



**2020 BUILDING
CONDITION SURVEY
REPORT**

CORNWALL CENTRAL
SCHOOL DISTRICT

Central
Middle School

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 as well as existing floor plans 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 survey 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 Cornwall CSD, surveys are to be complete 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.

Section 1.0 // Executive Summary

Building Condition Survey Criteria

- The inspection is required every five years, as determined by SED's newly established staggered schedule.
- 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.

Section 1.0 // Executive Summary

Cornwall Central Middle School

Building Description

- Cornwall Central Middle School is located at 122 Main Street, Cornwall, NY
- Owned and used by the district for student instructional purposes
- Gross square footage of the building is approximately 98,250 square feet
- Two story masonry and steel frame building
- Existing documents indicate the original building was built in 1956, the middle school building was expanded with three (3) additions; one (1) two-story classroom addition (D&E Wing), an auxiliary gymnasium with locker rooms, and science classrooms were added to the original building
- As of October 1, 2019, the building housed 938 students in grades 5-8
- General classrooms are supplemented with Art, Auditorium, Cafeteria, Computer Room, Guidance, Gymnasium, Health Suite, Library, Music, Remedial Rooms, Resource Room, Science Lab, Special Education and Technology/Shop
- Administration, guidance, and support spaces are also provided

Overall Building Rating - UNSATISFACTORY

Cornwall Central Middle School is rated as 'Unsatisfactory' per SED guidelines due to the following Health and Safety and/or Structural items are rated as 'Unsatisfactory':

- Exterior Walls and Columns (S) – 'Unsatisfactory'
 - Repair cracked unit masonry along the south classroom wing
 - Install control joints where necessary
- Roof and Skylights (S) – 'Unsatisfactory'
 - Replace roof area of south classroom wing
 - Repair 'stretched' perimeter condition for existing membrane
- Heat Generating Systems (H) – 'Unsatisfactory'
 - Gymnasium blower coiler units
- Ventilation System (H)- 'Unsatisfactory'
 - Locker room systems only
- Plumbing Fixtures (H)- 'Unsatisfactory'
 - Renovate eight (8) toilet rooms to repair concealed galvanized drainage lines
 - Replace valves on the domestic water line

Section 2.0 // Building Condition Survey

SECTION 2.1 // Building Narrative

Section 2.1 // Building Narrative

General Information

Cornwall Middle School is located at 122 Main Street in Cornwall, New York in the County of Orange. The building is in a rural area. The school was originally built in 1956. The building is a two-story masonry and steel frame structure of approximately 98,250 square feet. On October 1, 2019, the school housed grades 5-8 with a student population of 938. General classrooms are supplemented with Art, Auditorium, Cafeteria, Computer Room, Guidance, Gymnasium, Health Suite, Library, Music, Remedial Rooms, Resource Room, Science Lab, and Special Education. Administration, guidance, 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, Manufactured Stormwater Proprietary Units, Point of Outfall Discharge and Outfall Reconnaissance Inventory

Description: The site utilities consist of utility supplied natural gas and electric, site water, sewer, and storm water management systems. The electrical supply and site distribution are provided by Central Hudson. The utility brings primary power above ground to a pad mounted transformer located by the building. The transformer steps the primary supply down for use in the school. The district owns the secondary conductors which extend underground to the primary distribution power panel.

The same utility company also brings high pressure natural gas to a pressure reducing station located within a fenced area protected by steel and concrete bollards 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. The Water system needs valves exercised and scoping. Service line appears to be 50+ years old.

The sanitary sewer system discharges to the Town of Cornwall municipal sanitary sewer system, via gravity. The service line should be scoped to confirm condition.

The site storm water management system collects stormwater from the parking lots. The stormwater is conveyed to outfalls and/or municipal storm system. In general, additional stormwater improvements are needed. Inadequate collection and conveyance will cause accelerated degradation of site conditions.

Observations/Comments:

- The electrical service is newly installed from 2019, the power upgrade improvement included a new 1600-amp service. 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 is in poor condition. It is recommended that a visual inspection be performed on the water service line to confirm condition and that all valves function properly. Further, proper backflow prevention and metering should be installed.
- The sanitary sewer system is in ok condition with adequate capacity. It is recommended that a video inspection be performed on the sewer service line to confirm condition.
- The storm water system is in unsatisfactory condition.

Section 2.1 // Building Narrative

- Portions of the site impervious surfaces have inadequate drainage collection. To minimize site degradation, a properly engineered system should be designed and installed.
- Drainage structures need to be installed at downspout locations to collect stormwater from the roof and convey away from the building foundation and sidewalks to prevent infiltration into the building and prevent ice from building up on walking surfaces.
- It is recommended that a video inspection be performed on the stormwater structures and pipes to confirm condition.

Other Site Features

Pavement, Sidewalks, Playgrounds and Playground Equipment, Athletic Fields and Play Fields, Exterior Bleachers / Stadiums and Related Structures (such as Press Boxes, Dugouts, Climbing Walls, etc.)

Description: The parking lots and driveways have asphalt paving. Sidewalks at the main entries are concrete. Sidewalks in other locations are asphalt. Outdoor recreational spaces include 1 multi-use field for baseball field, softball, soccer, 1 football/soccer/field hockey field, 1 synthetic running track. All fields are natural turf.

Observations/Comments:

- The asphalt parking lots and driveways are unsatisfactory.
- The parking lot at the rear of the building and the parking lot at the track and football field are at the end of their useful life and need to be replaced.
- The pavement in the lawn at the rear of the building is at the end of its useful life and needs to be replaced.
- Traffic flow, including staff, busing, and student drop off are poor. Revisions to a vehicle and pedestrian system needs to be performed.
- The concrete sidewalks are in unsatisfactory condition. The concrete sidewalks along the driveway in front of the building and at the south building entrance are at the end of their useful life and need to be replaced.
- The asphalt walks are in unsatisfactory condition. The asphalt walks at the rear of the building and at the track and field are at the end of their useful life and need to be replaced.
- Press box and bleachers at track and field need replacement.
- Football and soccer field, goal posts and nets are in good condition.
- The athletic fields located behind the school building needs proper grading and drainage.
- Far end of track area includes concessions bldg., no longer used. Significant drainage/flooding problems occur in this area.

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.

Section 2.1 // Building Narrative

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.
- The metal deck supporting the auditorium concrete slab has severe rust and corrosion.

Building Envelope

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

Description: The building envelope at the middle school is consistent with school buildings from the various construction vintages represented at this campus. The exterior walls are constructed from brick masonry, ribbed metal panels and stone masonry laid in a random pattern near the library. The classroom window walls at the B & C wing building areas are an original storefront system with opaque metal panels creating a lower band detail combined with upper glass windows. The windows at the D & E wing addition are a standard aluminum framed ribbon system with sliding operable units. The cafeteria has a curtain wall system, and the library is glazed with storefront in a similar pattern to the B & C wing classrooms. The corridor system located above the main entry has a consistent fenestration pattern with the library and B & C wing classrooms.

The exterior doors and frames are either hollow metal or aluminum, the hollow metal units are typically found in single masonry openings and the aluminum door systems were observed either adjacent or within the storefront / curtain wall systems.

The middle school building has a loading dock near the D & E wing addition with a small concrete stair system and a metal handrail. The south entrance concrete walk near the D & E wing building is a sloped surface built with a metal handrail along one side of the ramp. Near the main entrance, a simple stair with pavers and stone lead to a garden area with softscape elements. The building has several walks and pathways constructed of asphalt and/or concrete, connecting the various wings and the site elements.

The primary roof system at the middle school is a newer, black EPDM membrane covering the various building volumes, except for the D & E wing, that roof has a ballasted, built-up membrane system. The chimneys are brick masonry with metal spark arrestor caps.

Observations/Comments:

- Since the existing storefront systems are original to the building and not considered an energy-efficient building envelope system, it is recommended to replace the storefront and doors / frames with a modern, energy-efficient storefront system; consider selecting a thermally broken metal frame system with insulated glazing units.
- Like the storefront systems, the hollow metal doors and frames are old and not considered energy-efficient, it is recommended to replace the hollow metal doors and frames with new doors and frames.
- At D & E wing, the existing built-up roof system with stone ballast is beyond its expected useful life and is not a reliable building envelope system; replace the roof system, including the insulation, flashings and roof metal edge.
- During a roof walk-through, several EPDM roof areas were observed having a delaminated section along the roof perimeter, these areas should be repaired to maintain the integrity of the roof membrane.

Section 2.1 // Building Narrative

- The concrete ramp near the south entrance of the 1964 addition has several large cracks and some spalled concrete, replace as required.
- Concrete step and landing with grate near door D17 are in disrepair and should be replaced; asphalt 'ramped' walk in courtyard leading to door A16 is in good condition.
- Repair cracked unit masonry (brick) along south classroom D & E wing; recoat lintels, correct rust jacking; cut expansion joints in the existing masonry at the building corners; masonry cleaning required building wide.

Building Interior

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

Description: The building interior has typical interior finishes of the walls, ceilings, doors and stairs are consistent with a school built in the 1950's. The corridor walls are typically painted plaster finish on a block wall. The corridor walls outside of the library are finished with wood paneling that runs the length from the main corridor to the main C-Wing entry. The corridor floor finish is terrazzo throughout the entire building. The corridor ceiling finish is a standard lay-in acoustical ceiling tile.

The classrooms, like the corridors, are treated with typical building finishes. The interior walls are painted plaster and floors are vinyl composition tile installed throughout the building with a rubber base along the walls. Classroom ceilings are all lay-in acoustical ceiling tiles but differ in size and pattern based on location within the building. Other instructional area, like the lower and upper library spaces, are finished with carpet flooring that is called for replacement. The auditorium is finished with plaster and wood paneling walls, newer carpet aisles, and vinyl composition tile infills in the seating areas.

The gymnasium, located across the corridor from one of two cafeterias, is outfitted with a traditional athletic wood floor system and collapsible bleachers. Both cafeteria spaces in the building create a continuity from the corridors with a terrazzo floor finish, plaster and wood paneling wall finishes, and a lay-in ceiling system. Interior doors throughout the building are wood with wood frames and are either flush, have a narrow vision lite, or have dual glazed panels. The interior doors are all original to the building.

Observations/Comments:

- Lower Library, Office, and Storage carpet is old with rips and excessive wear.
- Replace existing resilient floor tile in classrooms and auxiliary gymnasium.
- Replace classroom ceilings, B & C Wings; consider replacing ceiling in Cafeteria.
- Replace door slabs and hardware in classrooms (B & C Wings).
- Renovate the toilet rooms throughout the building, including the 5th and 6th wing, between the 7th and 8th wing, two (2) staff locations and the public toileting off the Main Lobby
- Renovate the Library and adjacent support spaces.
- Provide Kitchen upgrades, including the servery, outdated conveying system and equipment.
- Renovate the Administration and Health Office suite due to aged architectural components.
- Renovate the Locker Rooms, add Team Rooms, Coach's Office, Official's Office, renovate the Fitness Room

Section 2.1 // Building Narrative

HVAC Systems

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

Description: The Cornwall Middle School building heating and ventilation systems are in good condition. The existing heat generation systems consist of two (2) condensing gas fired boilers with variable primary pumping system. The boilers provide heating water to the classroom unit ventilators, various air handling units, and heating devices.

The existing cooling source consists of one (1) air-cooled water chiller with primary and secondary pumping systems.

The unit ventilators are two pipe heating with ventilation provided from the exterior. Air handling unit with chilled and heating water coils served the Cafeteria and Chorus Rooms. Duct mounted cooling coil served the Auditorium.

The systems appear to have been well maintained.

The HVAC controls are Direct Digital Controls (DDC).

Observations/Comments:

- Replace two (2) blower coil units in the Gymnasium that are not running. Also, the remaining two (2) blower coil units are near to its useful service life and require to be replaced within the next five years.
- Replace two (2) horizontal unit ventilators in the Locker Rooms that are in poor condition and generate loud noise.
- The unit ventilators are near to its useful service life and require to be replaced within the next three years.
- The HVAC controls are in good condition.
- The boilers are in good condition.
- 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 Middle School Building 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:

- Renovation and re-plumbing of eight (8) toilet rooms to repair concealed galvanized drainage lines.
- Replace water valves on the domestic water line because the existing gate valves do not hold.
- The systems appear to be well maintained.
- The present preventive maintenance policy should continue.

Section 2.1 // Building Narrative

Fire Suppression Systems

Fire Suppression System and Kitchen Hoods

Description: The Cornwall middle school building is provided with a kitchen 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.

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 good condition.

An existing power distribution switchboard located near the stairs to the Kitchen was observed to be in poor condition and past its useful service life. If replacement is not an option at this time, then it is recommended to have the assembly inspected with verification that all internal overcurrent devices are operable, and all cable terminations are properly torqued.

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 and Cafeteria recessed fluorescent interior lighting fixtures and associated controls are in fair to poor condition. Illumination levels appear to be deficient in certain areas.

Exit sign and emergency battery lighting fixtures that provide egress lighting in the event of a power failure, are past their useful life within the existing Cafeteria. Provide additional coverage within this area to comply with current code requirements.

The building's existing parking lot lacks adequate illumination – especially along the area adjoining Main Street (County Road 9) where no artificial lighting presently exists.

Observations/Comments:

- The existing fire alarm and communications system are in good condition.
- Existing electrical wiring devices (general purpose receptacles) were found to be of insufficient quantity and location within most Classrooms observed.
- 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.

Section 2.1 // Building Narrative

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 main entrance to the building meets current ADA/ANSI requirements for accessibility.

Observations/Comments:

- The middle school has an elevator serving the various floors.
- The middle school has a chairlift in the corridor near the offices.
- The stage is accessible from an adjacent theater room.
- The library has a lift to transition the two (2) floor levels.

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 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.

Section 2.1 // Building Narrative

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.

Observations/Comments:

- The overall rating of humidity and moisture conditions in the building is fair.
- Ventilation / filters are in fair condition. 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 // NYSED 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: Cornwall Middle School

4. SED 4-Digit Facility Code: 0-001

5. Survey Inspection Date: June 1, 2020

6. Building 911 Address: 122 Main Street

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) \$5,855,038.00

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

2020 BUILDING CONDITION SURVEY - 2020

Building Information

	Year
Original Construction	1956
Addition #1	Classroom Wing- 1965
Addition #2	Science Wing- 1984
Addition #3	
Addition #4	
Addition #5	
Addition #6	

23. Square feet of construction

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

24. Gross square ft. of Building as currently configured: 98,250 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:	7
Part-time custodians:	
Totals:	0 7

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) 938

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

	Quantity
Permanent instructional spaces (i.e., regular classrooms)	938
Temporary instructional spaces (i.e., portable or demountable classrooms) attached to the building	0

2020 BUILDING CONDITION SURVEY - 2020

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

- | | |
|---|---|
| <input type="checkbox"/> Pre-K | <input checked="" type="checkbox"/> 7th |
| <input type="checkbox"/> Kindergarten | <input checked="" type="checkbox"/> 8th |
| <input type="checkbox"/> 1st | <input type="checkbox"/> 9th |
| <input type="checkbox"/> 2nd | <input type="checkbox"/> 10th |
| <input type="checkbox"/> 3rd | <input type="checkbox"/> 11th |
| <input type="checkbox"/> 4th | <input type="checkbox"/> 12th |
| <input checked="" type="checkbox"/> 5th | <input type="checkbox"/> N/A (none) |
| <input checked="" type="checkbox"/> 6th | |

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

2020 BUILDING CONDITION SURVEY - 2020

Program Spaces

Program Spaces

35. Number of instructional classrooms: 57

36. Gross square footage of all instructional classrooms (combined): 45,490 sf

37. Other spaces provided:

<input type="checkbox"/> a. N/A (none)	<input checked="" type="checkbox"/> j. Health Office	<input type="checkbox"/> s. Resource Rooms
<input checked="" type="checkbox"/> b. Administration	<input checked="" type="checkbox"/> k. Home & Careers	<input checked="" type="checkbox"/> t. Science Labs
<input checked="" type="checkbox"/> c. Art	<input checked="" type="checkbox"/> l. Kitchen	<input type="checkbox"/> u. Special Education
<input 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 type="checkbox"/> o. Multipurpose Rooms	<input checked="" type="checkbox"/> x. Technology/Shop
<input checked="" type="checkbox"/> g. Computer Room	<input checked="" type="checkbox"/> p. Music	<input type="checkbox"/> y. Other (please describe)
<input checked="" type="checkbox"/> h. Guidance	<input type="checkbox"/> q. Pre-K	
<input checked="" type="checkbox"/> i. Gymnasium	<input type="checkbox"/> r. Remedial Rooms	

37a. Describe other spaces

Space Adequacy

38. Rating of space adequacy:

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

38a. Enter comments:

FINAL DRAFT

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: 1965

39e. Expected Remaining Useful Life (Years): 5

39f. Cost to Reconstruct/Replace \$: 75,000.00

39g. Comments: Add backflow preventer (RPZ) or double check valve on water service; it is recommended the

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: 1989

40d. Expected Remaining Useful Life (Years): 20

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

40f. Comments: Due to issue with pipe and structures clogging, it is recommended that a video inspection be

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: 2019

43e. Expected Remaining Useful Life (Years): 20

43f. Cost to Reconstruct/Replace \$:

43g. Comments:

SITE FEATURES

44. Closed Drainage Pipe Stormwater Management System

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

- Yes
- No

44b. Condition:

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

44c. Year of Last Major Reconstruction/Replacement: 2003

44d. Expected Remaining Useful Life (Years): 5

44e. Cost to Reconstruct/Replace \$: 200,000.00

44f. Comments: Install drainage at downspout locations to direct stormwater away from building foundation

45. Open Drainage Pipe Stormwater Management System

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

- Yes
- No

45b. Condition:

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

45c. Year of Last Major Reconstruction/Replacement:

45d. Expected Remaining Useful Life (Years):

45e. Cost to Reconstruct/Replace \$:

45f. Comments: None.

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: 2003

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

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: 2003

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

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: 2003

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

55e. Cost to Reconstruct/Replace \$: 894,400.00

55f. Comments: Replace parking lot and driveway pavement, pavement at end of useful life; replace pavement

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): 5

56e. Cost to Reconstruct/Replace \$: 539,850.00

56f. Comments: Replace/repair loading dock, loading dock/stair/fall protection/handrail in poor condition; rep

57. Playgrounds and Playground Equipment

- Yes
- No

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Other Site Features

57a. Condition:

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

57b. Year of Last Major Reconstruction/Replacement:

57c. Expected Remaining Useful Life (Years):

57d. Cost to Reconstruct/Replace \$:

57e. Comments: 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: 1993

58c. Expected Remaining Useful Life (Years): 15

58d. Cost to Reconstruct/Replace \$:

58e. Comments: None.

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: 2000

59c. Expected Remaining Useful Life (Years): 15

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: 2006

60c. Expected Remaining Useful Life (Years): 15

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: 1965

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

Building Structure

62c. Condition:

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

62d. Year of Last Major Reconstruction/Replacement

62e. Expected Remaining Useful Life (Years):

62f. Cost to Reconstruct/Replace \$:

62g. Comments: None

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 1965

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 1965

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: 1965

65f. Expected Remaining Useful Life (Years): 3

65g. Cost to Reconstruct/Replace \$: 6000.00

65h. Comments: Severe rusting on metal deck found in the mechanical room located below the auditorium. 📎

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:

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:

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

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

66c.1 Describe Other Problems:

66d. Overall Condition of Exterior Walls/Columns:

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

66e. Year of Last Major Reconstruction/Replacement: 1984

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

66g. Cost to Reconstruct/Replace \$: 45,000.00

66h. Comments: Repair cracked unit masonry (brick) along south classroom wing; recoat lintels, correct rust

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: 1956

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

67e. Cost to Reconstruct/Replace \$:

67f. Comments: None

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:

69. Exterior Doors

69a. Overall Condition of Exterior Door Units:

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

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

- Yes
- No

69c. Safety/Security features are adequate?

- Yes
- No

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

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Building Envelope

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

69f. Cost to Reconstruct/Replace \$: 260,000.00

69g. Comments: Replace exterior doors and frames (hollow metal and aluminum).

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 Asphalt site ramp

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

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

70d. Year of Last Major Reconstruction/Replacement: 1964

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

70f. Cost to Reconstruct/Replace \$: 35,000.00

70g. Comments: Ramp near elevator tower entrance of the 1964 addition has several large cracks and some

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

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: 1984

72e. Expected Remaining Useful Life (Years): 3

72f. Cost to Reconstruct/Replace \$: 851,000.00

72g. Comments: Replace building storefront system (aluminum) adjacent doors and frames; replace storefront

73. Roof and Skylights (S)

- Yes
- No

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

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

73a.1 Other roof construction type:

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

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

73b.1 Other roofing material: Built-up system has stone ballast

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

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

73c.1 Describe other concerns:

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

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

73e. Does this facility have skylights?

- Yes
- No

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

- Plastic
- Glass
- Other
- N/A

73g. Overall condition of skylights:

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

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

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

73h.1 Specify other concerns:

73i. Overall Condition of Roof and Skylights:

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

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

73k. Expected Remaining Useful Life (Years): 3

73l. Cost to Reconstruct/Replace \$: 609,500.00

73m. Comments:

Replace Roof Area 'A' (existing ballasted built-up roof system); repair 'billed' EPDM membrane along roof perimeter (3 Roof Areas); replace metal edge; re-attach metal termination bar for base flashing in one area; CSArch to evaluate the

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: 1984

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: 1984

75c. Expected Remaining Useful Life (Years): 10

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: 2017

76d. Expected Remaining Useful Life (Years): 3

76e. Cost to Reconstruct/Replace \$: 23,500.00

76f. **Comments:** Lower Library, Office and Storage carpet is old with rips and excessive wear, Upper Lib

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:** 1956

77d. **Expected Remaining Useful Life (Years):** 3

77e. **Cost to Reconstruct/Replace \$:** 152,000.00

77f. **Comments:** Replace existing resilient floor tile in classrooms

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:** 1984

78d. **Expected Remaining Useful Life (Years):** 5

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

78f. **Comments:** None

79. Wood Flooring

- Yes
- No

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

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

79b. Overall condition of wood flooring:

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

79c. Year of Last Major Reconstruction/Replacement: 1956

79d. Expected Remaining Useful Life (Years): 8

79e. Cost to Reconstruct/Replace \$:

79f. Comments: None

80. Ceilings (H)

- Yes
- No

80a. Overall condition of ceilings:

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

80b. Year of Last Major Reconstruction/Replacement: 1984

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

80d. Cost to Reconstruct/Replace \$: 318,288.00

80e. Comments: Replace classroom ceilings, B & C wings, consider replacing ceiling in Cafeteria

81. Lockers

- Yes
- No

81a. Overall condition of lockers:

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

81b. Year of Last Major Reconstruction/Replacement: 1956

81c. Expected Remaining Useful Life (Years): 1

81d. Cost to Reconstruct/Replace \$:

81e. Comments: See facility master plan for locker room renovation cost, corridor lockers are satisfactory

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: 1965

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

82e. Cost to Reconstruct/Replace \$: 85,000.00

82f. Comments: Replace door slabs and hardware in classrooms (B&C Wing)

83. Interior Stairs (H)

- Yes
- No

83a. Overall condition of interior stairs:

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

83b. Stair material

- Concrete
- Steel
- Wood
- Other

83c. Year of Last Major Reconstruction/Replacement: 1964

83d. Expected Remaining Useful Life (Years): 6

83e. Cost to Reconstruct/Replace \$:

83f. Comments: Consider extending internal stair handrails in the 1964 wing

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: 1964

84c. Expected Remaining Useful Life (Years): 10

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: DTC

86c. Expected Remaining Useful Life (Years): 8

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: 2015

87d. Expected Remaining Useful Life (Years): 3

87e. Cost to Reconstruct/Replace \$: 175,000.00

87f. Comments: Replace two blower coil units in the Gymnasium that are not functioning.

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 checked="" type="checkbox"/> Split system/ variable refrigerant |
| <input type="checkbox"/> Energy recovery ventilator | <input checked="" type="checkbox"/> Powered relief air system |
| <input checked="" 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 1984

88e. Expected remaining useful life (years): 3

88f. Cost to reconstruct/replace \$: 270,000.00

88g. Comments Replace two HV units in the Gymnasium. Replace two horizontal UVs in the Locker R

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: 2015

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

89e. Cost to Reconstruct/Replace \$:

89f. Comments: Five Year Plan captures cooling scope for B & C Wings

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: 2015

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

90d. Cost to Reconstruct/Replace \$:

90e. Comments:

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

- Yes
- No

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

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

91b. Year of Last Major Reconstruction/Replacement:

2020 BUILDING CONDITION SURVEY - 2020

HVAC Systems

91c. Expected Remaining Useful Life (Years): 2015

91d. Cost to Reconstruct/Replace \$: 15

91e. Comments:

92. HVAC Control Systems (H)

- Yes
- No

92a. Type of control system

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

92b. Overall condition of control systems:

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

92c. Year of Last Major Reconstruction/Replacement: 2015

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

92e. Cost to Reconstruct/Replace \$:

92f. Comments:

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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: 1965

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: 1965

94e. Expected Remaining Useful Life (Years): 5

94f. Cost to Reconstruct/Replace \$:

94g. Comments:

95. Storm Water Drainage System (H)

- Yes
- No

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

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

95a1. If "Other" please specify

95b. Overall condition of storm water drainage system

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

95c. Year of Last Major Reconstruction/Replacement 1984

95d. Expected Remaining Useful Life (Years) 10

95e. Cost to Reconstruct/Replace \$:

95f. Comments: None

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: 2001

96e. Expected Remaining Useful Life (Years): 1

96f. Cost to Reconstruct/Replace \$: 50,000.00

96g. Comments: Replace domestic hot water heater serving the Kitchen. Existing water heater not generating

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: 1984

97c. Expected Remaining Useful Life (Years): 1

97d. Cost to Reconstruct/Replace \$: 750,000.00

97e. Comments: Renovation and re-plumbing of eight (8) toilet rooms to repair concealed galvanized drainage

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: 1989

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

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: 1965

99e. Expected Remaining Useful Life (Years): 3

99f. Cost to Reconstruct/Replace \$:

99g. Comments:

100. Kitchen Hoods (H)

- Yes
- No

100a. Type of hood

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

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

- Yes
- No

100c. Overall Condition of Kitchen Hoods

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

100d. Year of Last Major Reconstruction/Replacement: 1965

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

100f. Cost to Reconstruct/Replace \$:

100g. Comments

Other features of the Kitchen are in poor condition, Five Year Plan will capture upgrades and cost

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? 1989

101d. Expected remaining useful life (years): 3

101e. Cost to reconstruct/replace: 225,000.00

101f. Comments: Replace 800A distribution panel near stairs to Kitchen. Replace existing panel boards thro

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: 2010

102c. Expected remaining useful life (years): 3

102d. Cost to reconstruct/replace: 219,000.00

102e. Comments Replace lighting In Cafeteria and Classrooms throughout building and associated controls.

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 manjor reconstruction/replacement: 2010

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

103d. Cost to reconstruct/replace: 1,500.00

103e. Comments

Replace emergency lighting and exit signs in cafeteria, past its useful life.

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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 N/A

104e. Expected remaining useful life (years): N/A

104f. Cost to reconstruct/replace: N/A

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: 2003

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

105d. Cost to reconstruct/replace: N/A

105e. Comments None

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

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: 1997

107f. Expected remaining useful life: 3

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

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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.

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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.

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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: Roof category addresses water intrusion

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 Middle School											
		37	S	39	Water	5	S	Add backflow preventer (RPZ) or double check valve on water service; it is recommended that the service line be exposed and inspected, and all valves exercised due to the age of the pipe to access its condition.	H	\$75,000	
		38	S	40	Site Sanitary	20	S	Due to issue with pipe and structures clogging, it is recommended that a video inspection be conducted to determine the condition of the pipes and structures.	H	\$25,000	
		42	S	44	Closed Drainage Pipe Stormwater Management System	5	U	Install drainage at downspout locations to direct stormwater away from building foundation and sidewalks, especially at main entrance and courtyard area between wings, icing/ponding/infiltration issue; inspect condition of pipes and structures, pipes and structures over 25 years old.	No		\$200,000
		53	S	55	Pavement (Roadways and Parking Lots)	5	U	Replace parking lot and driveway pavement, pavement at end of useful life; replace pavement, pavement at end of useful life, this area is used for graduation and should be ADA accessible; replace traffic signage, signage in poor condition/more needed; replace gravel driveway providing emergency vehicle access to track and field; replace track parking area pavement, pavement in poor condition.	No		\$894,400
		54	S	56	Sidewalks	5	U	Replace/repair loading dock, loading dock/stair/tail protection/handrail in poor condition; replace concrete sidewalk, concrete at end of useful life; grade to be brought up to provide ADA compliant building entrance/egress; replace asphalt walk from track parking to track with concrete sidewalk, asphalt in poor condition and not ADA compliant width (too narrow); install concrete sidewalk to bleachers need to provide ADA access to bleachers; walkway pavement nearing end of useful life, replace with concrete sidewalk; this walkway provides access to outdoor graduation area and should be ADA accessible.	No		\$539,850
		60	S	65	Structural Floors	3	U	Severe rusting on metal deck found in the mechanical room located below the auditorium. It is recommended to retain a structural engineer for an in-depth study of the condition, dollar amount represents budget for study.	S	\$6,000	
		61	S	66	Exterior Walls and Columns	3	U	Repair cracked unit masonry (brick) along south classroom wing; recoat lintels, correct rust jacking; masonry cleaning required.	S	\$45,000	
		64	S	69	Exterior Doors	3	U	Replace exterior doors and frames (hollow metal and aluminum).	No		\$260,000
		65	S	70	Exterior Steps, Stairs and Ramps	3	U	Ramp near elevator tower entrance of the 1964 addition has several large cracks and some spalled concrete; concrete step and landing with grate near door D17 is in disrepair and should be replaced; asphalt ramp walk in courtyard leading to door A16 is in good condition	S	\$35,000	
	67	S	72	Windows	3	U	Replace building storefront system (aluminum) adjacent doors and frames; replace storefront system (aluminum) classrooms and office area.	No		\$851,000	

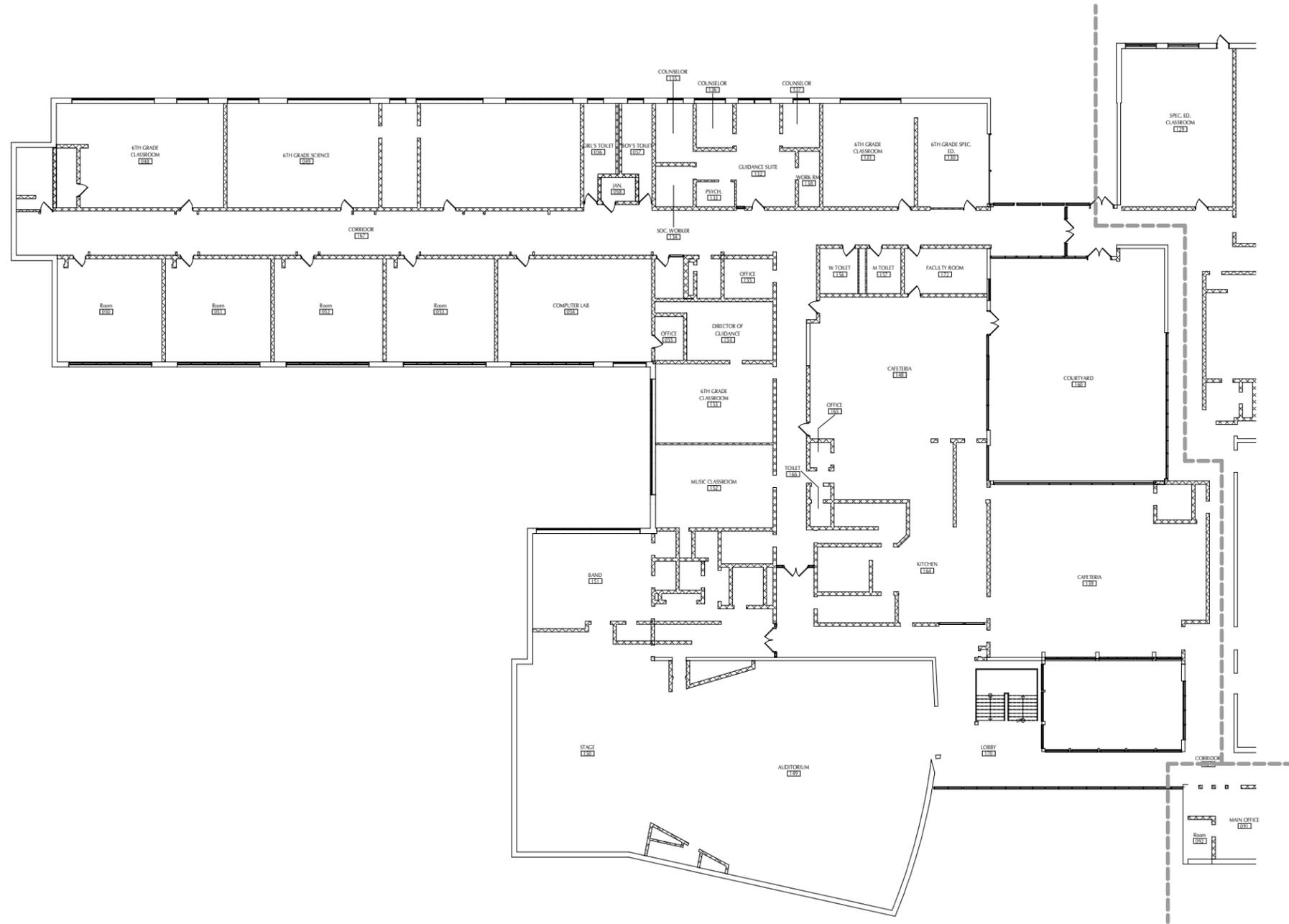
Building Name	2015 BCS Item	2015 BCS Item Rating	2020 BCS Item	Item Title	Useful Life (Years)	Item Rating	Scope of Work	Health and Safety / Structural	Health and Safety / Structural Costs	Other Item Costs
	68	S	73	Roof and Skylights	3	U	Replace Roof Area 'A' (existing ballasted built-up roof system); repair 'billowed' EPDM membrane along roof perimeter (3 Roof Areas); replace metal edge; re-attach metal termination bar for base flashing in one area; CSArch to evaluate the need for fall protection on flat roofs with mechanical equipment within 10'-0" of the roofs edge.	S	\$609,500	
	71	S	76	Carpet	3	U	Lower Library, Office and Storage carpet is old with rips and excessive wear, Upper Library and Auditorium carpet is satisfactory	No		\$23,500
	72	S	77	Resilient Tiles or Sheet Flooring	3	U	Replace existing resilient floor tile in classrooms	No		\$152,000
	75	S	80	Ceilings	5	S	Replace classroom ceilings, B & C wings, consider replacing ceiling in Cafeteria.	H	\$318,288	
	77	S	82	Interior Doors	3	U	Replace door slabs and hardware in classrooms (B&C wing)	No		\$85,000
	89	E	87	Heat Generating Systems	3	U	Replace two blower coil units in the Gymnasium that are not functioning.	H	\$175,000	
	92	E	88	Ventilation System	3	U	Replace existing horizontal unit ventilators in the Boys and Girls Locker Room due to excessive noise and heating issues; replace two HV units in the Gymnasium	H	\$270,000	
	86	S	96	Hot Water Heaters	1	U	Replace domestic hot water heater serving the Kitchen. Existing water heater not generating 180 degrees water supply and the unit is near its useful service life; District will replace one (1) HW heater before September 2020	H	\$50,000	
	87	S	97	Plumbing Fixtures	1	U	Renovation and re-plumbing of eight (8) toilet rooms to repair concealed galvanized drainage lines; replace water valves on the domestic water line because the existing gate valves do not hold	H	\$750,000	
	80	S	101	Electrical Power Distribution System	3	S	Replace 800A distribution panel near stairs to Kitchen. Replace existing panel boards throughout building that are past its useful life.	H	\$225,000	
	81	S	102	Lighting Fixtures	3	S	Replace lighting In Cafeteria and Classrooms throughout building and associated controls. Light fixtures are past its useful life.	H	\$219,000	
	99	S	103	Emergency Exit / Lighting Systems	3	S	Replace emergency lighting and exit signs in cafeteria, past its useful life.	H	\$1,500	
	102	N/A	115 / 116	Interior Accessible Route, Access to Goods and Services, and Restroom Facilities	N/A	S	Auditorium stage is not accessible, consider installing a lift.	H	\$45,000	
Building Sub Totals									\$2,849,288	\$3,005,750
Building Total									\$5,855,038	

Section 3.0 // Existing Floor Plans and Photographs

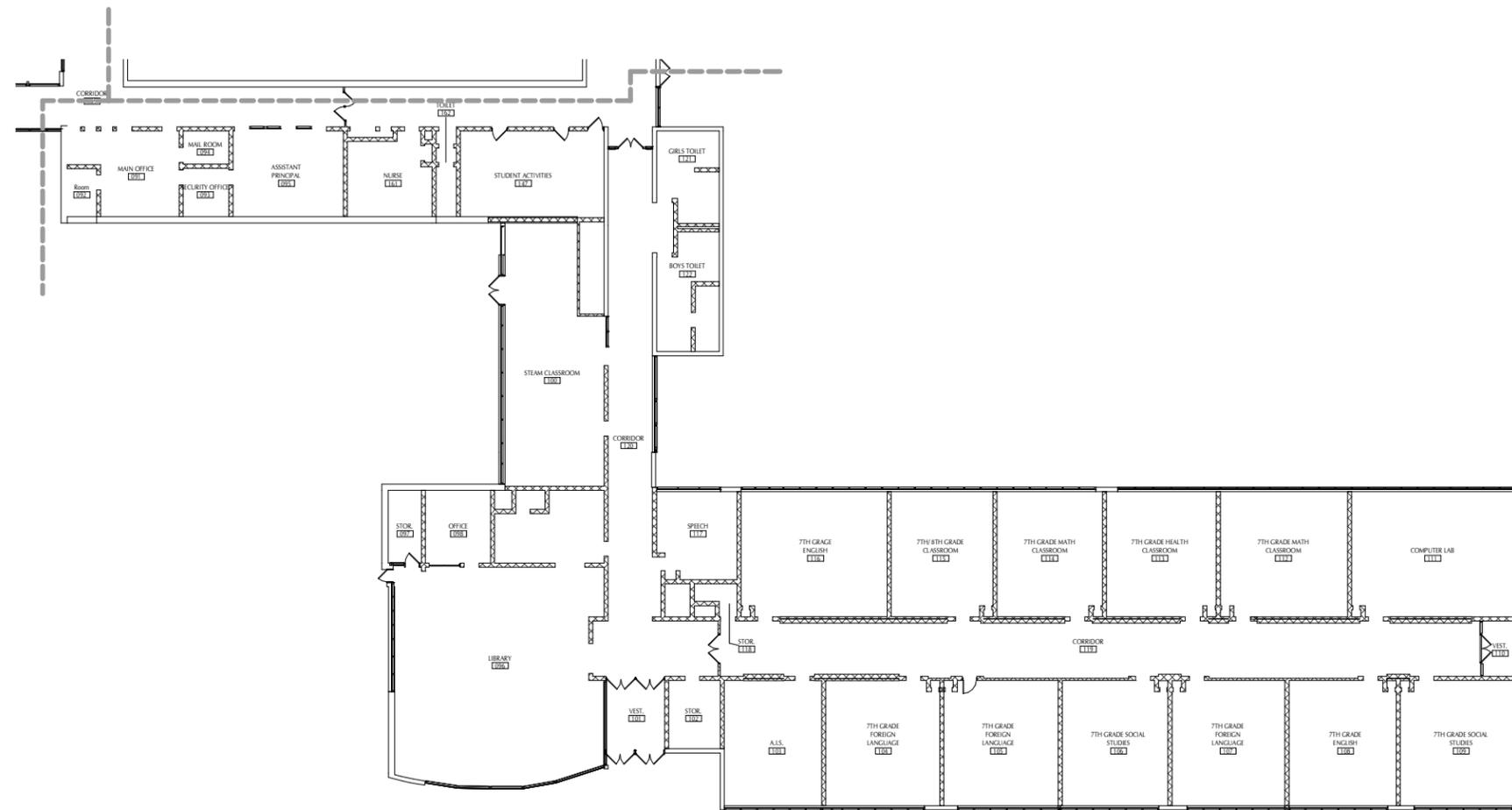
SECTION 3.1 // Building Plans



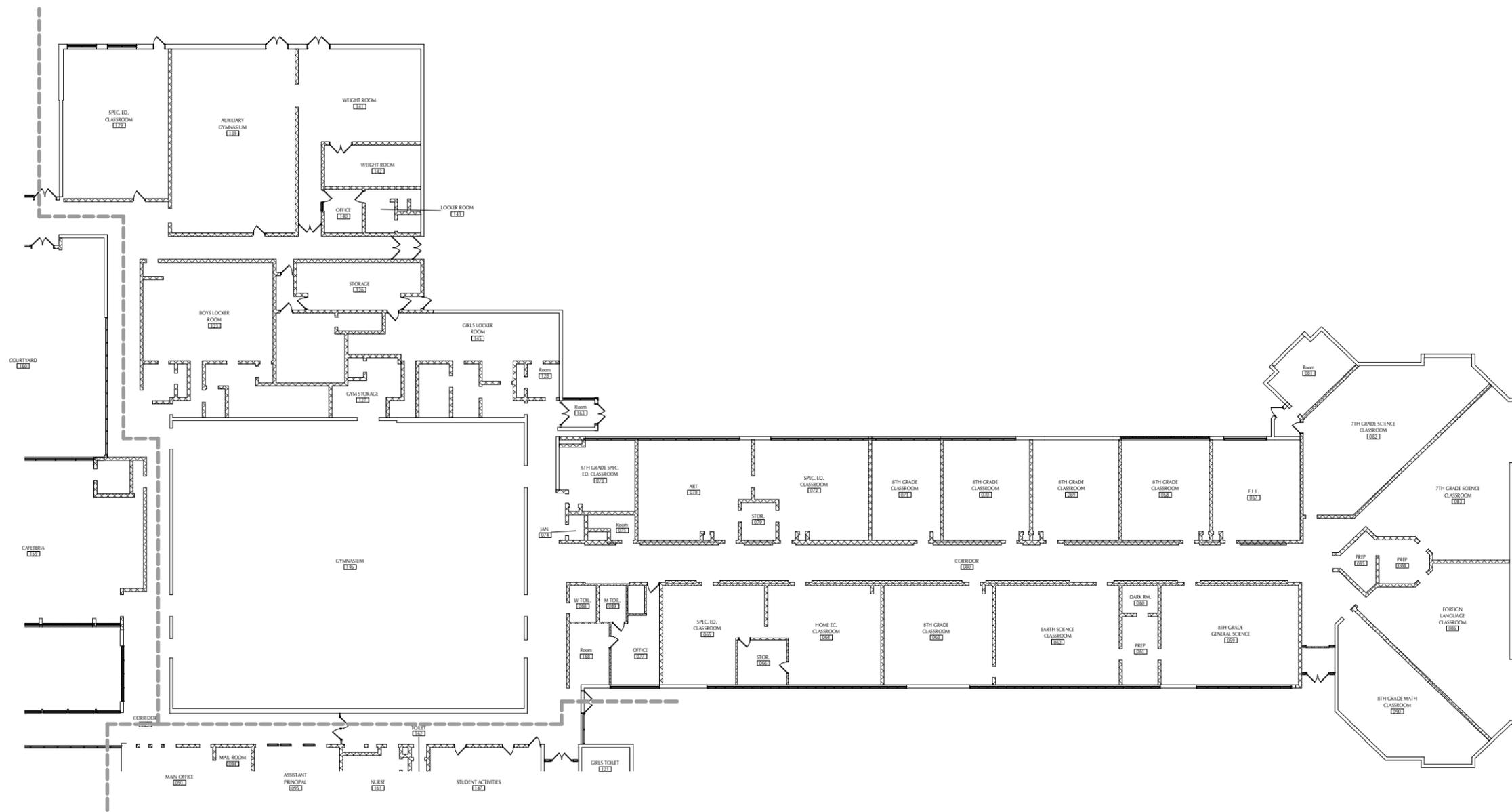
1 FIRST FLOOR PLAN
SK101 3/32" = 1'-0"



1 SECOND FLOOR PLAN
SK102 3/32" = 1'-0"



1 SECOND FLOOR PLAN
SK103 3/32"=1'-0"



1 SECOND FLOOR PLAN
 SK104 3/2" = 1'-0"

Section 3.0 // Existing Floor Plans and Photographs

SECTION 3.2 // Photo Documentation of Deficient Conditions



Category 39: Water

Replace/install bollards to protect gas regulator from traffic.

MS-01



MS-02

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



MS-03



MS-04



MS-05



MS-06

Category 55: Pavement (Roadways and Parking Lots)

Replace driveway and curbing at front of building. Install safety fence/guide rail along edge of pavement at top of hill near playground slides. Barrier needed for safety of vehicles accessing pavement in rear, and for safety of students playing on/around the slide.



MS-07



MS-08



MS-09

Category 56: Sidewalks

Replace concrete sidewalk. Icing/ponding hazard (too flat).
Replace concrete stair. Stair treads worn, surface uneven, and several large cracks throughout.



MS-10



MS-11



MS-12



MS-13

Category 58: Athletic Fields and Play Fields

Repair/replace drainage at baseball fields. Visible ponding of water.



MS-14

Category 59: Bleachers

Replace damaged visitors bleachers. First two rows are unusable for seating.



MS-15

Category 60: Other Structures

Replace existing storage building which is in poor condition.



MS-16



MS-17

Category 65: Structural Floors

Severe Rusting on metal deck found in mechanical room below auditorium. Recommend structural engineer to study the condition.



MS-18



MS-19

Category 68: Exterior Walls and Columns
Repair cracked masonry along south classroom wing.
Recoat lintels, correct rust jacking, and clean masonry.



MS-20



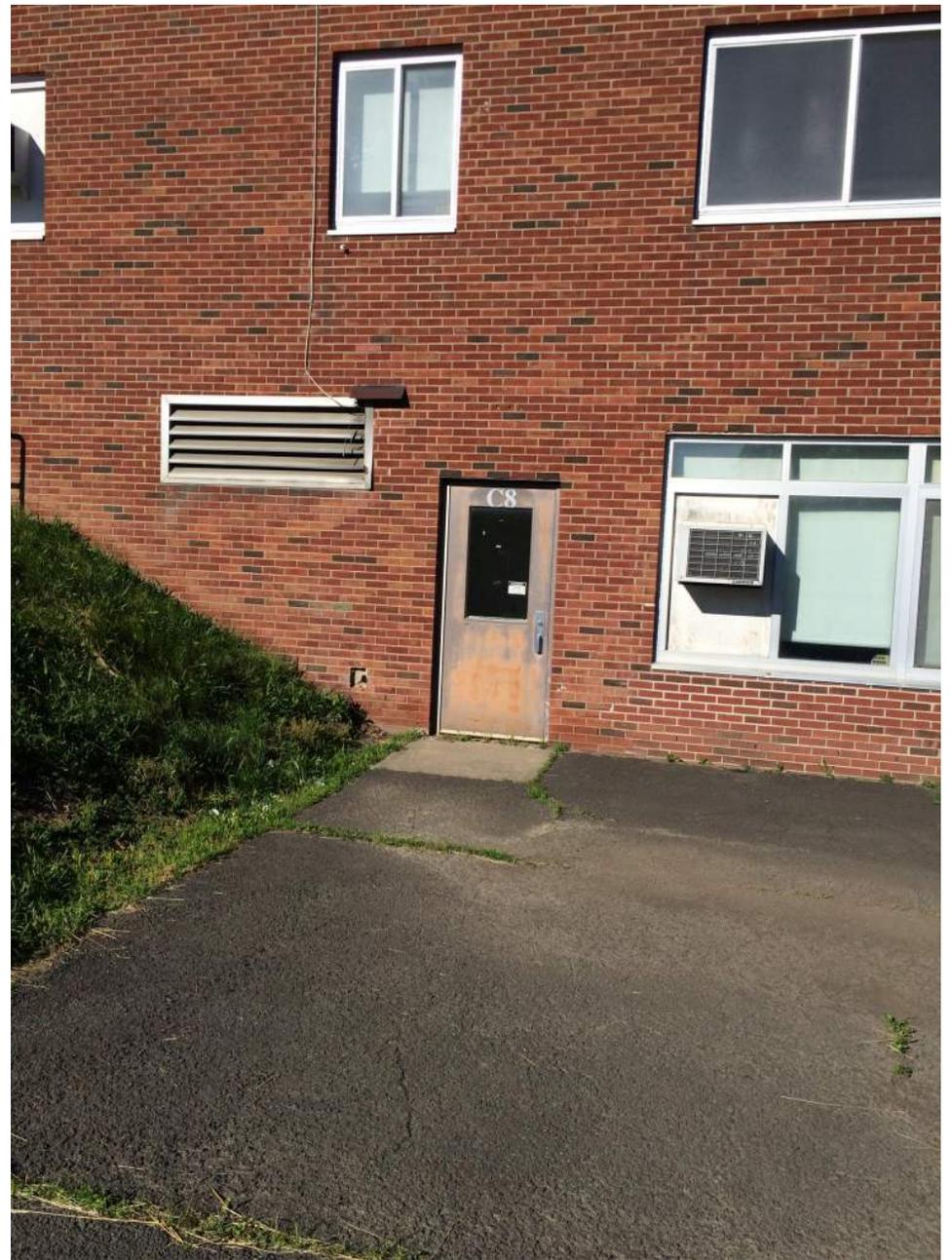
MS-21



MS-22

Category 69: Exterior Doors

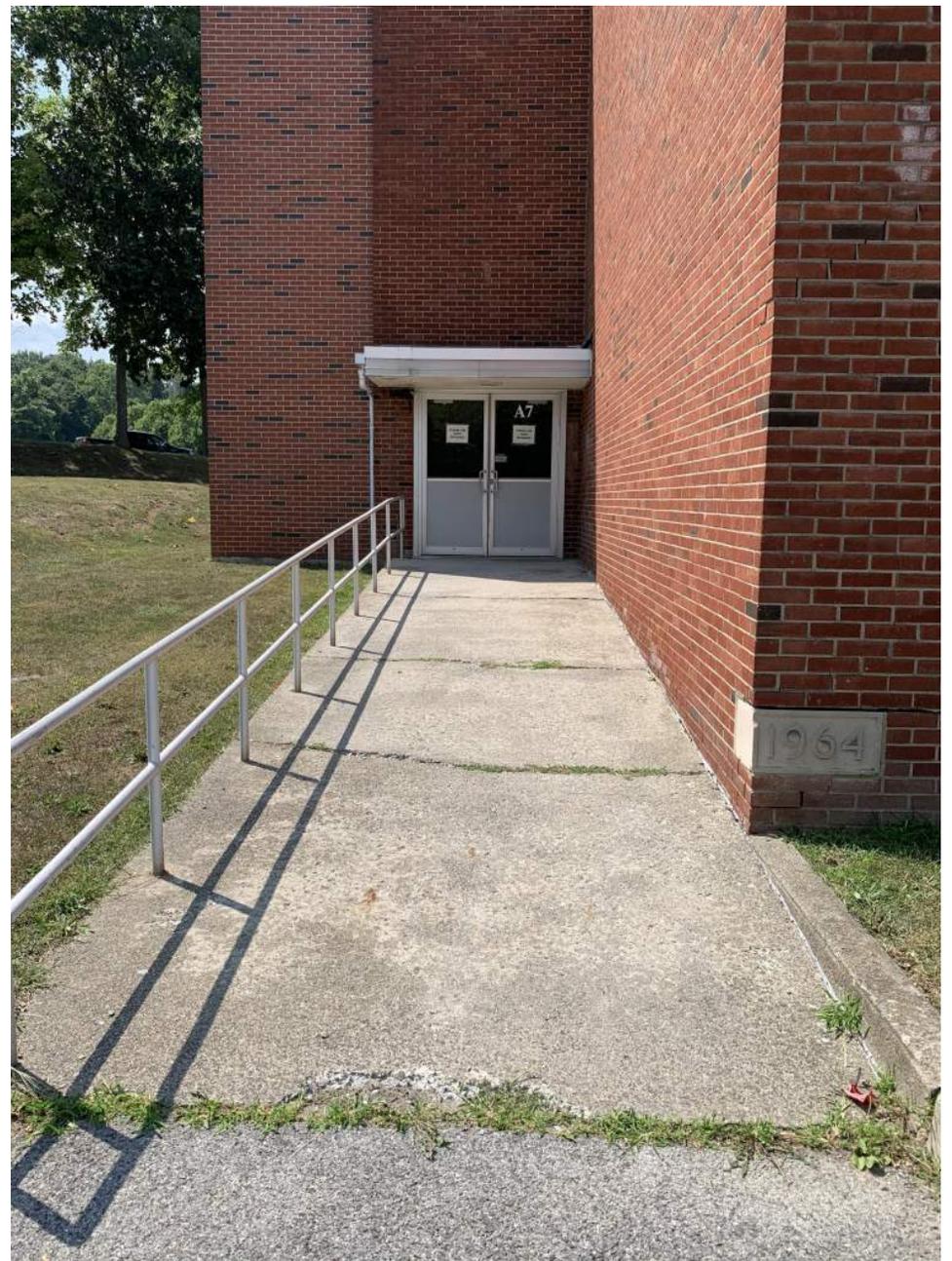
Replace exterior doors and frames (hollow metal and aluminum).



MS-23



MS-24



MS-25

Category 70: Exterior Steps, Stairs, & Ramps

Ramp near elevator tower has several large cracks and spalled concrete. Concrete step with door D17 is beyond repair and should be replaced.



MS-26

Category 72- Windows:

Replace building aluminum storefront system and adjacent doors and frames. Replace aluminum storefront systems at classrooms and office areas.



MS-27



MS-28



MS-29



MS-30

Category 73: Roofs & Skylights

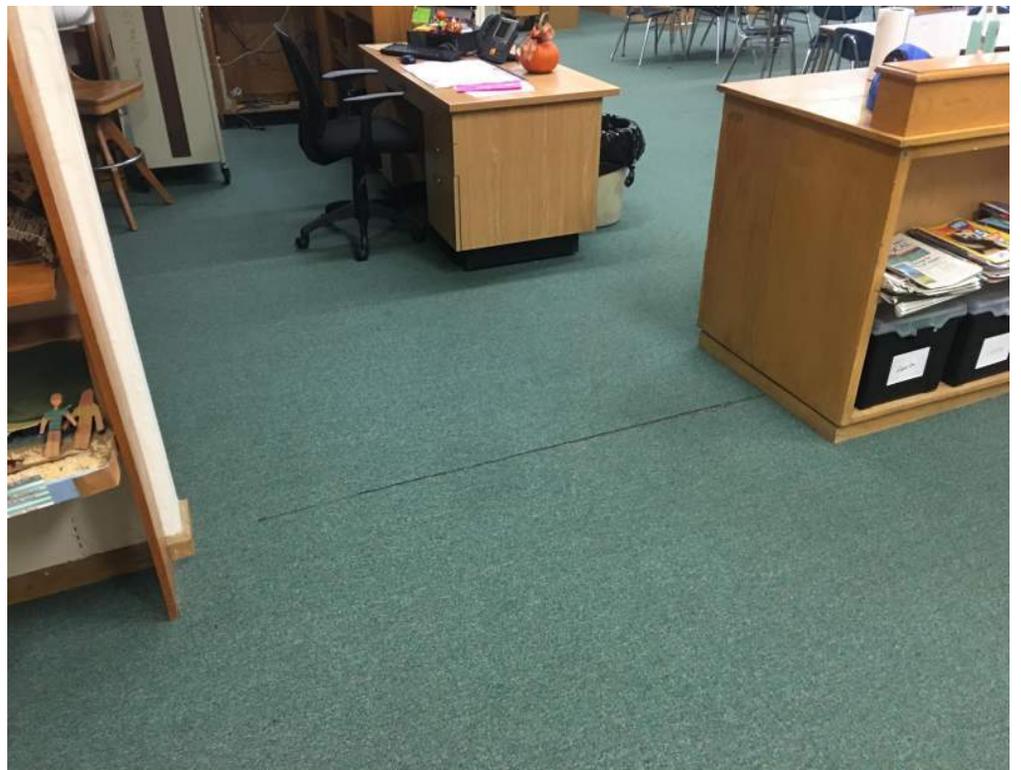
Replace existing ballasted built-up roof (Area 'A') and repair billowed EPDM membrane along roof perimeters (3 areas). Replace metal edge and reattach metal termination bar for base flashing in one area.



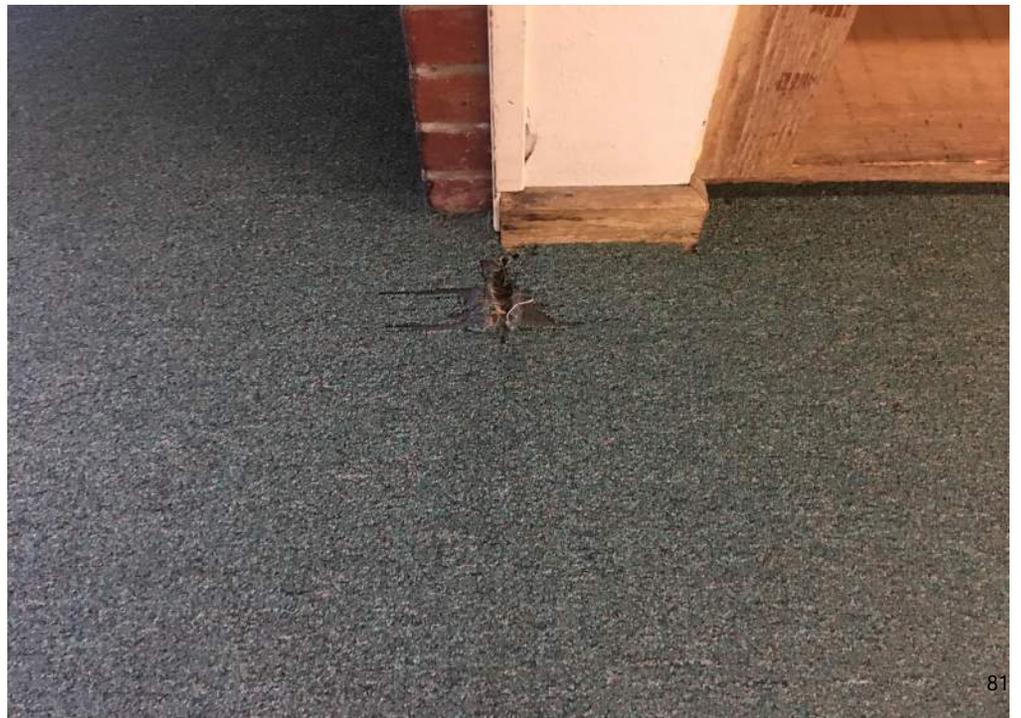
MS-31



MS-32



MS-33



MS-34

Category 76: Carpet

Lower Library, Office, and Storage carpeting is old with rips and excessive wear. Upper Library carpeting also shows signs of pulls and wear in various locations.



MS-35

Category 77: Resilient Tiles & Sheet Flooring
Replace existing resilient floor tile in classrooms.



MS-36



MS-37



MS-38



MS-39

Category 80: Ceilings

Replace classroom ceilings in B & C Wings. Consider replacing ceilings in cafeteria.



MS-40



MS-41



MS-42

Category 82: Interior Doors

Replace door slabs and hardware in classrooms (B & C Wings).



MS-43



MS-44

Category 102: Lighting Fixtures
Replace lighting in cafeteria and classrooms throughout building and associated controls.



MS-45



MS-46

Category 87: Heat Generating Systems

Replace the two (2) blower coils in the gymnasium that are not functioning.



MS-47



MS-48

Category 88: Ventilation Systems

Locker room HV units are in poor condition. Replace with horizontal unit ventilator.



MS-49



MS-50



MS-51



MS-52



MS-53

Category 101: Electrical Power Distribution

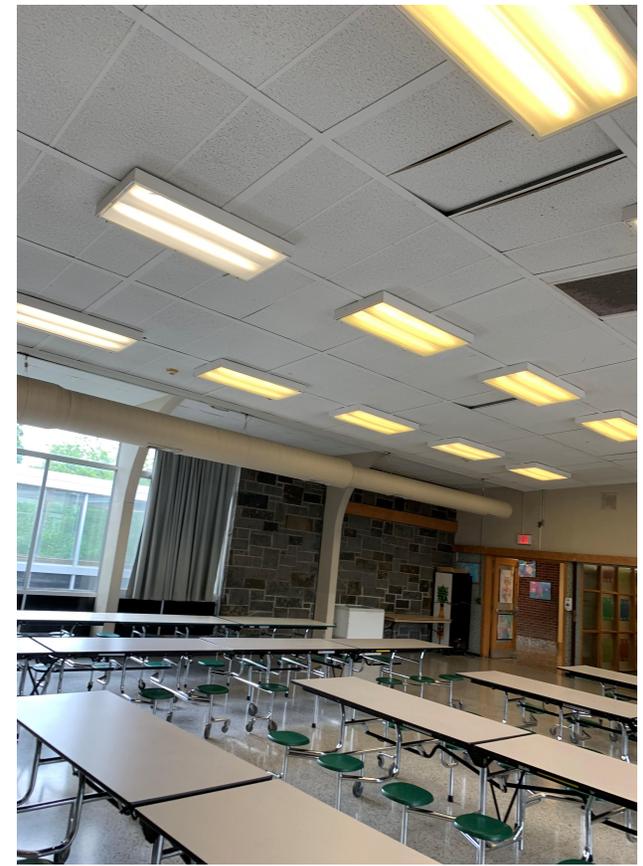
Existing power distribution panel board in poor condition. Existing panel boards are past useful service life and require replacement.



MS-54



MS-55



MS-56

Category 102: Lighting Fixtures

Existing recessed fluorescent lighting system is in fair to poor condition.

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

2015 Building Condition Survey Instrument - 2015 Building Conditions Survey

Building Information

Page Last Modified: 06/28/2016

Building Information

1. Name of School District:

CORNWALL CSD

2. SED District 8-Digit BEDS Code:

440301060000

3. Building Name:

Middle School

4. SED 4-Digit Facility Code:

0001

5. Survey Inspection Date:

09/22/2015

6. Building 911 Address:

122 Main Street

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:

1956

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

98,250

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:	7
Part-time custodians:	0
Totals:	7

2015 Building Condition Survey Instrument - 2015 Building Conditions Survey

Building Information

Page Last Modified: 06/28/2016

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)

1,056

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

	Quantity
18a. Permanent instructional spaces (i.e., regular classrooms)	1056
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:

6,7,8

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

2015 Building Condition Survey Instrument - 2015 Building Conditions Survey

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

2015 Building Condition Survey Instrument - 2015 Building Conditions Survey

Program Spaces

Page Last Modified: 06/24/2016

Program Spaces

24. Number of instructional classrooms:

57

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

45,493.00

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

- | | | |
|---|---|--|
| <input type="checkbox"/> a. N/A (none) | <input checked="" type="checkbox"/> j. Health Office | <input type="checkbox"/> s. Resource Rooms |
| <input checked="" type="checkbox"/> b. Administration | <input checked="" type="checkbox"/> k. Home & Careers | <input checked="" type="checkbox"/> t. Science Labs |
| <input checked="" type="checkbox"/> c. Art | <input checked="" type="checkbox"/> l. Kitchen | <input type="checkbox"/> u. Special Education |
| <input 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 type="checkbox"/> o. Multipurpose Rooms | <input checked="" type="checkbox"/> x. Technology/Shop |
| <input checked="" type="checkbox"/> g. Computer Room | <input checked="" type="checkbox"/> p. Music | <input type="checkbox"/> y. Other (please describe) |
| <input checked="" type="checkbox"/> h. Guidance | <input type="checkbox"/> q. Pre-K | |
| <input checked="" type="checkbox"/> i. Gymnasium | <input type="checkbox"/> r. Remedial Rooms | |

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) \$

~~80,000.00~~ **\$1,152,000.00** 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

2015 Building Condition Survey Instrument - 2015 Building Conditions Survey

Program Spaces

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32. A/E Firm Address:

33 Airport Center Drive
Suite 202
New windsor, New York 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

2015 Building Condition Survey Instrument - 2015 Building Conditions Survey

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:

1965

37d. Expected Remaining Useful Life (Years):

10

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:

1989

38d. Expected Remaining Useful Life (Years):

10

2015 Building Condition Survey Instrument - 2015 Building Conditions Survey

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;

1965

39d. Expected Remaining Useful Life (Years):

10

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

2015 Building Condition Survey Instrument - 2015 Building Conditions Survey

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:

1965

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

42b. Condition:

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

42c. Year of Last Major Reconstruction/Replacement:

1965

42d. Expected Remaining Useful Life (Years):

10

42e. Cost to Reconstruct/Replace \$:

(No Response)

42f. Comments:

(No Response)

2015 Building Condition Survey Instrument - 2015 Building Conditions Survey

Site Utilities

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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

44c. Year of Last Major Reconstruction/Replacement:

1965

44d. Expected Remaining Useful Life (Years):

10

44e. Cost to Reconstruct/Replace \$:

(No Response)

44f. Comments:

Some basins require periodic cleaning of sediment and debris.

45. Culverts

45a. Does this facility have culverts?

- Yes
- No

46. Outfalls

46a. Does this facility have outfalls?

- Yes
- No

46b. Condition:

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

2015 Building Condition Survey Instrument - 2015 Building Conditions Survey

Site Utilities

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46c. Year of Last Major Reconstruction/Replacement:

1965

46d. Expected Remaining Useful Life (Years):

10

46e. Cost to Reconstruct/Replace \$:

(No Response)

46f. Comments:

Require periodic cleaning of debris and sediment

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

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

2015 Building Condition Survey Instrument - 2015 Building Conditions Survey

Site Utilities

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52. Outfall Reconnaissance Inventory

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

- Yes
- No
- Not Applicable

2015 Building Condition Survey Instrument - 2015 Building Conditions Survey

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:

2003

53d. Expected Remaining Useful Life (Years):

7

53e. Cost to Reconstruct/Replace \$:

(No Response)

53f. Comments:

Some cracking noted in some areas of the pavement.

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:

2010

2015 Building Condition Survey Instrument - 2015 Building Conditions Survey

Other Site Features

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54d. Expected Remaining Useful Life (Years):

15

54e. Cost to Reconstruct/Replace \$:

(No Response)

54f. Comments:

(No Response)

55. Playgrounds and Playground Equipment

- Yes
- No

56. Athletic Fields and Play Fields

- Yes
- No

56a. Condition:

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

56b. Year of Last Major Reconstruction/Replacement:

1993

56c. Expected Remaining Useful Life (Years):

20

56d. Cost to Reconstruct/Replace \$:

(No Response)

56e. Comments:

Running track and field events reconstructed in June 2016

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)

2015 Building Condition Survey Instrument - 2015 Building Conditions Survey

Other Site Features

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57. Exterior Bleachers / Stadiums

- Yes
- No

57a. Condition:

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

57b. Year of Last Major Reconstruction/Replacement:

2000

57c. Expected Remaining Useful Life (Years):

10

57d. Cost to Reconstruct/Replace \$:

(No Response)

57e. Comments:

(No Response)

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

- Yes
- No

58a. Condition:

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

58b. Year of Last Major Reconstruction/Replacement:

2006

58c. Expected Remaining Useful Life (Years):

15

58d. Cost to Reconstruct/Replace \$:

(No Response)

58e. Comments:

Pressbox/Storage rebuilt.

2015 Building Condition Survey Instrument - 2015 Building Conditions Survey

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:

1965

59e. Expected Remaining Useful Life (Years):

15

59f. Cost to Reconstruct/Replace \$:

(No Response)

59g. Comments:

(No Response)

2015 Building Condition Survey Instrument - 2015 Building Conditions Survey

Building Envelope

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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:

1965

60f. Expected Remaining Useful Life (Years):

15

60g. Cost to Reconstruct/Replace \$:

(No Response)

60h. Comments:

(No Response)

2015 Building Condition Survey Instrument - 2015 Building Conditions Survey

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:

1965

61f. Expected Remaining Useful Life (Years):

15

61g. Cost to Reconstruct/Replace \$:

(No Response)

61h. Comments:

Differential expansion/contraction crack in D wing being monitored for change.

2015 Building Condition Survey Instrument - 2015 Building Conditions Survey

Building Envelope

Page Last Modified: 06/23/2016

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:

1956

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

2015 Building Condition Survey Instrument - 2015 Building Conditions Survey

Building Envelope

Page Last Modified: 06/23/2016

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:

2013

64f. Expected Remaining Useful Life (Years):

10

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:

1956

65c. Expected Remaining Useful Life (Years):

5

65d. Cost to Reconstruct/Replace \$:

(No Response)

65e. Comments:

Concrete steps at loading dock worn. Require some maintenance.

2015 Building Condition Survey Instrument - 2015 Building Conditions Survey

Building Envelope

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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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Building Envelope

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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:

(No Response)

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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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:

2002

68k. Expected Remaining Useful Life (Years):

5

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:

1965

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:

1965

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:

2010

71d. Expected Remaining Useful Life (Years):

5

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:

1965

72d. Expected Remaining Useful Life (Years):

2

72e. Cost to Reconstruct/Replace \$:

(No Response)

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Interior Spaces

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72f. Comments:

some minor replacement done in 2010

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:

1965

73d. Expected Remaining Useful Life (Years):

10

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:

2010

74d. Expected Remaining Useful Life (Years):

10

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Interior Spaces

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74e. Cost to Reconstruct/Replace \$:

(No Response)

74f. Comments:

Floor of auditorium stage replaced.

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:

2010

75c. Expected Remaining Useful Life (Years):

15

75d. Cost to Reconstruct/Replace \$:

(No Response)

75e. Comments:

(No Response)

Lockers

76. Lockers

- Yes
- No

76a. Overall condition of lockers:

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

76b. Year of Last Major Reconstruction/Replacement:

2010

76c. Expected Remaining Useful Life (Years):

15

76d. Cost to Reconstruct/Replace \$:

(No Response)

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Interior Spaces

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76e. Comments:

(No Response)

Interior Doors

77. Interior Doors

- Yes
- No

77a. Overall condition of interior door units:

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

77b. Overall condition of interior door hardware:

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

77c. Year of Last Major Reconstruction/Replacement:

1965

77d. Expected Remaining Useful Life (Years):

5

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:

1965

78c. Expected Remaining Useful Life (Years):

15

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Interior Spaces

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78d. Cost to Reconstruct/Replace \$:

(No Response)

78e. Comments:

(No Response)

Elevator, Lifts and Escalators (H)

79. Elevator, Lift, and Escalators (H)

- Yes
- No

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

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

79b. Year of Last Major Reconstruction/Replacement:

2006

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:

1989

80d. Expected Remaining Useful Life (Years):

5

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Interior Spaces

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80e. Cost to Reconstruct/Replace \$:

(No Response)

80f. Comments:

Interior closet mounted electrical service transformer.

Lighting Fixtures

81. Interior Lighting Fixtures

- Yes
- No

81a. Condition of interior lighting fixtures:

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

81b. Year of Last Major Reconstruction/Replacement:

2010

81c. Expected Remaining Useful Life (Years):

10

81d. Cost to Reconstruct/Replace \$:

(No Response)

81e. Comments:

Energy conservation project completed

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:

1997

82d. Expected Remaining Useful Life (Years):

5

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Interior Spaces

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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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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:

1965

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:

1965

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:

2001

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:

1989

87c. Expected Remaining Useful Life (Years):

10

87d. Cost to Reconstruct/Replace \$:

(No Response)

87e. Comments:

Some normal wear and tear noted. Some trim replaced periodically.

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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:

Some ductless split system air conditioning units and conventional fan-coil systems present.

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:

2015

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:

NYPA Project recently completed

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:

2015

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:

2010

91c. Expected Remaining Useful Life (Years):

15

91d. Cost to Reconstruct/Replace \$:

(No Response)

91e. Comments:

Auditorium and cafeteria Air conditioning systems installed

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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:

2015

92c. Expected Remaining Useful Life (Years):

20

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:

2015

93c. Expected Remaining Useful Life (Years):

20

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:

2015

94c. Expected Remaining Useful Life (Years):

20

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:

2015

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:

2003

96c. Expected Remaining Useful Life (Years):

10

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:

2010

97c. Expected Remaining Useful Life (Years):

10

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

98a. Overall condition of fire suppression systems:

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

98b. Year of Last Major Reconstruction/Replacement:

1965

98c. Expected Remaining Useful Life (Years):

5

98d. Cost to Reconstruct/Replace \$:

(No Response)

98e. Comments:

Kitchen Hood. Building not sprinklered

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:

2003

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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Fire Safety Systems

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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