, surveys are to be completed by December 31, 2020 and must be submitted via the State's online system by March 1, 2021.

Building Condition Survey

The Building Condition Survey (BCS) is required by the New York State Education Department. It is one component of the 1998 RESCUE (Rebuilding Schools to Uphold Education) Regulation and is based upon the Commissioner's Regulations Parts 155.1, 155.3 and 155.4.

These regulations require Boards of Education to:

- Conduct periodic inspections and provide a safety rating
- Develop a Five-Year Capital Facilities Plan
- Establish a Monitoring Process
- Establish a Comprehensive Maintenance Plan

The BCS is intended to provide districts with all the detailed information necessary to properly plan and prioritize capital improvements and allow the state to properly plan for building aid reimbursement to districts.

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Building Condition Survey Criteria

- The inspection is required as determined by SED's newly established staggered schedule, referenced above.
- The purpose of the inspection is to ensure that all occupied public-school buildings are properly maintained, preserved, and provide a suitable educational setting.
- The survey shall include, but not be limited to, a list of all program spaces and an inspection of major building system components for evidence of movement, deterioration, structural failure, probable useful life, need for repair, maintenance and replacement.
- The physical inspections required to complete the survey are to be conducted by a team that includes at least one licensed architect or engineer.

Rating System

If any Health and Safety (H) or Structural (S) items are rated 'Unsatisfactory' or below, the ENTIRE building is given an 'Unsatisfactory' Rating.

- **Excellent:** System is in new or like-new condition and functioning optimally; only routine maintenance and repair is needed.
- **Satisfactory:** System is functioning reliably; routine maintenance and repair is needed
- **Unsatisfactory:** System is functioning unreliably. Repair or replacement of some or all components is needed.
- **Non-Functioning:** System is non-functioning, not functioning as designed, or is unreliable in ways that could endanger occupant health and/or safety. Repair or replacement of some or all components is needed.
- **Critical Failure:** Same as 'Non-Functioning' with at least one component so poor that at least part of the building or grounds should not be occupied pending needed repairs/replacement of some, or all components is needed.

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Lee Road Elementary School

Building Description

- Lee Road is located at 99 Lee Road in Cornwall, NY
- Owned and used by the district for student instructional purposes
- Gross square footage of the building is 57,598 square feet
- Two-story masonry and steel frame building
- Existing documents indicate the original building was built in 1967
- As of October 1, 2019, the building housed 549 students in grades K-4
- General classrooms are supplemented with Art, Cafetorium, Computer Room, Gymnasium, Health Services, Library, Music, Resource Room, and Special Education.
- Administration, counseling, and support spaces are also provided.

Overall Building Rating - UNSATISFACTORY

Cornwall Elementary School (Lee Road) is rated as 'Unsatisfactory' per SED guidelines due to the following Health and Safety and/or Structural items are rated as 'Unsatisfactory':

- Water (H) – 'Unsatisfactory'
 - Water utility service lines are in poor condition
- Chimneys (S)- 'Unsatisfactory'
 - Masonry restoration required, cracked, missing brick and efflorescence
- Heat Generating Systems (H)- 'Unsatisfactory'
 - Units serving the Kindergarten section, units are malfunctioning and should be replaced
- Sanitary System (H)- 'Unsatisfactory'
 - Sanitary line (galvanized / cast iron) under slab are failing
- Plumbing Fixtures (H)- 'Unsatisfactory'
 - Original fixtures are in poor condition, built-in urinals etc.

Section 2.0 // Building Condition Survey

SECTION 2.1 // Building Narrative

Section 2.1 // Building Narrative

General Information

Cornwall Elementary School (Lee Road) is located at 99 Lee Road in Cornwall, New York in the County of Orange. The building is in a rural area. The school was originally built in 1967. The building is a one-story masonry and steel frame structure of approximately 57,598 square feet. On October 1, 2019, the school housed grades K-4 with a student population of 549. General classrooms are supplemented with Art, Cafetorium, Computer Room, Gymnasium, Health Services, Library, Music, Resource Room, and Special Education. Administration, counseling, and support spaces are also provided.

Site Utilities / Site Features

Water, Site Sanitary, Site Gas, Site Electrical, Including Exterior Distribution, Closed Drainage Pipe Stormwater Management System, Open Drainage Pipe Stormwater Management System, Catch Basins/Drop Inlets/Manholes, Culverts, Outfalls, Infiltration Basins/Chambers

Description: The site utilities consist of utility supplied natural gas and electric, site water, sanitary sewer, and storm water management systems. The Electrical supply and site distribution are provided by a public utility company. The utility brings primary power above ground to pole mount transformers located by the building. The transformers step the primary supply down for use in the school. The district owns the poles, transformers, and wire located on school property.

The same utility also brings high pressure natural gas to a pressure reducing station located within a fenced area next to the building. There are several low-pressure secondary distribution stations to serve the boilers, water heater and kitchen equipment. The secondary piping is owned and maintained by the district.

The water to the building is supplied by the Village of Cornwall-On-Hudson municipal water system. The water is metered. Appropriate backflow prevention is needed.

The sanitary sewer system discharges to the Town of Cornwall municipal sanitary sewer system, via gravity.

The site storm water management system collects stormwater from the building roof with a series of mostly interior drains. Stormwater is also collected from the parking lot. The stormwater is conveyed to outfalls and municipal storm system. There are areas of stormwater management that need to be addressed.

Several areas of sidewalks and pavement have reached their useful life.

Observations/Comments:

- The three pole mounted transformers are at the end of their useful life and need to be replaced. The power supplied is adequate for the electrical needs of the building.
- The natural gas service is in good condition. The service is adequately sized to meet the present needs of the building.
- The domestic water service provides adequate capacity but is in unsatisfactory condition. The water service line should be inspected. The water system should be scoped due to its age. Two repairs to the

Section 2.1 // Building Narrative

main service have recently been performed. Further, add backflow prevention and metering meeting "10 State Standards" requirements on the water service line that supplies the building.

Other Site Features

Pavement, Sidewalks, Playgrounds and Playground Equipment, Athletic Fields and Play Fields, Exterior Bleachers / Stadiums and Related Structures

Description: The parking lots and driveways have asphalt paving. Sidewalks at the main entries are concrete. Sidewalks to recreational spaces are asphalt. Outdoor recreational spaces include a basketball court, 1 multi-use baseball/soccer field, and a variety of newer playground structures. In general, this site walkways and pavements have reached their useful life limit.

Observations/Comments:

- The asphalt parking lot and driveways are unsatisfactory. The asphalt pavement and concrete curbing are at the end of their useful life and need to be replaced.
- Concrete sidewalks are also unsatisfactory. Walks along front driveway and main entrance are cracked and uneven due to frost heave and need to be replaced.
- The bus and parent drop off patterns should be evaluated.
- The concrete stair at the courtyard is worn, cracked, and needs to be replaced.
- Asphalt walks are at the end of their useful life and need to be replaced.
- Asphalt surface at the basketball court is worn, includes a large deformation, and deteriorating.
- The playground structures appear new and are in good condition.

Building Structure

Foundation, Piers, Columns, Footings, and Structural Floors

Description: Based on our experience with school buildings of similar size, layout, and geographical location, it is assumed that the foundation system consists of cast-in place concrete footings with concrete foundation walls.

Observations/Comments:

- Though the foundations and footings could not be directly observed while on site, no apparent signs of significant movement that would indicate excessive settlement were observed. There was no evidence of heaving, jacking, decay, corrosion, water penetration, or unsupported areas.

Building Envelope

Exterior Walls / Columns, Chimneys, Parapets, Exterior Doors, Exterior Steps, Stairs, Ramps, Fire Escapes, Windows and Roof and Skylights

Description: The exterior walls were constructed from brick masonry laid in a standard running bond pattern, the upper section of the exterior wall is finished with a textured panel, creating a horizontal band wrapping the

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perimeter. A small, curved wall adjacent the entry is clad in stone masonry installed in a random pattern. The classroom windows are a standard aluminum framed system and the corridor bridges connecting the front and rear sections of the building are glazed with an aluminum storefront system. At the rear section of the building, the classroom window system has a textured thin-stone panel, sheathing the area below the windowsills.

The main entry and plaza entry are glazed with storefront. The exterior doors incorporated in the storefront systems are glazed, aluminum doors, some hollow metal systems were observed at the elementary school.

The roof system is a black EPDM single-ply with a clear anodized roof edge, no parapets were observed at this building. Where the high roof(s) rise above the main low roof, a metal panel system was incorporated within the building envelope to close-off small sections of the exterior walls. The brick masonry chimney is capped with a metal spark arrestor.

The building courtyard has a small, raised asphalt plaza with a stone retaining wall and concrete stairs. The retaining wall and stairs have a metal handrail system along the perimeter. One lowered areaway was observed, leading to the mechanical room in the basement, at the grade level, a metal stairway was installed for access, metal guardrails protect the end-user from the elevation change.

Observations/Comments:

- At the corridor bridges, replace the aluminum storefront system; replace the aluminum storefront system at the multi-purpose room, both systems are original, outdated, and inefficient, it is recommended to replace the storefront with a modern, energy-efficient storefront system; consider selecting a thermally broken metal frame system with insulated glazing units.
- Like the storefront systems, the exterior doors, and frames (hollow metal and aluminum) are old and not considered energy-efficient, it is recommended to replace the exterior doors and frames with new doors and frames.
- Since the material is not a robust exterior grade material, consider replacing the architectural 'band' detail, panels are warped, bowed, and the butt joint is compromised, eliminate open joints in the envelope.
- Re-seal the vertical joints along the thin-stone panel below the window systems, eliminate open joints in the envelope.
- The roof system is under warranty and the warranty expires in 2028.
- Repoint unit masonry (brick) along the building elevations, some lower areas (approximately 4-5 courses) near the maintenance entrance should be replaced due poor condition.
- Repoint / reconstruct unit masonry (brick) at the chimney above the roof.
- At the raised plaza, replace the handrail system, add guardrails to meet the current code requirement for elevation changes above 30".

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Building Interior

Interior Bearing Walls and Fire Walls, Other Interior Walls, Carpet, Resilient Tiles or Sheet Flooring, Hard Flooring (concrete; ceramic tile; stone; etc.), Wood Flooring, Ceilings, Lockers, Interior Doors, Interior Stairs, Elevator

Description: The building interior materials of the elementary school are standard economical finishes we would expect in a facility from 1967. The corridor, classroom and toilet room walls are painted concrete masonry units, the terrazzo corridor floor finish transitions to vinyl composition tile in the classrooms and ceramic tile in the toilet rooms. Nine (9) classrooms, the Library work room and one (1) storage room still contain the original vinyl tile floor finish. The ceiling system in the building is a standard lay-in tile in various sizes, the toilet rooms have a hard gypsum finish.

In the multipurpose room, similar finishes to the balance of the building were observed, plus, the stage floor surface and stage front is wood. The room has built-in, retractable seating serving the cafeteria function of the room. Similar comments apply to the Library, except the ceiling system is a combination lay-in ceiling with a texture hard material over the center book stacks and broadloom carpet was installed on the floor. The gymnasium ceiling is exposed painted metal bar joists and the walls are painted concrete masonry units with wall padding protecting the first 7'-0" of the hard wall surface.

Observations/Comments:

- Due to the poor system condition, replace the lay-in ceiling tiles in forty (40) classrooms and other instructional spaces, the corridor ceilings are in good condition. Staining observed in the Library.
- Replace classroom interior doors and hardware, including closet bi-fold door systems; doors and frames are not rated as required by authority having jurisdiction, the classroom doors are considered an integral component to the fire-rated assembly between the corridor system and classrooms.
- For the classrooms, replace all casework, counters, and surrounding cabinetry due to the poor condition of the units, including, the sinks, fixtures, and associated plumbing.
- Renovate the toilet rooms throughout the building, including the upper, lower floor, toilet serving the Gymnasium, Staff and Nursing Suite and enlarge the Kindergarten toilet to include ADA requirements.

HVAC Systems

Heat Generating System, Ventilation Systems (exhaust fans, etc.), Mechanical Cooling / Air Conditioning Systems, Piped Heating and Cooling Distribution Systems: Piping, Pumps, Radiators, Convectors, Traps, Insulation, etc., Ducted Heating and Cooling Distribution Systems: Ductwork, Control Dampers, Fire/Smoke Dampers, VAVs, Insulation, etc., HVAC Control Systems

Description: The Cornwall Elementary School Building (Lee Road) heating systems are in good condition. The existing heat generation systems consist of two (2) condensing boilers with primary variable pumping systems. The boilers provide heating water to the classroom unit ventilators. The unit ventilators are two pipe heating with ventilation provided from the exterior. The remainder of the building is provided with heating via a boiler plant with various air handlers and heating devices.

The classrooms are being served by unit ventilators for heating and ventilation and window type air conditioner for cooling.

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The systems are in relatively good condition with adequate mechanical ventilation and appear to have been well maintained.

The HVAC controls are Direct Digital Controls (DDC).

Observations/Comments:

- The HVAC controls are in good condition.
- The boilers are in good condition.
- It is recommended to replace the existing indoor H&V unit and exhaust fans serving the Cafeteria and Kitchen due to maintenance access issues. The units will require replacement within the next five years.
- The unit ventilators serving the Kindergarten room require repair or replacement because it does not effectively heat the space.
- The building appears to have adequate ventilation.
- The systems appear to be well maintained.
- The present preventive maintenance policy should continue.

Plumbing

Water Supply Systems, Sanitary Systems, Storm Water Drainage System, Hot Water Heaters, Plumbing Fixtures, Water Outlets / Taps for Drinking / Cooking Purposes

Description: The Cornwall Elementary School Building (Lee Road) is provided with all plumbing work as required for the following systems: Domestic water services, sanitary drainage and vent systems for plumbing fixtures and equipment, storm water drainage systems, and domestic hot and cold water distribution piping

Observations/Comments:

- The sanitary lines will require replacement within the next three years because it started to deteriorate.
- Plumbing fixtures will require replacement within the next five years because it started to fail.
- The present preventive maintenance policy should continue.

Fire Suppression Systems

Fire Suppression System and Kitchen Hoods

Description: The building does not have a fire suppression system; the kitchen has a hood in the food preparation area.

Observations/Comments:

- The present preventive maintenance policy should continue.
- The hood is classified as Type 1 for grease and smoke cooking applications.

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Electrical Systems

Electrical Power Distribution System, Lighting Fixtures, Emergency / Exit Lighting Systems, Emergency or Standby Power System, Fire Alarm Systems (manual, automatic fire detection, and notification appliances), Carbon Monoxide System, Communication Systems

Description: The building's main electrical service entrance equipment is in poor condition. District owned overhead power distribution pole and pole mounted transformers are past their useful service life and should be replaced.

The existing main power distribution switchboard requires maintenance: Cleaning, exercise/lubrication of existing switches and circuit breakers, tightening of all internal connections and a complete thermal imaging scan. An existing service cable pullbox was found to be severely corroded and requires replacement.

Most of the power distribution panelboards, located throughout the building, are past their useful service life. Replacement circuit breakers and associated spare parts are very difficult to find and are only available as reconditioned aftermarket items.

Existing classroom recessed fluorescent interior lighting fixtures and associated controls are in fair to poor condition. Classroom illumination levels appear to be deficient in certain areas.

All exit sign and emergency battery lighting fixtures that provide egress lighting in the event of a power failure, are past their useful life. Corridors of the building require additional coverage to comply with current code requirements. Emergency lighting fixtures are required to be added on the building exterior at all primary exit doors.

Modifications to the existing fire alarm system are necessary to provide additional smoke detector coverage throughout the building.

Observations/Comments:

- The existing communications system is in good condition.
- Existing electrical wiring devices (general purpose receptacles, light switches) are in good condition. Additional receptacles within classroom areas should be considered.
- The School District has expressed the need for a standby power system consisting of a permanent (stationary) generator to power critical loads in the event of a utility power outage. Loads to be determined.
- The present preventive maintenance policy should continue.

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Student Transportation Facilities

Fuel Dispensing System, Vehicle Lifts and Bus Wash System

Description: The 2020 Building Condition Survey includes information pertaining to transportation facilities when present on school building grounds and / or campus.

Observations/Comments:

- The building does not have a fuel dispensing system, vehicle lift(s) and / or a bus wash system

Accessibility

Exterior Accessible Route to Building, Recreational Facilities; Interior Accessible Route, Access to Goods and Services, and Restroom Facilities

Description: The building generally meets current ADA/ANSI requirements for accessibility.

Observations/Comments:

- The elementary school has an elevator serving the various floors.
- The stage is not accessible.

Environment/ Comfort/ Health

General Appearance, Cleanliness, Mats/Grills, Acoustics, Lighting Quality and Evidence of Vermin

Description: The building is generally well maintained. Items such as stained ceiling tiles, damaged doors, and cracked or broken floor tiles should be addressed as part of regular maintenance for the building.

Observations/Comments:

- Building is maintained and cleaned nightly.
- Walk off mats are in good condition and are present at all entrances.
- Acoustics in the common areas and classrooms are good.

Indoor Air Quality (IAQ)

Mold, Humidity/Moisture, Ventilation: fresh air intake locations, air filters, etc. IAQ Plan Integrated Pest Management and Radon

Description: Overall the indoor air quality is satisfactory in this building. The school uses appropriate measures to assess Indoor Air Quality, Pest Management, Noise and Radon levels.

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Observations/Comments:

- There were visible signs of mold (water damage was observed in the Library) but no noticeable moldy odors at the time of inspection.
- The overall rating of humidity and moisture conditions in the building is good. No active leaks in classrooms or other areas were observed at the time of inspection.
- Ventilation is rated fair. Fresh air intakes are free from blockage, fumes, and dust and debris. The outside air is adequate for the current occupant load.
- The building was tested for radon, no passive radon mitigation system is present at the elementary school.

Emergency Shelter

Description: There is no written agreement between the American Red Cross and the Central School District of Cornwall for the use of Cornwall Middle School as an emergency shelter.

Observations/Comments:

- There is no emergency generator in this building.

Section 2.0 // Building Condition Survey

SECTION 2.2 // NYESD 2020 Submission (Final Draft)

2020 BUILDING CONDITION SURVEY - 2020

Building Information

Building Information

1. Name of school district Cornwall Central School District

2. SED District 8-Digit BEDS Code 44-03-01-06

3. Building Name: Lee Road Elementary School

4. SED 4-Digit Facility Code: 0-006

5. Survey Inspection Date: April 17, 2020

6. Building 911 Address: 99 Lee Road

7. City: Cornwall

8. Zip Code: 12518

9. Certificate of Occupancy Status:

- A - Annual
 T - Temporary
 N - None

10. Certificate of Occupancy Expiration Date: May 1, 2020

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 the 2024 calendar year excluding maintenance (to be answered after the building inspection is complete) \$5,995,354.00

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: Collins+Scoville Architecture|Engineering|Construction Management, D.P.C. dba CSArch

17. A/E Firm Address: 19 Front Street, Newburgh, New York 12550

18. A/E Firm Phone Number: 845-561-3179

19. E-mail: tritzenthaler@csarchpc.com

20. A/E Name: Thomas Ritzenthaler, AIA

21. A/E License #: 023344

Building Age, Gross Square Footage and Maintenance Staff

22. Building Age

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Building Information

	Year
Original Construction	1967
Addition #1	
Addition #2	
Addition #3	
Addition #4	
Addition #5	
Addition #6	

23. Square feet of construction

	Sq Feet
Original construction	57600
Addition #1	
Addition #2	
Addition #3	
Addition #4	
Addition #5	
Addition #6	

24. Gross square ft. of Building as currently configured: 57,600 sf

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:	5
Part-time custodians:	
Totals:	0 5

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 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
- 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 October 1, 2019? (If none, enter "0") and skip to "Program Spaces" section. (Do not include evening class students) 549

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

	Quantity
Permanent instructional spaces (i.e., regular classrooms)	549
Temporary instructional spaces (i.e., portable or demountable classrooms) attached to the building	0

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Building Information

	Quantity
Non-instructional spaces used as instructional spaces	0

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
- N/A (none)

33. For how many instructional days during the 2018-19 school 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): 31,180 sf

37. Other spaces provided:

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

37a. Describe other spaces

Space Adequacy

38. Rating of space adequacy:

<input checked="" type="checkbox"/> Good
<input type="checkbox"/> Fair
<input type="checkbox"/> 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

- Iron
- 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: 1967

39e. Expected Remaining Useful Life (Years): 2

39f. Cost to Reconstruct/Replace \$: 250,000.00

39g. Comments: Add backflow preventer (RPZ) or double check valve on water service; replace 3-inch diameter

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: 1967

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

40e. Cost to reconstruct/Replace \$: 25,000.00

40f. Comments: It is recommended that a video inspection be conducted on the sanitary sewer service line.

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; 2015

41d. Expected Remaining Useful Life (Years): 20

41e. Cost to Reconstruct/Replace \$:

41f. Comments: None.

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):

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: None.

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: 1967

43e. Expected Remaining Useful Life (Years): 5

43f. Cost to Reconstruct/Replace \$: 50,000.00

43g. Comments: Replace pole mounted transformers. The transformers are over 50 years old, and are at the

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: 2000

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

44e. Cost to Reconstruct/Replace \$: 50,000.00

44f. Comments: It is recommended that a video inspection be conducted on the stormwater pipes and structures

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: 2000

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

45e. Cost to Reconstruct/Replace \$: 4,500.00

45f. Comments: Repair swale, swale in poor condition and not functioning properly

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: 2000

46d. Expected Remaining Useful Life (Years): 20

46e. Cost to Reconstruct/Replace \$:

46f. Comments: None.

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: None.

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: 2000

48d. Expected Remaining Useful Life (Years): 20

48e. Cost to Reconstruct/Replace \$:

48f. Comments:
None.

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: None.

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: None.

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:
None.

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: None.

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

53.a 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: 2000

55d. Expected Remaining Useful Life (Years): 2

55e. Cost to Reconstruct/Replace \$: 2,318,400.00

55f. Comments: Replace driveway pavement, pavement at end of useful life; replace concrete curb, concrete

56. Sidewalks

- Yes
- No

56a. Type: (check all that apply)

- Asphalt
- Concrete
- Gravel
- Paver
- Other

56b. Condition:

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

56c. Year of Last Major Reconstruction/Replacement: 2000

56d. Expected Remaining Useful Life (Years): 2

56e. Cost to Reconstruct/Replace \$: 464,104.00

56f. Comments: Replace asphalt walk with concrete, asphalt walk nearing end of useful life; replace asphalt

57. Playgrounds and Playground Equipment

- Yes
- No

2020 BUILDING CONDITION SURVEY - 2020

Other Site Features

57a. Condition:

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

57b. Year of Last Major Reconstruction/Replacement: 2018

57c. Expected Remaining Useful Life (Years): 20

57d. Cost to Reconstruct/Replace \$:

57e. Comments: None.

58. Athletic Fields and Play Fields

- Yes
- No

58a. Condition:

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

58b. Year of Last Major Reconstruction/Replacement: 1967

58c. Expected Remaining Useful Life (Years): 5

58d. Cost to Reconstruct/Replace \$: 224,000.00

58e. Comments: Replace basketball court pavement. Large section of asphalt missing in center of surface, a

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: None.

59f. Seating Capacity

60. Related Structures (such as Press Boxes, Dugouts, 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: None.

FINAL DRAFT

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: 1967

61e. Expected Remaining Useful Life (Years): 15

61f. Cost to Reconstruct/Replace \$:

61g. Comments: The foundation could not be directly observed while on site.

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

2020 BUILDING CONDITION SURVEY - 2020

Building Structure

62c. Condition:

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

62d. Year of Last Major Reconstruction/Replacement 1967

62e. Expected Remaining Useful Life (Years): 15

62f. Cost to Reconstruct/Replace \$:

62g. Comments:

63. Columns (S)

Type (check all that apply):

- Concrete
- Masonry
- Steel
- Stone
- 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 1967

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 (specify)
- None

64.a1. If "Other" please specify

64b. Condition:

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

64c. Year of Last Major Reconstruction/Replacement 1967

64d. Expected Remaining Useful Life (Years): 15

64e. Cost to Reconstruct/Replace \$:

64f. Comments: The footings could not be directly observed while on site.

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: 1967

65f. Expected Remaining Useful Life (Years): 10

65g. Cost to Reconstruct/Replace \$:

65h. Comments: None

FINAL DRAFT

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: Architectural plywood band

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

66b.1 Describe Other Problems: Plywood band bowing.

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: deterioration near drainage outlets,

66d. Overall Condition of Exterior Walls/Columns:

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

66e. Year of Last Major Reconstruction/Replacement: 1967

66f. Expected Remaining Useful Life (Years): 3

66g. Cost to Reconstruct/Replace \$: 367,525.00

66h. Comments: Repair/ replace architectural 'band' detail; units are warped, bowed, and butt joint is comprom

67. Chimneys (S)

- Yes
- No

67a. Material (check all that apply):

- Masonry
- Concrete
- Metal
- Wood
- Other

Building Envelope

67a.1 Specify other:

67b. Overall Condition of Chimneys:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-Functioning
- Critical failure

67c. Year of Last Major Reconstruction/Replacement: 1967

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

67e. Cost to Reconstruct/Replace \$: \$8500.00

67f. Comments: Re-point, repair and clean masonry

68. Parapets (S)

- Yes
- No

68a. Construction Type (check all that apply):

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

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: None.

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 BUILDING CONDITION SURVEY - 2020

Building Envelope

69e. Expected Remaining Useful Life (Years): 3

69f. Cost to Reconstruct/Replace \$: 115,000.00

69g. Comments: Replace building storefront system (aluminum) at corridor bridge and Multi-purpose room

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 Natural stone retaining wall near raised plaza

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

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

70d. Year of Last Major Reconstruction/Replacement:

70e. Expected Remaining Useful Life (Years): 3

70f. Cost to Reconstruct/Replace \$: See Category 56

70g. Comments: Replace courtyard handrail system along perimeter of small plaza area; existing system damaged

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: None.

72. Windows

- Yes
- No

Building Envelope

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

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

72a1. If "Other" please specify Stone pebble paneling associated with window system is in poor condition

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: 1967

72e. Expected Remaining Useful Life (Years): 6

72f. Cost to Reconstruct/Replace \$: 199,525.00

72g. Comments: Replace building storefront system (aluminum) at corridor bridge and multi-purpose room

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: Form board, insulation, bulb tees welded to top chord of bar joist

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:

Building Envelope

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: It is recommended to periodically review the roof bar joists where accessible.

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: 2008

73k. Expected Remaining Useful Life (Years): 8

73l. Cost to Reconstruct/Replace \$:

73m. Comments:

Roof under warranty until 2028, Carlisle 60 mil roof membrane

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: 1967

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

74d. Cost to Reconstruct/Replace \$:

74e. Comments: None.

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: 1967

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

75d. Cost to Reconstruct/Replace \$:

75e. Comments: None

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: 2018

76d. Expected Remaining Useful Life (Years): 15

76e. Cost to Reconstruct/Replace \$:

2020 BUILDING CONDITION SURVEY - 2020

Building Interiors

76f. **Comments:** Library and Main Office carpet is new and very good condition

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:** 2015

77d. **Expected Remaining Useful Life (Years):** 5

77e. **Cost to Reconstruct/Replace \$:** 107,800.00

77f. **Comments:** Remove 9x9 floor tiles; replace resilient flooring (9 classrooms, Library Work Room & Storage)

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:** 1967

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

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

78f. **Comments:** None

79. **Wood Flooring**

- Yes
- No

Building Interiors

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: 1967

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

79e. Cost to Reconstruct/Replace \$:

79f. Comments: Although original, the gymnasium floor and the wood stage floor is in good condition.

80. Ceilings (H)

- Yes
- No

80a. Overall condition of ceilings:

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

80b. Year of Last Major Reconstruction/Replacement: 2005

80c. Expected Remaining Useful Life (Years): 5

80d. Cost to Reconstruct/Replace \$: 360,000.00

80e. Comments: Replace classroom ceiling systems, corridor ceilings are in good condition.

81. Lockers

- Yes
- No

81a. Overall condition of lockers:

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

81b. Year of Last Major Reconstruction/Replacement:

81c. Expected Remaining Useful Life (Years):

81d. Cost to Reconstruct/Replace \$:

81e. Comments: None

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: 1967

82d. Expected Remaining Useful Life (Years): 3

82e. Cost to Reconstruct/Replace \$: 140,000.00

82f. Comments: Replace interior doors and hardware, including closet bi-fold door systems; doors and frame

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: 1967

83d. Expected Remaining Useful Life (Years): 5

83e. Cost to Reconstruct/Replace \$: 15,000.00

83f. Comments: Handrails are not ADA compliant, no handrail extension observed.

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: 2009

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

84d. Cost to Reconstruct/Replace \$

84e. Comments: None.

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: None

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: None

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 generation source:

87b. Overall condition of heat generating systems:

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

87c. Year of Last Major Reconstruction/Replacement: 2014

87d. Expected Remaining Useful Life (Years): 0

87e. Cost to Reconstruct/Replace \$: 200,000.00

87f. Comments: Heating and ventilation system in the Kindergarten wings is deficient, units are malfunctioning

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

- Yes
- No

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

- | | |
|--|---|
| <input type="checkbox"/> Natural ventilation | <input type="checkbox"/> Heat pump |
| <input type="checkbox"/> Central system | <input type="checkbox"/> Split system/ variable refrigerant |
| <input type="checkbox"/> Energy recovery ventilator | <input checked="" type="checkbox"/> Powered relief air system |
| <input type="checkbox"/> Rooftop units | <input checked="" type="checkbox"/> Gravity/barometric relief |
| <input checked="" type="checkbox"/> Unitary (UVs, FC/BC, PTAC) | <input type="checkbox"/> Other (specify) |
| <input type="checkbox"/> Forced air furnace | |

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 1967

88e. Expected remaining useful life (years): 0

88f. Cost to reconstruct/replace \$: 175,000.00

88g. Comments Install exhaust system for the Gymnasium; replace existing H&V units and associated

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: 2002

89d. Expected Remaining Useful Life (Years): 8

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: 1967

90c. Expected Remaining Useful Life (Years): 3

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:

2020 BUILDING CONDITION SURVEY - 2020

HVAC Systems

91c. Expected Remaining Useful Life (Years): 1967

91d. Cost to Reconstruct/Replace \$: 3

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: 2014

92d. Expected Remaining Useful Life (Years): 15

92e. Cost to Reconstruct/Replace \$:

92f. Comments:

FINAL DRAFT

PLUMBING

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: 1967

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

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/poly propylene/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

Plumbing Systems

94c. Overall condition of sanitary system:

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

94d. Year of Last Major Reconstruction/Replacement: 1967

94e. Expected Remaining Useful Life (Years): 3

94f. Cost to Reconstruct/Replace \$: 700,000.00

94g. Comments: Replace concealed galvanized drainage piping and necessary rehabilitation due to deterioration

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 1967

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):

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

96b. If "Other" please specify

Plumbing Systems

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 (including toilets, urinals, lavatories, sinks, showers, etc):

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

97b. Year of Last Major Reconstruction/Replacement: 1967

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

97d. Cost to Reconstruct/Replace \$:

97e. Comments: Plumbing fixtures are nearing their useful life

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 machines, etc).

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

98b. Year of last major reconstruction/replacement:

98c. Expected remaining useful life (years):

98d. Cost to reconstruct/replace \$:

98e. Comments Follow state guidelines for intermittent drinking water evaluation

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:

99e. Expected Remaining Useful Life (Years):

99f. Cost to Reconstruct/Replace \$:

99g. Comments: None

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: 2010

100e. Expected Remaining Useful Life (Years): 5

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): 5

101e. Cost to reconstruct/replace: \$145,000.00

101f. Comments: Replace rusted and damaged service end box in main electrical room. Replace all existing

102. Lighting Fixtures (H)

- Yes
- No

102a. Condition of lighting figures:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical failure

102b. Year of last major reconstruction/replacement: 1999

102c. Expected remaining useful life (years): 5

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
- Critical failure

103b. Year of last major reconstruction/replacement: 2010

103c. Expected remaining useful life (years): 3

103d. Cost to reconstruct/replace: 6,000.00

103e. Comments

Replace emergency lighting and exit signs in school. Most are past useful life.

2020 BUILDING CONDITION SURVEY - 2020

Electrical Systems

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
- N/A

104d. Year of last major reconstruction/replacement

104e. Expected remaining useful life (years):

104f. Cost to reconstruct/replace:

104g. Comments None

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: 2007

105c. Expected remaining useful life (years): 5

105d. Cost to reconstruct/replace: 25,000.00

105e. Comments Provide additional detection devices for code compliant coverage.

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 (eg NG/CO)
- Other (specify)

106b. If "Other" please specify

2020 BUILDING CONDITION SURVEY - 2020

Electrical Systems

106c. Overall condition of carbon monoxide alarm system:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical failure

106d. Year of last major reconstruction/replacement: 2014

106e. Expected remaining useful life (years): 5

106f. Cost to reconstruct/replace: N/A

106g. Comments None

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 (eg. radio) (describe below)

107b. If "Other" please describe

107c. Communication systems are adequate:

- Yes
- No

107d. Condition of communication system:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical failure

107e. Year of last major reconstruction/replacement: 2012

107f. Expected remaining useful life: 10

107g. Cost to replace/reconstruct: N/A

107h. Comments None

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 No fuel dispensing system present at this facility.

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 No vehicle lifts present at this facility.

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

2020 BUILDING CONDITION SURVEY - 2020

Student Transportation Facilities

111b. Year of last major reconstruction/replacement

111c. Expected remaining useful life (years):

111d. Cost to reconstruct/replace:

111e. Comments No bus wash system present at this facility.

FINAL DRAFT

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
- Handicap 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 meet 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)
- 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 \$: 45,000.00

116b. Comments Cafetorium stage is not accessible, consider installing a lift.

FINAL DRAFT

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
- Full spectrum
- LED
- Flourescent
- Other (describe)

121a.1 Describe Other:

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

- Yes
- No

123c. Overall Rating:

- Good
- Fair
- Poor

121d. Comments:

None

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

FINAL DRAFT

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)

- | | |
|---|--|
| <input type="checkbox"/> Classrooms | <input type="checkbox"/> Locker rooms |
| <input type="checkbox"/> Hallways | <input type="checkbox"/> Labs |
| <input type="checkbox"/> Ventilation system | <input type="checkbox"/> Workshops |
| <input type="checkbox"/> Toilet rooms | <input type="checkbox"/> Offices |
| <input type="checkbox"/> Cafeteria | <input type="checkbox"/> Storage |
| <input type="checkbox"/> Kitchen | <input type="checkbox"/> Crawl space |
| <input type="checkbox"/> Auditorium | <input type="checkbox"/> Attic |
| <input type="checkbox"/> Gymnasium | <input type="checkbox"/> Other places (describe) |

123a.2 Describe other:

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

- Paper-faced or gypsum products
- Cellulose products (typically ceiling tiles)

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

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)

1268a. 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

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:

Increase ventilation to occupied spaces

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

Cornwall Central School District



2020 Building Condition Survey Summary

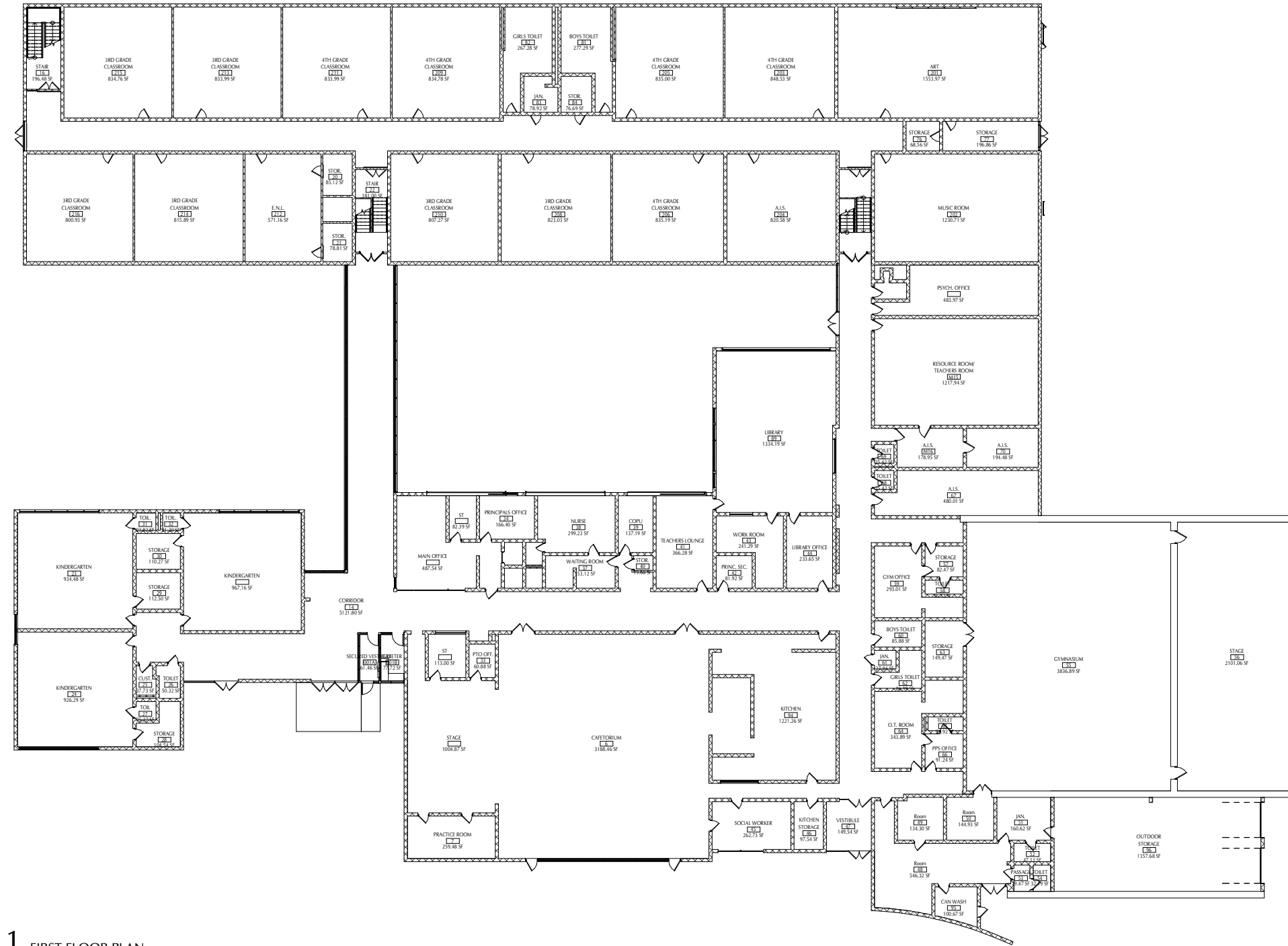
- Only building systems or components that have been rated as Unsatisfactory (U), Non-Functioning (NF) or Critical Failure (CF) or have a useful life of five or less years are listed below and include a repair or replacement cost.
- Any health, safety and / or structural system that is rated "Unsatisfactory" results in an overall building rating of "Unsatisfactory".
- Any health, safety and / or structural system that is rated "Non-functioning" or "Critical failure" results in an overall building rating of "Poor".
- Cost information reflects construction costs only, incidental expenses not included within BCS Summary.

Building Name	2015 BCS Item	2015 BCS Item Rating	2020 BCS Item	Item Title	Useful Life (Years)	Item Rating	Scope of Work	Health and Safety / Structural	Health and Safety / Structural Costs	Other Item Costs
Cornwall Elementary ES (Lee Road)										
	37	S	39	Water	2	U	Add backflow preventer (RPZ) or double check valve on water service; replace 3-inch diameter water service line. There have been two major water line breaks in recent winters, and pipe is over 50 years old. Pipe is assumed to be at end of useful life.	H	\$250,000	
	38	S	40	Site Sanitary	10	S	It is recommended that a video inspection be conducted on the sanitary sewer service line. The pipe is over 50 years old, and was last inspected 10 years ago. Recently there have been issues with pipes and structures clogging inside the building.	H	\$25,000	
	41	S	43	Site Electrical, Including Exterior Distribution	5	U	Replace Pole Mounted Electric Service Transformers.	H	\$50,000	
	42	S	44	Closed Drainage Pipe Stormwater Management System	10	S	It is recommended that a video inspection be conducted on the stormwater pipes and structures.	No		\$50,000
	43	N/A	45	Open Drainage Pipe Stormwater Management System	10	S	Repair swale, swale in poor condition and not functioning properly.	No		\$4,500
	53	S	55	Pavement (Roadways and Parking Lots)	2	U	Replace driveway pavement, pavement at end of useful life; replace concrete curb, concrete curbing nearing end of useful life; replace speed humps, speed humps at end of useful life; replace pavement, pavement in poor condition and nearing end of useful life; replace parking lot pavement, pavement nearing end of useful life.	No		\$2,318,400
	54	S	56	Sidewalks	2	U	replace asphalt walk with concrete, asphalt walk nearing end of useful life; replace asphalt courtyard with concrete, asphalt at end of useful life; replace concrete site stair, stair treads worn/spalling, and landing cross-slope not code compliant; repair retaining wall, retaining wall in poor condition; loose stones and joints, see Chazen's attachment for full scope.	No		\$464,104
	56	S	58	Athletic Fields and Play Fields	5	U	Replace basketball court pavement. Large section of asphalt missing in center of surface, and the subbase is exposed and eroding.	No		\$224,000
	61	S	66	Exterior Walls/Columns	3	S	Repair/ replace architectural "band" detail; units are warped, bowed, and butt joint is compromised. Seal vertical joints along "stone" panel below window systems, several joints are open. Repoint unit masonry (brick) along building elevations. Repoint/ reconstruct unit masonry (brick) at chimney above roof. Masonry cleaning.	S	\$367,525	
62	S	67	Chimneys	5	U	Re-point, repair and clean masonry	S	\$8,500		

Building Name	2015 BCS Item	2015 BCS Item Rating	2020 BCS Item	Item Title	Useful Life (Years)	Item Rating	Scope of Work	Health and Safety / Structural	Health and Safety / Structural Costs	Other Item Costs
	64	S	69	Exterior Doors	3	U	Replace building storefront system (aluminum) at corridor bridge and Multi-purpose room. Replace exterior doors and frames (hollow metal). Replace exterior doors and frames (aluminum); Door B2 & A10 + adjacent SF materials.	No		\$115,000
	65	S	70	Exterior Steps, Stairs, and Ramps	3	S	Replace courtyard handrail system along perimeter of small plaza area; existing system does not meet current code parameters.	S	See Category 56	
	67	S	72	Windows	6	S	Replace building storefront system (aluminum) at corridor bridge and multi-purpose room	No		\$199,525
	72	S	77	Resilient Tiles or Sheet Flooring	5	U	Remove 9x9 floor tiles; replace resilient flooring (9 classrooms, Library Work Room & Storage)	No		\$107,800
	75	S	80	Ceilings	5	S	Replace classroom ceiling systems in 40 classrooms and other instructional spaces. Corridor ceilings are in good condition.	Yes	\$360,000	
	77	S	82	Interior Doors	3	U	Replace interior doors and hardware, including closet bi-fold door systems; doors and frames are not rated as required by authority having jurisdiction	No		\$140,000
	78	S	83	Interior Stairs	5	S	Handrails are not ADA compliant, no handrail extension observed.	S	\$15,000	
	89	S	87	Heat Generating Systems	0	U	Heating and ventilation system in the Kindergarten wings is deficient, units are malfunctioning and should be replaced. Add inline booster pump for three unit ventilators in the kindergarten rooms and additional FTRs. Add modulating valves to existing radiators in the Vestibule for temperature control.	H	\$200,000	
	92	S	88	Ventilation System	0	U	Install exhaust system for the Gymnasium; replace existing H&V units and associated exhaust fans serving Cafeteria and Kitchen due to maintenance access issues and the unit is near its useful life.	H	\$175,000	
	N/A	N/A	94	Sanitary System	3	U	Replace concealed galvanized drainage piping and necessary rehabilitation due to deteriorating steel pipe.	H	\$700,000	
	80	S	101	Electrical Power Distribution System	5	S	Replace rusted and damaged service end box in main electrical room. Replace all existing panel boards in the school that are past useful life. De-energize, clean, thermal scan, and fix loose connections on 1200A main switchboard. Exercise, lubricated all switches and breakers	H	\$145,000	
	99	S	103	Emergency/ Exit Lighting Systems	3	S	Replace emergency lighting and exit signs in school. Most are past useful life.	H	\$6,000	
	96	S	105	Fire Alarm Systems	5	S	Provide additional detection devices for code compliant coverage.	H	\$25,000	
	102	N/A	115 / 116	Interior Accessible Route, Access to Goods and Services, and Restroom Facilities	N/A	S	Cafetorium stage is not accessible, consider installing a lift.	H	\$45,000	
Building Sub Totals									\$2,372,025	\$3,623,329
Building Total									\$5,995,354	

Section 3.0 // Existing Floor Plans and Photographs

SECTION 3.1 // Building Plans



1 FIRST FLOOR PLAN
SK101 3/32" = 1'-0"

CORNWALL CENTRAL SCHOOL DISTRICT
CORNWALL ELEMENTARY SCHOOL





1 ADDITION LOWER LEVEL
 SK102 3/32" = 1'-0"

Section 3.0 // Existing Floor Plans and Photographs

SECTION 3.2 // Photo Documentation of Deficient Conditions



CES-01



CES-02

Category 44: Closed Drainage Pipe Stormwater Management System
Need additional catch basins in parking lot and in driveways in front of the building.



CES-03

Category 53: Point of Outfall Discharge
Clean discharge point/swale.



CES-04



CES-05

Category 55: Pavement (Roadways and Parking Lots)
Replace driveway and parking lot pavement. Pavement in poor condition and at end of useful life.



CES-06



CES-07



CES-08

Category 56: Sidewalks

Replace concrete sidewalk. Sidewalk in poor condition. Surface heaves in winter creating an unsafe surface. Replace concrete pad at door. Concrete pad has settled and there is greater than 1/2" rise to finished floor elevation (not code compliant). Replace/install ADA curb ramps at crosswalks.



CES-09



CES-10



CES-11

Category 56: Sidewalks

Replace asphalt walks with concrete. Asphalt walks nearing end of useful life. Install drainage. Replace concrete site stair. Stair treads worn/spalling, and landing cross-slope not code compliant.



CES-12

Category 58: Athletic Fields and Play Fields

Replace basketball court pavement. Large section of asphalt missing in center of surface, and the sub-base is exposed and eroding.



CES-13



CES-14



CES-16

Category 66: Exterior Walls/ Columns

Repair/replace architectural band detail. Seal vertical joints at panels below window system. Repoint brick at various locations and clean masonry.



CES-17



CES-18

Category 67: Chimneys

Repoint, repair, and clean masonry.



CES-19



CES-20



CES-21



CES-22

Category 69: Exterior Doors

Replace storefront system at corridor bridge and multi-purpose room. Replace hollow metal exterior doors and frames. Replace aluminum exterior doors and frames (B2 & A10 + adjacent storefront)



CES-23



CES-24

Category 70: Exterior Steps, Stairs, and Ramps
Replace courtyard handrail system. Existing system does not meet current code parameters.



CES-25



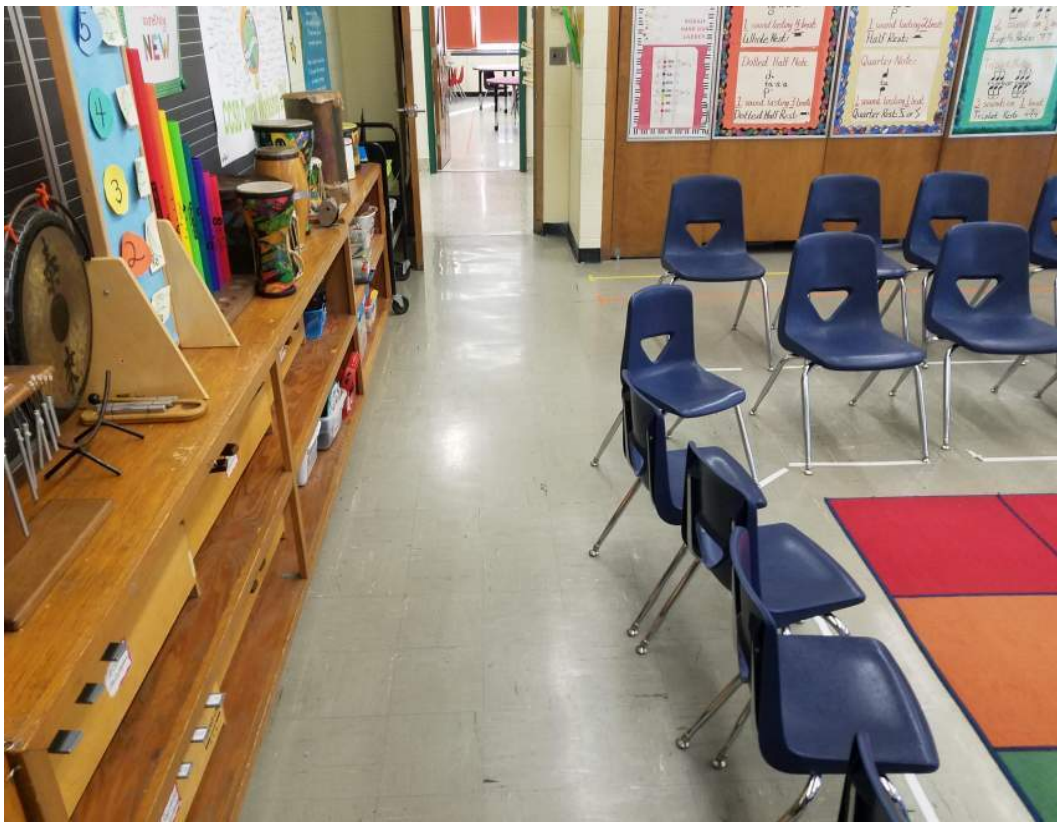
CES-26



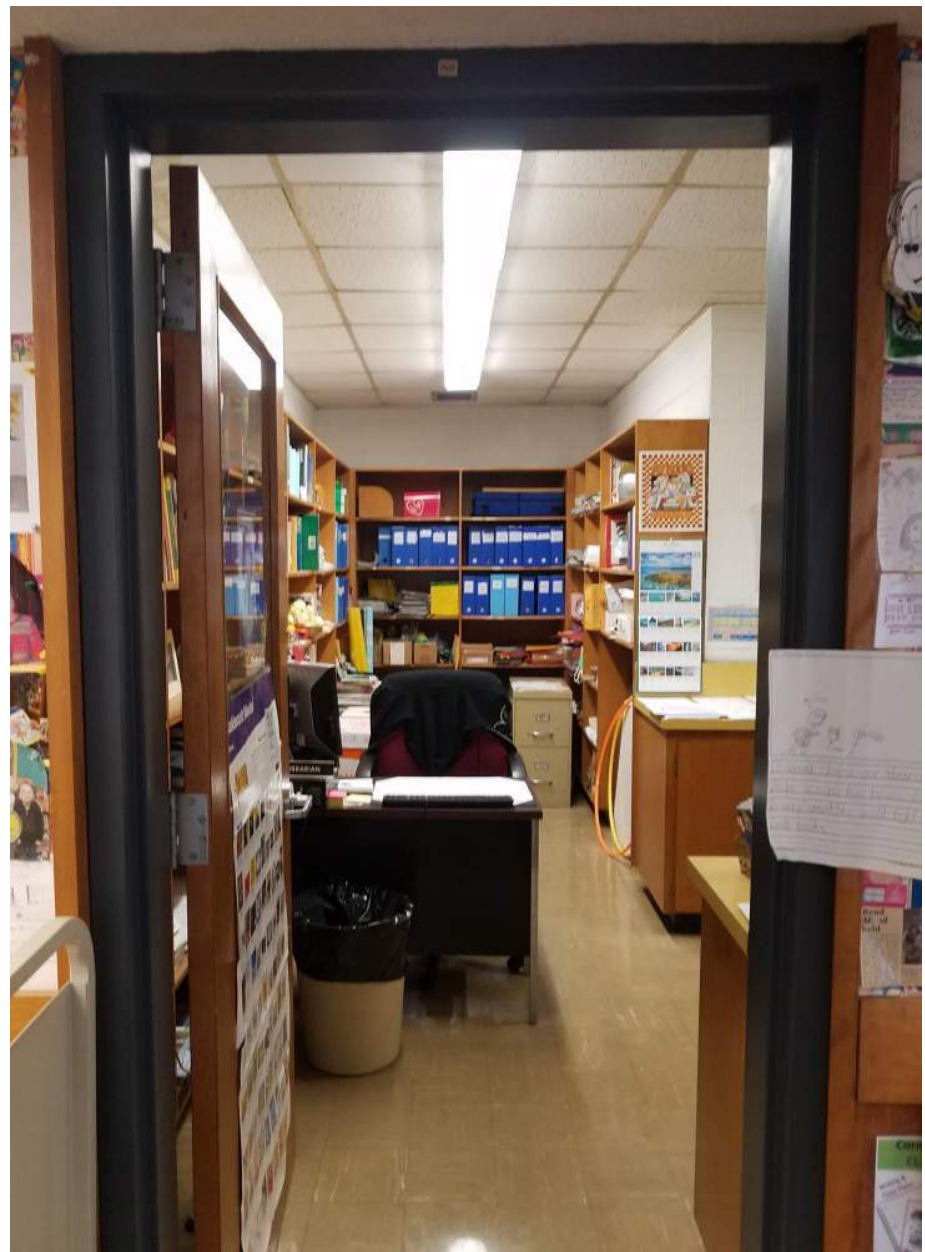
CES-27

Category 72: Windows

Replace building storefront system at corridor bridge and multi-purpose room.



CES-28



CES-29

Category 77: Resilient Tiles or Sheet Flooring
Remove 9x9 floor tiles. Replace resilient flooring in 9 classrooms, the library work room, and storage.



CES-30



CES-31

Category 80: Ceilings
Replace classroom ceilings in 40 classrooms and other instructional areas.



CES-32



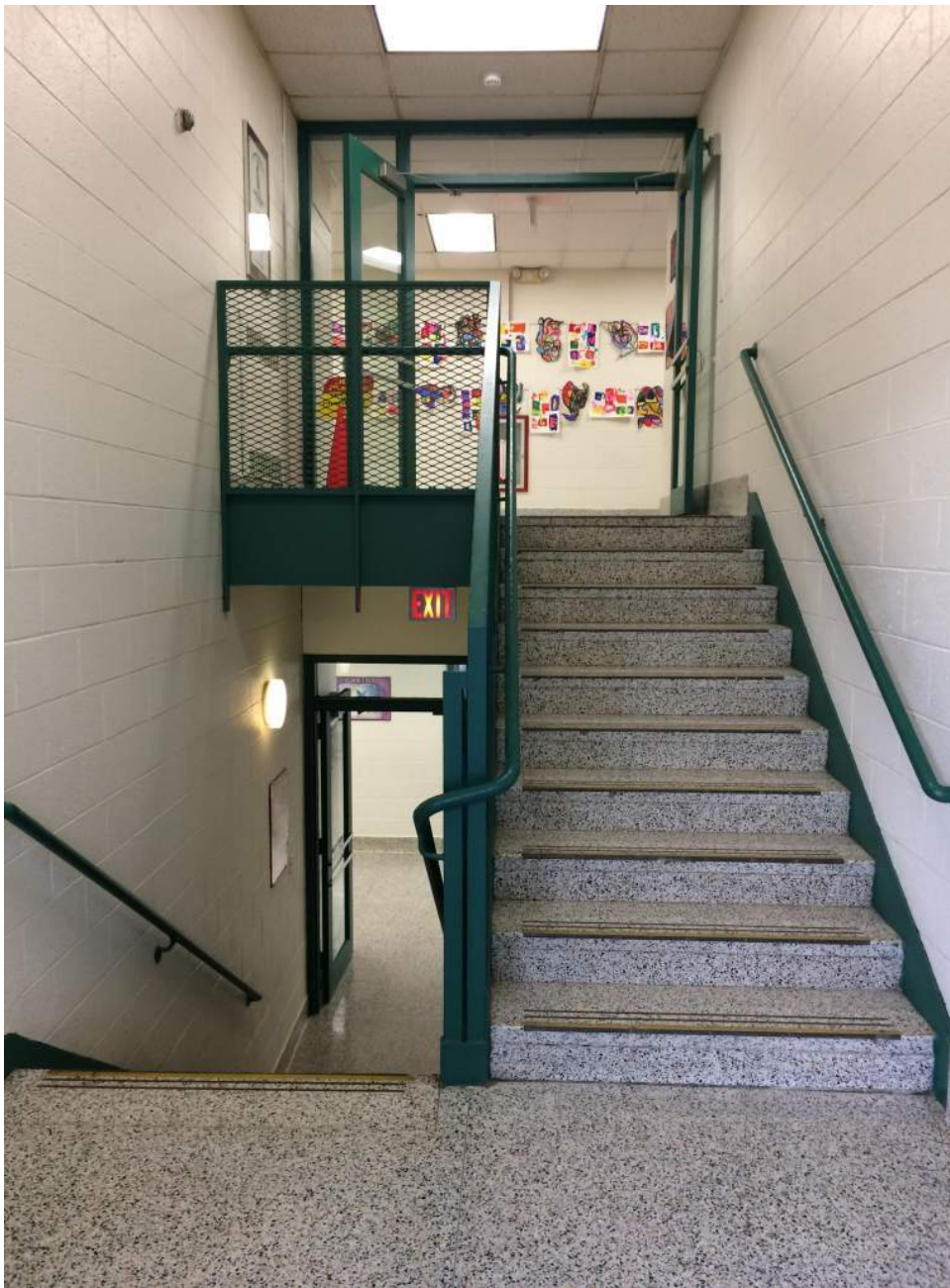
CES-33

Category 82: Interior Doors

Replace interior doors and hardware, including bi-fold door systems. Existing doors and frames are not rated as required.

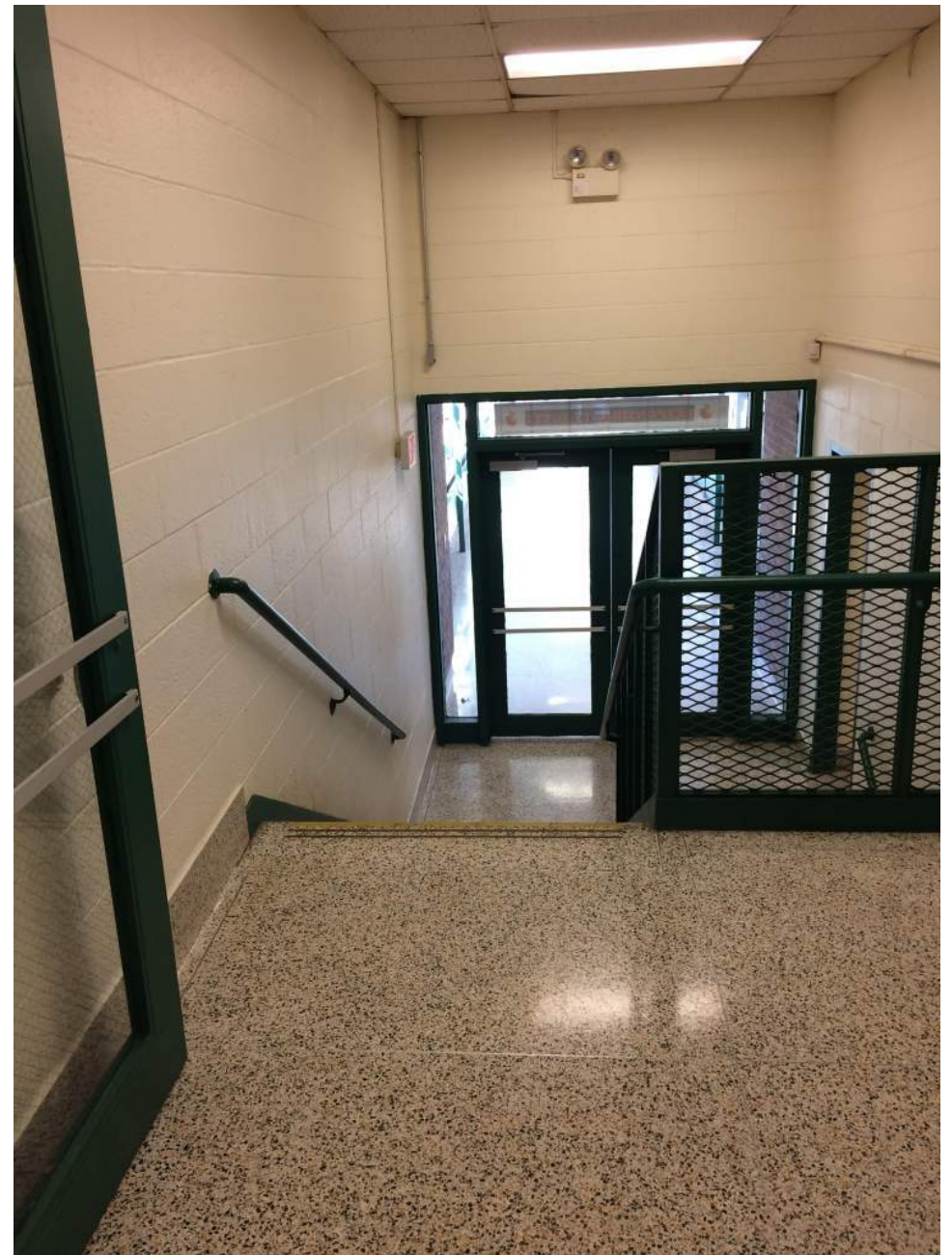


CES-34



CES-35

Category 83: Interior Stairs
Handrails are not ADA compliant. No handrail extensions observed.



CES-36



CES-37



CES-38

Category 102: Lighting Fixtures

Replace lighting in classrooms throughout building and associated controls.



CES-39



CES-40

Category 115 & 116: Int. Accessible Route, Access to Goods and Services, and Restroom Facilities
Cafetorium stage is not accessible. Consider installing a lift.



CES-41



CES-42

Category 87: Heat Generating Systems

The unit ventilators do not provide enough heating in the three (3) Kindergarten classrooms.



CES-43

Category 89: Mechanical Cooling / Air-Conditioning Systems
Install exhaust system for the gymnasium.



CES-44



CES-45



CES-46



CES-47

Category 101: Electrical Distribution Systems

Existing switchboard assembly in good condition but approaching end of useful service life. Severely corroded existing cable pull box requires replacement. Existing panel boards are 53 years old and past their useful service life.



CES-48



CES-49



CES-50

Category 102: Lighting Fixtures

Existing recessed lighting system is in fair to poor condition.



CES-51

SECTION 4 // 2015 Building Condition Survey prepared by McGoey, Hauser & Edsall
Consulting Engineers

2015 Building Condition Survey Instrument - 2015 Building Conditions Survey

Building Information

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Building Information

1. Name of School District:

CORNWALL CSD

2. SED District 8-Digit BEDS Code:

440301060000

3. Building Name:

Lee Road Elementary School

4. SED 4-Digit Facility Code:

0006

5. Survey Inspection Date:

10/28/2015

6. Building 911 Address:

99 Lee Road

7. City:

Cornwall

8. Zip Code:

12518

9. Certificate of Occupancy Status:

- A - Annual
- T - Temporary
- N - None

10. Certificate of Occupancy Expiration Date:

09/01/2016

Building Age, Gross Square Footage and Maintenance Staff

11. Year of Original Building:

1967

12. Gross square ft. of Building as currently configured:

57,598

13. Number of Floors:

2

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

	Count Employees
Full-time custodians:	6
Part-time custodians:	0
Totals:	6

2015 Building Condition Survey Instrument - 2015 Building Conditions Survey

Building Information

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Building Ownership and Occupancy Status

15. 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 non-district entity and leased to district

16. 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)

Building Users

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

535

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

	Quantity
18a. Permanent instructional spaces (i.e., regular classrooms)	535
18b. Temporary instructional spaces (i.e., portable or demountable classrooms) attached to the building	0
18c. Non-instructional spaces used as instructional spaces	0

18c.1 If the answer is greater than zero, which types of non-instructional spaces were being used for instructional purposes on October 1, 2014? (check all that apply)

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

19. Grades Housed:

K thru 5

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

0

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

- Yes
- No

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Building Information

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22. Have there been renovations or construction in the building during the past 12 months?

Yes

No

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

Yes

No

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Program Spaces

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Program Spaces

24. Number of instructional classrooms:

40

25. Gross square footage of all instructional classrooms (combined):

31,180.00

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

- 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)

26y. Describe other spaces

(No Response)

Space Adequacy

27. Rating of space adequacy:

- Good
- Fair
- Poor

27a. Enter comments:

(No Response)

28. Estimated capital construction expenses anticipated for this building through 2020-2021 school year excluding maintenance (to be answered after the building inspection is complete) \$

~~20,000.00~~ **\$1,500,000.00** As reported by the previous design professional with a supplemental document to the 2015 BCS

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

- Excellent
- Satisfactory
- Unsatisfactory
- Poor

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

- Yes
- No

A/E Information:

31. A/E Firm Name:

McGoey, Hauser & Edsall Consulting Engineers, DPC

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Program Spaces

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32. A/E Firm Address:

33 Airport Center Drive
Suite 202
New Windsor, NY 12553

33. A/E Firm Phone Number:

8455673100

34. E-mail:

mlamoreaux@mhepc.com

35. A/E Name:

Michael J. Lamoreaux, P.E.

36. A/E License #:

78221

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Site Utilities

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Site Utilities

37. Water

- Yes
- No

37a. Type of Service:

- Municipal or Utility provided
- Well
- Other

37b. Condition:

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

37c. Year of Last Major Reconstruction/Replacement:

1967

37d. Expected Remaining Useful Life (Years):

15

37e. Cost to Reconstruct/Replace \$:

(No Response)

37f. Comments:

(No Response)

38. Site Sanitary (H)

- Yes
- No

38a. Type of Service:

- Municipal or utility sewer
- Site septic
- Other

38b. Condition:

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

38c. Year of Last Major Reconstruction/Replacement:

1967

38d. Expected Remaining Useful Life (Years):

15

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Site Utilities

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38e. Cost to reconstruct/Replace \$:

(No Response)

38f. Comments:

(No Response)

39. Site Gas (H)

Yes

No

39a. Type of gas service:

Natural Gas

Liquid Petroleum

39b. Condition:

Excellent

Satisfactory

Unsatisfactory

Non-Functioning

Critical Failure

39c. Year of Last Major Reconstruction/Replacement;

2001

39d. Expected Remaining Useful Life (Years):

15

39e. Cost to Reconstruct/Replace \$:

(No Response)

39f. Comments:

(No Response)

40. Site Fuel Oil (H)

Yes

No

41. Site Electrical, Including Exterior Distribution (H)

Yes

No

41a. Service Provider:

Municipal or utility provided

Self-Generated

Other

N/A

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Site Utilities

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41b. Type of Service:

- Above Ground
- Below Ground
- N/A

41c. Condition:

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

41d. Year of Last Major Reconstruction/Replacement:

1967

41e. Expected Remaining Useful Life (Years):

10

41f. Cost to Reconstruct/Replace \$:

(No Response)

41g. Comments:

(No Response)

Stormwater Management

42. Closed Drainage Pipe Stormwater Management System

42a. Does this facility have a closed pipe system?

- Yes
- No

43. Open Drainage Pipe Stormwater Management System

43a. Does this facility have an open stormwater system (ditch)?

- Yes
- No

44. Catch Basins/Drop Inlets/Manholes

44a. Does this facility have catch basins/drop inlets/manholes?

- Yes
- No

44b. Condition:

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

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Site Utilities

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44c. Year of Last Major Reconstruction/Replacement:

2000

44d. Expected Remaining Useful Life (Years):

20

44e. Cost to Reconstruct/Replace \$:

(No Response)

44f. Comments:

Catch basins require periodic cleaning.

45. Culverts

45a. Does this facility have culverts?

- Yes
- No

46. Outfalls

46a. Does this facility have outfalls?

- Yes
- No

47. Infiltration Basins/Chambers

47a. Does this facility have infiltration basins/chambers?

- Yes
- No

48. Retention Basins

48a. Does this facility have retention basins?

- Yes
- No

49. Wetponds

49a. Does this facility have wetponds?

- Yes
- No

50. Manufactured Stormwater Proprietary Units

50a. Does this facility have proprietary units?

- Yes
- No

2015 Building Condition Survey Instrument - 2015 Building Conditions Survey

Site Utilities

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

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

52. Outfall Reconnaissance Inventory

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

- Yes
- No
- Not Applicable

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Other Site Features

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Other Site Features

53. Pavement (Roadways and Parking Lots)

- Yes
- No

53a. Type: (check all that apply)

- Concrete
- Asphalt
- Gravel
- Other
- None

53b. Condition:

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

53c. Year of Last Major Reconstruction/Replacement:

2000

53d. Expected Remaining Useful Life (Years):

5

53e. Cost to Reconstruct/Replace \$:

(No Response)

53f. Comments:

some cracking and settlement noted.

54. Sidewalks

- Yes
- No

54a. Type: (check all that apply)

- Concrete
- Asphalt
- Paver
- Other

54b. Condition:

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

54c. Year of Last Major Reconstruction/Replacement:

2000

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Other Site Features

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54d. Expected Remaining Useful Life (Years):

5

54e. Cost to Reconstruct/Replace \$:

(No Response)

54f. Comments:

Some expansion of sidewalk pattern under planning.

55. Playgrounds and Playground Equipment

- Yes
- No

55a. Condition:

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

55b. Year of Last Major Reconstruction/Replacement:

2000

55c. Expected Remaining Useful Life (Years):

5

55d. Cost to Reconstruct/Replace \$:

(No Response)

55e. Comments:

(No Response)

56. Athletic Fields and Play Fields

- Yes
- No

56f. Does the facility have synthetic turf field(s)

- Yes
- No

56f.1 If Yes, how many synthetic turf fields?

(No Response)

56f.2 Expected Remaining Useful Life of Synthetic Turf Field(s):

(No Response)

56f.3 Type of synthetic turf field infill:

(No Response)

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Other Site Features

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57. Exterior Bleachers / Stadiums

- Yes
- No

58. Related Structures (such as Press Boxes, Dugouts, Climbing Walls, etc.)

- Yes
- No

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Substructure

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Substructure

59. Foundation (S)

59a. Type (check all that apply):

- Reinforced Concrete
- Masonry on Concrete Footing
- Other

59b. Evidence of structural concerns (check all that apply):

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

59c. Condition:

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

59d. Year of Last Major Reconstruction/Replacement:

1967

59e. Expected Remaining Useful Life (Years):

15

59f. Cost to Reconstruct/Replace \$:

(No Response)

59g. Comments:

(No Response)

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BUILDING ENVELOPE

60. Structural Floors (S)

60a. Type (check all that apply):

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

60b. 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

60b.1 Describe Other Problems:

(No Response)

60c. Evidence of Structural Concerns with Structural Floor Deck (check all that apply):

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

60d. Overall Condition of Structural Floors:

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

60e. Year of Last Major Reconstruction/Replacement:

1967

60f. Expected Remaining Useful Life (Years):

15

60g. Cost to Reconstruct/Replace \$:

(No Response)

60h. Comments:

(No Response)

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Building Envelope

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61. Exterior Walls/Columns (S)

61a. Material (check all that apply):

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

61b. Evidence of Structural Concerns with Support System (columns, base plates, connections, etc.) (check all that apply):

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

61b.1 Describe Other Problems:

(No Response)

61c. Evidence of Concerns with Exterior Cladding (check all that apply):

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

61c.1 Describe Other Problems:

(No Response)

61d. Overall Condition of Exterior Walls/Columns:

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

61e. Year of Last Major Reconstruction/Replacement:

1967

61f. Expected Remaining Useful Life (Years):

15

61g. Cost to Reconstruct/Replace \$:

(No Response)

61h. Comments:

(No Response)

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62. Chimneys (S)

- Yes
- No

62a. Material (check all that apply):

- Masonry
- Concrete
- Metal
- Wood
- Other

62a.1 Specify other:

(No Response)

62b. Overall Condition of Chimneys:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-Functioning
- Critical failure

62c. Year of Last Major Reconstruction/Replacement:

1967

62.d Expected Remaining Useful Life (Years):

15

62e. Cost to Reconstruct/Replace \$:

(No Response)

62f. Comments:

(No Response)

63. Parapets (S)

- Yes
- No

63f. Comments:

(No Response)

64. Exterior Doors

64a. Overall Condition of Exterior Door Units:

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

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64b. Overall condition of exterior door hardware:

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

64c. Do any exterior doors have magnetic locking devices?

- Yes
- No

64d. Safety/Security features are adequate?

- Yes
- No

64e. Year of Last Major Reconstruction/Replacement:

1967

64f. Expected Remaining Useful Life (Years):

5

64g. Cost to Reconstruct/Replace \$:

(No Response)

64h. Comments:

(No Response)

65. Exterior Steps, Stairs, Ramps (S)

- Yes
- No

65a. Overall Condition of Exterior Steps, Stairs and Ramps

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

65b. Year of Last Major Reconstruction/Replacement:

1967

65c. Expected Remaining Useful Life (Years):

5

65d. Cost to Reconstruct/Replace \$:

(No Response)

65e. Comments:

Stairs at exit near library.

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66. Fire Escapes (S)

66a. Does This Facility Have One or More Fire Escapes?

- Yes
- No

67. Windows

- Yes
- No

67a. Window Material: (check all that apply)

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

67b. Overall Condition of Windows:

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

67c. All Rescue Windows are Operable:

- Yes
- No
- N/A

67d. Year of Last Major Reconstruction/Replacement:

1989

67e. Expected Remaining Useful Life (Years):

10

67f. Cost to Reconstruct/Replace \$:

(No Response)

67g. Comments:

(No Response)

Roof and Skylights (S)

68. Roof and Skylights (S)

- Yes
- No

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68a. Type of roof construction (check all that apply):

- Metal deck on metal trusses/joists
- Wood deck on wood trusses/joists
- Wood deck on metal trusses/joists
- Concrete on metal deck on metal trusses/joists
- Other (describe below)

68a.1 Other roof construction type:

Light weight concrete on metal structure.

68b. Type of roofing material (check all that apply):

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

68b.1 Other roofing material:

(No Response)

68c. 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

68c.1 Describe other concerns:

(No Response)

68d. Evidence of structural concerns with roof deck (check all that apply):

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

68e. Does this facility have skylights?

- Yes
- No

68f. Skylight material (check all that apply):

- Plastic
- Glass
- Other
- N/A

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Building Envelope

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68g. Overall condition of skylights:

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

68h. 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

68h.1 Specify other concerns:

(No Response)

68i. Overall Condition of Roof and Skylights:

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

68j. Year of Last Major Reconstruction/Replacement:

2008

68k. Expected Remaining Useful Life (Years):

12

68l. Cost to Reconstruct/Replace \$:

(No Response)

68m. Comments:

(No Response)

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Interior Spaces

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INTERIOR SPACES

69. Interior Bearing Walls and Fire Walls (S)

- Yes
- No

69a. Overall condition of interior bearing walls and fire walls:

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

69b. Year of Last Major Reconstruction/Replacement:

1967

69c. Expected Remaining Useful Life (Years):

15

69d. Cost to Reconstruct/Replace \$:

(No Response)

69e. Comments:

(No Response)

Other Interior Walls

70. Other Interior Walls

- Yes
- No

70a. Overall condition of other interior walls:

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

70b. Year of Last Major Reconstruction/Replacement:

1967

70c. Expected Remaining Useful Life (Years):

15

70d. Cost to Reconstruct/Replace \$:

(No Response)

70e. Comments:

(No Response)

Floor Finishes

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Interior Spaces

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71. Carpet

- Yes
- No

71a. Where located (check all that apply):

- Instructional Space
- Common Area

71b. Condition:

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

71c. Year of Last Major Reconstruction/Replacement:

1967

71d. Expected Remaining Useful Life (Years):

2

71e. Cost to Reconstruct/Replace \$:

(No Response)

71f. Comments:

(No Response)

72. Resilient Tiles or Sheet Flooring

- Yes
- No

72a. Where located (check all that apply):

- Instructional Space
- Common Area

72b. Overall condition of resilient tiles or sheet flooring:

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

72c. Year of Last Major Reconstruction/Replacement:

1967

72d. Expected Remaining Useful Life (Years):

5

72e. Cost to Reconstruct/Replace \$:

(No Response)

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Interior Spaces

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72f. Comments:

(No Response)

73. Hard Flooring (concrete; ceramic tile; stone; etc)

- Yes
- No

73a. Where located (check all that apply):

- Instructional Space
- Common Area

73b. Overall condition of hard flooring:

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

73c. Year of Last Major Reconstruction/Replacement:

1967

73d. Expected Remaining Useful Life (Years):

20

73e. Cost to Reconstruct/Replace \$:

(No Response)

73f. Comments:

(No Response)

74. Wood Flooring

- Yes
- No

74a. Where located (check all that apply):

- Instructional Space
- Common Area

74b. Overall condition of wood flooring:

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

74c. Year of Last Major Reconstruction/Replacement:

1967

74d. Expected Remaining Useful Life (Years):

15

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Interior Spaces

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74e. Cost to Reconstruct/Replace \$:

(No Response)

74f. Comments:

Gymnasium and stage floor

Ceilings (H)

75. Ceilings (H)

- Yes
- No

75a. Overall condition of ceilings:

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

75b. Year of Last Major Reconstruction/Replacement:

2005

75c. Expected Remaining Useful Life (Years):

10

75d. Cost to Reconstruct/Replace \$:

(No Response)

75e. Comments:

(No Response)

Lockers

76. Lockers

- Yes
- No

76d. Cost to Reconstruct/Replace \$:

(No Response)

Interior Doors

77. Interior Doors

- Yes
- No

77a. Overall condition of interior door units:

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

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77b. Overall condition of interior door hardware:

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

77c. Year of Last Major Reconstruction/Replacement:

1967

77d. Expected Remaining Useful Life (Years):

10

77e. Cost to Reconstruct/Replace \$:

(No Response)

77f. Comments:

(No Response)

Interior Stairs (S)

78. Interior Stairs (S)

- Yes
- No

78a. Overall condition of interior stairs:

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

78b. Year of Last Major Reconstruction/Replacement:

1967

78c. Expected Remaining Useful Life (Years):

15

78d. Cost to Reconstruct/Replace \$:

(No Response)

78e. Comments:

(No Response)

Elevator, Lifts and Escalators (H)

79. Elevator, Lift, and Escalators (H)

- Yes
- No

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79a. Overall condition of elevators, lifts, escalators:

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

79b. Year of Last Major Reconstruction/Replacement:

2009

79c. Expected Remaining Useful Life (Years):

15

79d. Cost to Reconstruct/Replace \$

(No Response)

79e. Comments:

(No Response)

Interior Electrical Distribution (H)

80. Interior Electrical Distribution (H)

- Yes
- No

80a. Interior electrical supply meets current needs:

- Yes
- No

80b. Condition of interior electrical distribution:

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

80c. Year of Last Major Reconstruction/Replacement:

2003

80d. Expected Remaining Useful Life (Years):

15

80e. Cost to Reconstruct/Replace \$:

(No Response)

80f. Comments:

(No Response)

Lighting Fixtures

81. Interior Lighting Fixtures

- Yes
- No

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Interior Spaces

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81a. Condition of interior lighting fixtures:

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

81b. Year of Last Major Reconstruction/Replacement:

1999

81c. Expected Remaining Useful Life (Years):

10

81d. Cost to Reconstruct/Replace \$:

(No Response)

81e. Comments:

(No Response)

Communication Systems (H)

82. Communication Systems (H)

- Yes
- No

82a. Communication systems are adequate:

- Yes
- No

82b. Condition of communication systems:

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

82c. Year of Last Major Reconstruction/Replacement:

1967

82d. Expected Remaining Useful Life (Years):

5

82e. Cost to Replace/Reconstruct \$:

(No Response)

82f. Comments:

(No Response)

Swimming Pool and Swimming Pool Systems

83. Swimming Pool and Swimming Pool Systems

- Yes
- No

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Interior Spaces

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Plumbing (Excluding HVAC Systems)

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PLUMBING

84. Water Distribution System (H)

- Yes
- No

84a. Types of pipes (check all that apply):

- Iron
- Galvanized
- Copper
- Lead
- PVC
- Other

84b. Overall condition of water distribution system:

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

84c. Year of Last Major Reconstruction/Replacement:

1967

84d. Expected Remaining Useful Life (Years):

10

84e. Cost to Reconstruct/Replace \$:

(No Response)

84f. Comments:

(No Response)

Plumbing Drainage System (H)

85. Plumbing Drainage System (H)

- Yes
- No

85a. Types of pipes (check all that apply):

- Iron
- Galvanized
- Copper
- Lead
- PVC
- Other

85b. Overall condition of drainage system:

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

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Plumbing (Excluding HVAC Systems)

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85c. Year of Last Major Reconstruction/Replacement:

1967

85d. Expected Remaining Useful Life (Years):

10

85e. Cost to Reconstruct/Replace \$:

(No Response)

85f. Comments:

(No Response)

Hot Water Heaters (H)

86. Hot Water Heaters (H)

- Yes
- No

86a. Type of fuel (check all that apply):

- Oil
- Natural Gas
- Electricity
- Propane
- Other

86b. Overall condition of hot water heaters:

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

86c. Year of Last Major Reconstruction/Replacement:

2000

86d. Expected Remaining Useful Life (Years):

5

86e. Cost to Reconstruct/Replace \$:

(No Response)

86f. Comments:

(No Response)

Plumbing Fixtures

87. Plumbing Fixtures

- Yes
- No

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Plumbing (Excluding HVAC Systems)

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87a. Overall condition of plumbing fixtures (including toilets, urinals, lavatories, etc):

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

87b. Year of Last Major Reconstruction/Replacement:

1967

87c. Expected Remaining Useful Life (Years):

5

87d. Cost to Reconstruct/Replace \$:

(No Response)

87e. Comments:

(No Response)

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HVAC Systems

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HVAC SYSTEMS

88. HVAC Systems Type

88a. Does this building have a central HVAC system?

- Yes
- No

88b. If yes, what type of technology does it use (check all that apply)?

- Constant volume (CV)
- Variable air volume (VAV)
- Dual-duct or multi-zone
- Other (describe below)
- N/A

Heat Generating Systems (H)

88b.1 Other central HVAC system technology:

Radiation

89. Heat Generating Systems (H)

- Yes
- No

89a. Heat generation source (check all that apply):

- Boiler / Hot Water
- Boiler / Steam
- Furnace / Forced Air
- Unit Ventilation
- Geothermal
- Biomass
- Electric
- Other (describe below)

89a.1 Other heat generation source:

(No Response)

89b. Overall condition of heat generating systems:

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

89c. Year of Last Major Reconstruction/Replacement:

2014

89d. Expected Remaining Useful Life (Years):

20

89e. Cost to Reconstruct/Replace \$:

(No Response)

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HVAC Systems

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89f. Comments:

(No Response)

Heating Fuel/Energy Systems (H)

90. Heating Fuel / Energy Systems (H)

- Yes
- No

90a. Overall condition of heating fuel / energy systems:

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

90b. Year of Last Major Reconstruction/Replacement:

2014

90c. Expected Remaining Useful Life (Years):

20

90d. Cost to Reconstruct/Replace \$:

(No Response)

90e. Comments:

(No Response)

Cooling/Air Conditioning Generating Systems

91. Cooling / Air-Conditioning Generating Systems

- Yes
- No

91a. Overall condition of cooling/air-conditioning generating systems:

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

91b. Year of Last Major Reconstruction/Replacement:

2002

91c. Expected Remaining Useful Life (Years):

5

91d. Cost to Reconstruct/Replace \$:

(No Response)

91e. Comments:

(No Response)

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HVAC Systems

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

- Yes
- No

92a. Overall condition of air handling and ventilation systems:

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

92b. Year of Last Major Reconstruction/Replacement:

1967

92c. Expected Remaining Useful Life (Years):

5

92d. Cost to Reconstruct/Replace \$:

(No Response)

92e. Comments:

(No Response)

Piped Heating and Cooling Distribution Systems

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

- Yes
- No

93a. Overall condition of piped heating and cooling distribution systems:

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

93b. Year of Last Major Reconstruction/Replacement:

1967

93c. Expected Remaining Useful Life (Years):

5

93d. Cost to Reconstruct/Replace \$:

(No Response)

93e. Comments:

(No Response)

Ducted Heating and Cooling Distrbution Systems

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HVAC Systems

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

- Yes
- No

94a. Overall condition of ducted heating and cooling distribution systems:

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

94b. Year of Last Major Reconstruction/Replacement:

1967

94c. Expected Remaining Useful Life (Years):

5

94d. Cost to Reconstruct/Replace \$:

(No Response)

94e. Comments:

(No Response)

HVAC Control Systems

95. HVAC Control Systems (H)

- Yes
- No

95a. Overall condition of control systems:

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

95b. Year of Last Major Reconstruction/Replacement:

2014

95c. Expected Remaining Useful Life (Years):

20

95d. Cost to Reconstruct/Replace \$:

(No Response)

95e. Comments:

(No Response)

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Fire Safety Systems

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Fire Safety Systems

96. Fire Alarm Systems (H)

- Yes
- No

96a. Overall condition of fire alarm system:

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

96b. Year of Last Major Reconstruction/Replacement:

1967

96c. Expected Remaining Useful Life (Years):

5

96d. Cost to Reconstruct/Replace \$:

(No Response)

96e. Comments:

(No Response)

Smoke Detection System (H)

97. Smoke Detection Systems (H)

- Yes
- No

97a. Overall condition of smoke detection systems:

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

97b. Year of Last Major Reconstruction/Replacement:

1967

97c. Expected Remaining Useful Life (Years):

3

97d. Cost to Reconstruct/Replace \$:

(No Response)

97e. Comments:

(No Response)

Fire Suppression Systems

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Fire Safety Systems

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

- Yes
- No

Emergency/Exit Lighting Systems

99. Emergency / Exit Lighting Systems (H)

- Yes
- No

99a. Overall condition of emergency / exit lighting systems:

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

99b. Year of Last Major Reconstruction/Replacement:

2010

99c. Expected Remaining Useful Life (Years):

5

99d. Cost to Reconstruct/Replace \$:

(No Response)

99e. Comments;

Ongoing maintenance and replacement program in place.

Emergency/Standby Power Systems

100. Emergency or Standby Power System (H)

- Yes
- No

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Accessibility

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ACCESSIBILITY

101. Exterior Accessible Route (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

102. 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 accessible interior route as specified above?

- Yes
- No

103. Additional Information on Accessibility

If the building lacks accessible interior or exterior routes:

103a. Cost of improvements needed to provide accessible exterior and interior routes as specified above \$:

(No Response)

103b. Comments:

(No Response)

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Environment/Comfort/Health

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ENVIRONMENT/COMFORT/HEALTH

104. General Appearance

104a. Overall Rating:

- Good
- Fair
- Poor

104b. Comments:

(No Response)

105. Cleanliness

105a. Overall Rating:

- Good
- Fair
- Poor

105b. Comments:

(No Response)

106. Are there walk off mats; grills in the entryway?

- Yes
- No

106a. If yes: at least 6 feet long?

- Yes
- No

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

- Yes
- No

108. Lighting Quality:

108a. Types of lighting in general purpose classrooms (check all that apply):

- Daylight
- Flourescent-not full spectrum
- Flourescent full spectrum
- Incandescent
- Other (describe)

108b. Are there blinds in the classroom to prevent glare?

- Yes
- No

108c. Overall Rating:

- Good
- Fair
- Poor

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Environment/Comfort/Health

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108d. Comments:

(No Response)

109. Evidence of Vermin

109a. Is there evidence of active infestations of...(check all that apply)?

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

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Indoor Air Quality

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Indoor Air Quality

110. Mold

110a. Is there visible mold or moldy odors?

- Yes
- No

110c. Are any surfaces constructed of any of the following materials?

- Paper-faced or gypsum products
- Cellulose products (typically ceiling tiles)

110d. Estimated cost of necessary improvements \$:

(No Response)

110d. Comments:

(No Response)

111. Humidity/Moisture

111a. Overall rating of humidity/moisture condition in building:

- Good
- Fair
- Poor

111b. 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

111c. 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

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

112a. Are fresh air intakes near the bus loading, truck delivery, or garbage storage/disposal areas?

- Yes
- No

112b. Is there accumulated dirt, dust or debris around fresh air intakes?

- Yes
- No

112c. Are fresh air intakes free of blockage?

- Yes
- No

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Indoor Air Quality

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112d. Is accumulated dirt, dust or debris in ductwork?

- Yes
- No

112e. Are dampers functioning as designed?

- Yes
- No

112f. Condition of air filters:

- Good
- Fair
- Poor

112g. Outside air is adequate for occupant load:

- Yes
- No

112h. Rating of ventilation/indoor air quality:

- Good
- Fair
- Poor

112i. Comments:

(No Response)

113. Indoor Air Quality (IAQ) Plan

113a. Does the school district use EPA's Tools for Schools program?

- Yes
- No

113c. Has the District assigned IAQ responsibilities to a designated individual?

- Yes
- No

113c.1 If Yes, what is their job title?

Director of Buildings and Grounds

114. Does the school practice IPM?

- Yes
- No

114a. Is vegetation kept one foot away from the building?

- Yes
- No

114b. Are crevices and holes in walls, floors and pavement sealed or eliminated?

- Yes
- No

114c. Is there a certified pesticide applicator on staff?

- Yes
- No

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Indoor Air Quality

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114d. Are pesticides used in the building?

- Yes
- No

114d.1 If Yes, how are they typically applied?

- Spot treatment
- Area wide treatments

114e. Are pesticides used on the grounds?

- Yes
- No

114e.1 If Yes, was an emergency exemption granted by the Board of Education?

- Yes
- No

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

- Yes
- No

115a. Has the facility been tested for the presence of radon?

- Yes
- No

115b. Were any of the results of the test greater than or equal to 4 picocuries per liter (pCi/L)?

- Yes
- No

115c. 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

115c.1 Describe other actions taken to mitigate elevated radon levels:

(No Response)

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American Red Cross

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American Red Cross Shelter

116. American Red Cross Shelter

Yes

No