



**2020 BUILDING  
CONDITION SURVEY  
REPORT**

CORNWALL CENTRAL  
SCHOOL DISTRICT

Buildings and  
Grounds

January 2021

CSArch Project #204-1901

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**SECTION 1** // Executive Summary

## Section 1.0 // Executive Summary

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### **Introduction**

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

### **Scope of Work**

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

### **Project Team**

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## Section 1.0 // Executive Summary

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### **History of the Building Condition Survey**

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

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

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

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

### **Building Condition Survey**

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

These regulations require Boards of Education to:

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

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

## Section 1.0 // Executive Summary

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### **Building Condition Survey Criteria**

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

### **Rating System**

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

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

## Section 1.0 // Executive Summary

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### **Buildings and Grounds Building**

#### **Building Description**

- Buildings and Grounds is located at 130 Main Street in Cornwall, NY
- Owned and used by the district for other district purposes
- Gross square footage of the building is 6,000 square feet
- One-story steel frame building
- Existing documents indicate the original building was built in 1998

#### **Overall Building Rating - UNSATISFACTORY**

The Buildings and Grounds building is rated as 'Unsatisfactory' per SED guidelines due to the following Health and Safety and/or Structural items are rated as 'Unsatisfactory':

- Ducted Heating and Cooling Distribution Systems (H)- 'Unsatisfactory'
  - Add duct mounted electric heating coil for additional heating and ventilation in Training Room and Offices

## Section 2.0 // Building Condition Survey

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### SECTION 2.1 // Building Narrative

## Section 2.1 // Building Narrative

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### **General Information**

Cornwall Buildings and Grounds is located at 130 Main Street in Cornwall, New York in the County of Orange. The building is in a rural area. The school was originally built in 1998. The building is a one-story metal panel and framed structure of approximately 6,000 square feet. General office spaces are supported with a meeting room, workshop spaces and toilet facilities.

### **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 liquid petroleum and electric, site water, and sewer. The electrical supply and site distribution are provided by Central Hudson. The utility brings primary power underground to a pad mounted transformer located by the middle school. The transformer steps the primary supply down for use in the school and building and grounds building. The district owns the secondary conductors which extend underground to the primary distribution power panel. The building is equipped with an emergency generator powered by liquid petroleum.

The building is fueled by an outdoor above ground liquid petroleum tank located at the rear of the building. The tank and piping are owned and maintained by the district.

The water to the building is supplied by the Village of Cornwall-On-Hudson municipal water system.

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 lacks adequate lighting. Lighting improvements are needed. Inadequate lighting increases the district's liability risk.

The site lacks a site storm water management system. Stormwater from the roof of the building is discharged to the paved surfaces around the building. In general, additional stormwater improvements are needed. Inadequate collection and conveyance will cause accelerated degradation of site conditions.

### **Observations/Comments:**

- The electrical service is in good condition. The power supplied is adequate for the electrical needs of the building. The emergency generator is in good condition.
- The liquid petroleum service is in good condition. The service is adequately sized to meet the present needs of the building.
- The domestic water service is in good condition. Appropriate backflow prevention and metering need to meet 10 State Standards.
- The sanitary sewer system is in fair condition with adequate capacity. It is recommended that a video inspection be performed on the sewer service line to confirm condition. The building has had recent issues with the pipe and structures clogging.
- The site impervious surfaces lack drainage collection. To minimize site degradation, a properly engineered system should be designed and installed.

## Section 2.1 // Building Narrative

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- 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.

### **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 lot, storage yard, and driveways have asphalt paving. The site lacks curbing.

#### **Observations/Comments:**

- The asphalt parking lot and driveways are unsatisfactory.
- The parking lot and driveways are at the end of their useful life and need to be replaced.
- The storage yard pavement is in fair condition.
- The storage garage at the rear of the building appears to be in good condition.

### **Building Structure**

*Foundation, Piers, Columns, Footings, and Structural Floors*

**Description:** The foundation for this building is typical for its assembly. The reinforced concrete slab on grade shows minor signs of wear and tear and is in generally good condition. The structure is supported by steel columns that show signs of corrosion in some areas, though it does not compromise the structural integrity.

#### **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 steel columns showed minor corrosion.

### **Building Envelope**

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

**Description:** The building envelope at the Buildings and Grounds facility is typical of a prefabricated metal building. The exterior walls are composed of a metal panel system. The exterior doors and frames are hollow metal and use ADA compliant door hardware. The windows are all aluminum slider windows. The roofing system is pre-engineered for a metal building with metal purlins.

#### **Observations/Comments:**

- Some minor corrosion was observed on the exterior metal panels. A bent panel was observed.
- Exterior door hardware is compliant with ADA/ANSI accessibility requirements.
- Review metal collar ties and metal roof periodically.

## Section 2.1 // Building Narrative

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### **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 prefabricated building. The lobby, offices, and corridors are outfitted with painted gypsum board on metal stud walls and a rubber wall base. There is vinyl composition tyle (VCT) in common areas like the entry vestibule and lobby, central corridor, and in smaller storage room areas. All offices floors are finished in carpeting. All workshop space and equipment storage room floors are unfinished concrete.

The ceilings throughout the building are 2x4 suspended acoustical ceiling tiles. There are exposed ceilings in the 2 rear most workshop and storage areas where the structure that supports the building can be seen from below. The interior doors are wood, some with narrow vision lites into adjacent spaces, others solid for privacy. Some doors are painted, and others are left with the wood veneer finish. Much like the exterior doors, the interior doors all have ADA compliant hardware.

#### **Observations/Comments:**

- Shop area and toilet rooms have hard flooring.
- Some stains in ceilings observed.

### **HVAC Systems**

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

**Description:** The Buildings and Grounds building heating systems are in good condition. The existing heat generation systems consist of one (1) heating water boiler with water distribution system. The boiler provides heating water finned tube radiations in the offices.

The offices and training room are being served by direct expansion type air handling unit for cooling only.

The systems are in relatively good condition and appear to have been well maintained.

The HVAC controls are predominately DDC.

#### **Observations/Comments:**

- The HVAC controls are in good condition.
- The systems appear to be well maintained.
- Add duct mounted electric heating coil to existing AHU to provide additional heating and ventilation in offices and training room during heating season.
- 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.*

## Section 2.1 // Building Narrative

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**Description:** The Buildings and Grounds Building is provided with all plumbing work as required for the following systems: Domestic water services, sanitary drainage and vent system for plumbing fixtures and equipment, storm water drainage systems, and domestic hot and cold water distribution piping.

**Observations/Comments:**

- The present preventive maintenance policy should continue.

### **Fire Suppression Systems**

*None*

**Description: None**

**Observations/Comments:** None

### **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 and associated power distribution system is in good condition.

**Observations/Comments:**

- Existing interior lighting and associated controls are in good condition with satisfactory illumination levels throughout.
- The existing fire alarm and communications system are in good condition.
- Existing electrical wiring devices (general purpose receptacles, light switches) are in good condition and appear to be of sufficient quantity and location.
- The School District has requested additional exterior lighting in the area of the vehicle maintenance yard.
- The present preventive maintenance policy should continue.

### **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

## Section 2.1 // Building Narrative

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### **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 grounds workshop is access does not meet ADA requirements from the main corridor as there are a few stairs down from the corridor to the shop floor.

### **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.

### **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 Buildings and Grounds as an emergency shelter.

## Section 2.1 // Building Narrative

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### Observations/Comments:

- There is no emergency generator in this building.

## Section 2.0 // Building Condition Survey

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### **SECTION 2.2 // NYSED 2020 Submission (Final Draft)**

## 2020 BUILDING CONDITION SURVEY - 2020

### Building Information

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#### Building Information

1. Name of school district

2. SED District 8-Digit BEDS Code

3. Building Name:

4. SED 4-Digit Facility Code:

5. Survey Inspection Date:

6. Building 911 Address:

7. City:

8. Zip Code:

9. Certificate of Occupancy Status:

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

10. Certificate of Occupancy Expiration Date:

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)

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:

17. A/E Firm Address:

18. A/E Firm Phone Number:

19. E-mail:

20. A/E Name:

21. A/E License #:

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

22. Building Age

**2020 BUILDING CONDITION SURVEY - 2020**

Building Information

	Year
Original Construction	
Addition #1	
Addition #2	
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:**

**25. Number of Floors:**

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

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

**Building Ownership and Occupancy Status**

**27. Building Ownership (check one):**

- Owned and used by district
- Owned by District and leased to non-district entity
- Owned by District, part used by district, part leased to non-district entity
- Owned by 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)**

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

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

## 2020 BUILDING CONDITION SURVEY - 2020

### Building Information

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	Quantity
Non-instructional spaces used as instructional spaces	

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

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

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

**32. Grades Housed**

- Pre-K
- Kindergarten
- 1st
- 2nd
- 3rd
- 4th
- 5th
- 6th
- 7th
- 8th
- 9th
- 10th
- 11th
- 12th
- N/A (none)

**33. For how many instructional days during the 2018-19 school year (July 1 through June 30) was the building closed due to facilities failures, system malfunctions, structural problems, fire, etc? (if none, enter "0")**

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

- Yes
- No

**Program Spaces**

**35. Number of instructional classrooms:**

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

**37. Other spaces provided:**

<input type="checkbox"/> a. N/A (none)	<input type="checkbox"/> j. Health Office	<input type="checkbox"/> s. Resource Rooms
<input type="checkbox"/> b. Administration	<input type="checkbox"/> k. Home & Careers	<input type="checkbox"/> t. Science Labs
<input type="checkbox"/> c. Art	<input 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 type="checkbox"/> e. Auditorium	<input type="checkbox"/> n. Library	<input type="checkbox"/> w. Teacher Resource
<input type="checkbox"/> f. Cafeteria	<input type="checkbox"/> o. Multipurpose Rooms	<input type="checkbox"/> x. Technology/Shop
<input type="checkbox"/> g. Computer Room	<input type="checkbox"/> p. Music	<input type="checkbox"/> y. Other (please describe)
<input type="checkbox"/> h. Guidance	<input type="checkbox"/> q. Pre-K	
<input 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 type="checkbox"/> Fair
<input type="checkbox"/> Poor

**38a. Enter comments:**

**SITE UTILITIES**

**39. Water (H)**

- Yes
- No

**39a. Type of Service:**

- Municipal or Utility provided
- Well
- Other

**39b. Types of water service piping**

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

**39c. Overall condition of water service piping**

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

**39d. Year of Last Major Reconstruction/Replacement:**

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

**39f. Cost to Reconstruct/Replace \$:**

**39g. Comments:**

**40. Site Sanitary (H)**

- Yes
- No

**40a. Type of Service:**

- Municipal or utility sewer
- Site septic
- Other

**40b. Condition:**

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

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

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

**40e. Cost to reconstruct/Replace \$:**

**40f. Comments:**

**41. Site Gas**

- Yes
- No

**41a. Type of gas service:**

- Natural Gas
- Liquid Petroleum

**41b. Condition:**

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

**41c. Year of Last Major Reconstruction/Replacement;**

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

**41e. Cost to Reconstruct/Replace \$:**

**41f. Comments:**

**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:**

**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:**

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

**43f. Cost to Reconstruct/Replace \$:**

**43g. Comments:**

**SITE FEATURES**

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

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

- Yes
- No

**44b. Condition:**

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

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

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

**44e. Cost to Reconstruct/Replace \$:**

**44f. Comments:**

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

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

- Yes
- No

**45b. Condition:**

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

**45c. Year of Last Major Reconstruction/Replacement:**

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

**45e. Cost to Reconstruct/Replace \$:**

**45f. Comments:**

**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:**

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

**46e. Cost to Reconstruct/Replace \$:**

**46f. Comments:**

**47. Culverts**

**47a. Does this facility have culverts?**

- Yes
- No

**47b. Condition:**

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

**47c. Year of Last Major Reconstruction/Replacement:**

**47d. Expected Remaining Useful Life (Years):**

**47e. Cost to Reconstruct/Replace \$:**

**47f. Comments:**

**48. Outfalls**

**48a. Does this facility have outfalls?**

- Yes
- No

**48b. Condition:**

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

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

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

**48e. Cost to Reconstruct/Replace \$:**

**48f. Comments:**

**49. Infiltration Basins/Chambers**

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

- Yes
- No

**49b. Condition:**

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

**49c. Year of Last Major Reconstruction/Replacement:**

**49d. Expected Remaining Useful Life (Years):**

**49e. Cost to Reconstruct/Replace \$:**

**49f. Comments:**

**50. Retention Basins**

**50a. Does this facility have retention basins?**

- Yes
- No

**50b. Condition:**

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

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

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

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

**50f. Comments:**

**51. Wetponds**

**51a. Does this facility have wetponds?**

- Yes
- No

**51b. Condition:**

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

**51c. Year of Last Major Reconstruction/Replacement:**

**51d. Expected Remaining Useful Life (Years):**

**51e. Cost to Reconstruct/Replace \$:**

**51f. Comments:**

**52. Manufactured Stormwater Proprietary Units**

**52a. Does this facility have proprietary units?**

- Yes
- No

**52b. Condition:**

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

**52c. Year of Last Major Reconstruction/Replacement:**

**52d. Expected Remaining Useful Life (Years):**

**52e. Cost to Reconstruct/Replace \$:**

**52f. Comments:**

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

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

**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:**

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

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

**55f. Comments:**

**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:**

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

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

**56f. Comments:**

**57. Playgrounds and Playground Equipment**

- Yes
- No

**2020 BUILDING CONDITION SURVEY - 2020**

**Other Site Features**

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**57a. Condition:**

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

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

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

**57d. Cost to Reconstruct/Replace \$:**

**57e. Comments:**

**58. Athletic Fields and Play Fields**

- Yes
- No

**58a. Condition:**

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

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

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

**58d. Cost to Reconstruct/Replace \$:**

**58e. Comments:**

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

- Yes
- No

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

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

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

**59. Exterior Bleachers / Stadiums**

- Yes
- No

**59a. Condition:**

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

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

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

**59d. Cost to Reconstruct/Replace \$:**

**59e. Comments:**

**59f. Seating Capacity**

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

- Yes
- No

**60a. Condition:**

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

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

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

**60d. Cost to Reconstruct/Replace \$:**

**60e. Comments:**

**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:**

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

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

**61g. Comments:**

**62. Piers (S)**

- Yes
- No

**62a. Type (check all that apply)**

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

**62a1. If "Other" please specify**

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

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

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**Building Structure**

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**62c. Condition:**

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

**62d. Year of Last Major Reconstruction/Replacement**

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

**62f. Cost to Reconstruct/Replace \$:**

**62g. Comments:**

**63. Columns (S)**

**Type (check all that apply):**

- Concrete
- Masonry
- Steel
- 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**

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

**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**

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

**64e. Cost to Reconstruct/Replace \$:**

**64f. Comments:**

**65. Structural Floors (S)**

**65a. Type (check all that apply):**

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

**65a.1 Specify Other Type:**

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

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

**65b.1 Describe Other Problems:**

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

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

**65d. Overall Condition of Structural Floors:**

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

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

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

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

**65h. Comments:**

**BUILDING ENVELOPE**

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

**66a. Material (check all that apply):**

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

**66a.1 Specify Other Material:**

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

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

**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:**

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

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

**66h. Comments:**

**67. Chimneys (S)**

- Yes
- No

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

- Masonry
- Concrete
- Metal
- Wood
- Other

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Building Envelope

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**67a.1 Specify other:**

**67b. Overall Condition of Chimneys:**

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

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

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

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

**67f. Comments:**

**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:**

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

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

**69g. Comments:**

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

- Yes
- No

**70a. Construction Type (Check all that apply)**

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

**70b. If "other", specify here**

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

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

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

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

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

**70g. Comments:**

**71. Fire Escapes (S)**

**71a. Does This Facility Have One or More Fire Escapes?**

- Yes
- No

**71b. Overall Condition of Fire Escapes**

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

**71c. Safety features are adequate:**

- Yes
- No

**71d. Year of Last Major Reconstruction/Replacement:**

**71e. Expected Remaining Useful Life (Years):**

**71f. Cost to Reconstruct/Replace \$:**

**71g. Comments:**

**72. Windows**

- Yes
- No

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

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

**72a1. If "Other" please specify**

**72b. Overall Condition of Windows:**

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

**72c. All Rescue Windows are Operable:**

- Yes
- No
- N/A

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

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

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

**72g. Comments:**

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

- Yes
- No

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

- 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:**

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**Building Envelope**

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**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:**

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

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

**73m. Comments:**

**BUILDING INTERIOR**

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

- Yes
- No

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

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

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

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

**74d. Cost to Reconstruct/Replace \$:**

**74e. Comments:**

**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:**

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

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

**75e. Comments:**

**76. Carpet**

- Yes
- No

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

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

**76b. Condition:**

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

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

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

**76e. Cost to Reconstruct/Replace \$:**

**76f. Comments:**

**77. Resilient Tiles or Sheet Flooring**

- Yes
- No

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

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

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

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

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

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

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

**77f. Comments:**

**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:**

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

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

**78f. Comments:**

**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:**

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

**79e. Cost to Reconstruct/Replace \$:**

**79f. Comments:**

**80. Ceilings (H)**

- Yes
- No

**80a. Overall condition of ceilings:**

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

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

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

**80d. Cost to Reconstruct/Replace \$:**

**80e. Comments:**

**81. Lockers**

- Yes
- No

**81a. Overall condition of lockers:**

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

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

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

**81d. Cost to Reconstruct/Replace \$:**

**81e. Comments:**

**82. Interior Doors**

- Yes
- No

**82a. Overall condition of interior door units:**

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

**82b. Overall condition of interior door hardware:**

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

**82c. Year of Last Major Reconstruction/Replacement:**

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

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

**82f. Comments:**

**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:**

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

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

**83f. Comments:**

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

- Yes
- No

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

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

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

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

**84d. Cost to Reconstruct/Replace \$**

**84e. Comments:**

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

- Yes
- No

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

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

**85b. Year of Last Major Reconstruction/Replacement:**

**85c. Expected Remaining Useful Life (Years):**

**85d. Cost to Reconstruct/Replace \$:**

**85e. Comments:**

**86. Interior Bleachers**

- Yes
- No

**86a. Overall condition of interior bleachers:**

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

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

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

**86d. Cost to Reconstruct/Replace \$**

**86e. Comments:**

**HVAC Systems**

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

- Yes
- No

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

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

**87a.1 Other heat generation source:**

**87b. Overall condition of heat generating systems:**

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

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

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

**87e. Cost to Reconstruct/Replace \$:**

**87f. Comments:**

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

- Yes
- No

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

- |   |   |
|---|---|
| <input type="checkbox"/> Natural ventilation        | <input type="checkbox"/> Heat pump                          |
| <input type="checkbox"/> Central system             | <input type="checkbox"/> Split system/ variable refrigerant |
| <input type="checkbox"/> Energy recovery ventilator | <input type="checkbox"/> Powered relief air system          |
| <input type="checkbox"/> Rooftop units              | <input type="checkbox"/> Gravity/barometric relief          |
| <input 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**

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

**88f. Cost to reconstruct/replace \$:**

**88g. Comments**

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

- Yes
- No

**89a. Types of mechanical cooling**

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

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

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

**89c. Year of Last Major Reconstruction/Replacement:**

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

**89e. Cost to Reconstruct/Replace \$:**

**89f. Comments:**

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

- Yes
- No

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

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

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

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

**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**

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

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

**91e. Comments:**

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

- Yes
- No

**92a. Type of control system**

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

**92b. Overall condition of control systems:**

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

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

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

**92e. Cost to Reconstruct/Replace \$:**

**92f. Comments:**

**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:**

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

**93f. Cost to Reconstruct/Replace \$:**

**93g. Comments:**

**94. Sanitary System (H)**

- Yes
- No

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

- Iron
- Galvanized
- Copper
- Glass/ceramic
- PVC/CPVC/ABS/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

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**Plumbing Systems**

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**94c. Overall condition of sanitary system:**

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

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

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

**94f. Cost to Reconstruct/Replace \$:**

**94g. Comments:**

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

- Yes
- No

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

- Iron
- Galvanized
- Copper
- Lead
- Plastic
- 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**

**95d. Expected Remaining Useful Life (Years)**

**95e. Cost to Reconstruct/Replace \$:**

**95f. Comments:**

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

- Yes
- No

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

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

**96b. If "Other" please specify**

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**Plumbing Systems**

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**96c. Overall condition of hot water heaters:**

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

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

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

**96f. Cost to Reconstruct/Replace \$:**

**96g. Comments:**

**97. Plumbing Fixtures (H)**

- Yes
- No

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

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

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

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

**97d. Cost to Reconstruct/Replace \$:**

**97e. Comments:**

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

- Yes
- No

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

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

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

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

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

**98e. Comments**

**Fire Suppression Systems**

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

- Yes
- No

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

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

**99b. If "other" please describe below**

**99c. Overall condition of sprinkler systems:**

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

**99d. Year of Last Major Reconstruction/Replacement:**

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

**99f. Cost to Reconstruct/Replace \$:**

**99g. Comments:**

**100. Kitchen Hoods (H)**

- Yes
- No

**100a. Type of hood**

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

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

- Yes
- No

**100c. Overall Condition of Kitchen Hoods**

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

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

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

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

**100g. Comments**

**ELECTRICAL SYSTEMS**

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

- 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?**

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

**101e. Cost to reconstruct/replace:**

**101f. Comments:**

**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:**

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

**102d. Cost to reconstruct/replace:**

**102e. Comments**

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

- Yes
- No

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

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

**103b. Year of last manjor reconstruction/replacement:**

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

**103d. Cost to reconstruct/replace:**

**103e. Comments**

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

- Yes
- No

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

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

**104b. If "other" please describe here**

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

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

**104d. Year of last major reconstruction/replacement**

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

**104f. Cost to reconstruct/replace:**

**104g. Comments**

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

- Yes
- No

**105a. Overall condition of fire alarm system:**

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

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

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

**105d. Cost to reconstruct/replace:**

**105e. Comments**

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

- Yes
- No

**106a. Type of alarm system:**

- 10-year battery stand alone alarm
- hardwired/interconnected detection and alarm
- gas detection (eg NG/CO)
- Other (specify)

**106b. If "Other" please specify**

**2020 BUILDING CONDITION SURVEY - 2020**

**Electrical Systems**

---

**106c. Overall condition of carbon monoxide alarm system:**

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

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

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

**106f. Cost to reconstruct/replace:**

**106g. Comments**

**107. Communication Systems (H)**

- Yes
- No

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

- Public Address
- Phones (VOIP)
- Phones (Cellular)
- Phones (other)
- Mass Notification
- Emergency voice communication fire alarm system
- Lockdown notification system
- Other (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:**

**107f. Expected remaining useful life:**

**107g. Cost to replace/reconstruct:**

**107h. Comments**

**Student Transportation Facilities**

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

- Yes
- No

**108a. Type of transportation facility**

- Bus/vehicle maintenance facility
- Bus storage facility

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

- Yes
- No

**109a. Overall condition of fuel dispensing system**

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

**109b. Year of last major reconstruction/replacement**

**109c. Expected remaining useful life (years):**

**109d. Cost to reconstruct/replace:**

**109e. Comments**

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

- Yes
- No

**110a. Overall condition of vehicle lifts**

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

**110b. Year of last major reconstruction/replacement**

**110c. Expected remaining useful life (years):**

**110d. Cost to reconstruct/replace:**

**110e. Comments**

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

- Yes
- No

**111a. Overall condition of bus wash**

- Excellent
- Satisfactory
- Unsatisfactory
- Non-funtioning
- Critical failure
- N/A

**2020 BUILDING CONDITION SURVEY - 2020**

Student Transportation Facilities

---

**111b. Year of last major reconstruction/replacement**

**111c. Expected remaining useful life (years):**

**111d. Cost to reconstruct/replace:**

**111e. Comments**

**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**

## 2020 BUILDING CONDITION SURVEY - 2020

### Accessibility

---

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

- Classrooms
- Labs (science, art, technology, etc)
- Shops
- Main Office
- Health Office
- Gymnasium
- Cafeteria
- Auditorium
- Stage
- Restrooms on each floor

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

**116b. Comments**

**ENVIRONMENT/COMFORT/HEALTH**

**117. General Appearance**

**117a. Overall Rating:**

- Good
- Fair
- Poor

**117b. Comments:**

**118. Cleanliness (H)**

**118a. Overall Rating:**

- Good
- Fair
- Poor

**118b. Comments:**

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

- Yes
- No

**119a. If yes: at least 6 feet long?**

- Yes
- No

**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:**

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

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

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

**Indoor Air Quality**

**123. Mold (H)**

**123a. Is there visible mold or moldy odors?**

- Yes
- No

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

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

**123a.2 Describe other:**

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

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

**123c. Is there evidence of water intrusion?**

- Yes
- No

**123d. Estimated cost of necessary improvements \$:**

**123e. Comments:**

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

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

- Good
- Fair
- Poor

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

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

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

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

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

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

- Yes
- No

**2020 BUILDING CONDITION SURVEY - 2020**

Indoor Air Quality

---

**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?**

**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:**

**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
Buildings and Grounds										
	38	S	40	Site Sanitary	20	S	It is recommended that a video inspection be conducted on the sanitary sewer service line to determine the condition of the pipe, due to issues with the pipe and	H	\$25,000	
	41	S	43	Site Lighting			Provide pole mounted lighting for vehicle maintenance yard area.	H	\$15,000	
	53	S	55	Pavement (Roadways and Parking Lots)	5	U	Replace pavement of parking lot and driveways. Pavement at end of useful life.	No		\$248,000
	94	S	91	Ducted Heating and Cooling Distribution Systems: Ductwork, Control Dampers, Fire/Smoke	5	U	Add duct mounted electric heating coil to existing AC systems to provide additional heating and ventilation in Training Room and Offices during heating season. Existing VAV diffusers will be rebalanced and commissioned to operate on heating mode.	H	\$100,000	
	111	G	124	Humidity and Moisture	3	F	After heavy rain events, the building occupants report a strong, musty smell believed to stem from excessive groundwater under the existing slab-on-grade. It	H	\$7,500	

<b>Building Sub Totals</b>									<b>\$147,500</b>	<b>\$248,000</b>
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<b>Building Total</b>									<b>\$395,500</b>	
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## Section 3.0 // Existing Floor Plans and Photographs

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### SECTION 3.1 // Building Plans

## Section 3.0 // Existing Floor Plans and Photographs

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### **SECTION 3.2** // Photo Documentation of Deficient Conditions



BG-01



BG-02



BG-03

**Category 55: Pavement**

Replace parking lot pavement. Pavement at end of useful life.

**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:

Buildings and Grounds

4. SED 4-Digit Facility Code:

2008

5. Survey Inspection Date:

09/22/2015

6. Building 911 Address:

130 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:

1998

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

6,000

13. Number of Floors:

1

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

	Count Employees
Full-time custodians:	0
Part-time custodians:	1
<b>Totals:</b>	<b>1</b>

**2015 Building Condition Survey Instrument - 2015 Building Conditions Survey**

Building Information

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**Building Ownership and Occupancy Status**

**15. Building Ownership (check one):**

- Owned and used by district
- Owned by District and leased to non-district entity
- Owned by District, part used by district, part leased to non-district entity
- Owned by non-district entity and leased to district

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

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

**16a. Describe use for other district purposes:**

Building and Grounds, Food Service administration and shop area

**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)**

0

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

	Quantity
18a. Permanent instructional spaces (i.e., regular classrooms)	0
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:**

None

**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

**2015 Building Condition Survey Instrument - 2015 Building Conditions Survey**

Building Information

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

Yes

No

**22. Have there been renovations or construction in the building during the past 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

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Program Spaces

24. Number of instructional classrooms:

0

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

0.00

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

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

26y. Describe other spaces

(No Response)

Space Adequacy

27. Rating of space adequacy:

- Good
- Fair
- Poor

27a. Enter comments:

(No Response)

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

0.00

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, NY 12553

**33. A/E Firm Phone Number:**

8455673100

**34. E-mail:**

mlamoreaux@mhepc.com

**35. A/E Name:**

Michael J. Lamoreaux, P.E.

**36. A/E License #:**

78221

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:

1998

37d. Expected Remaining Useful Life (Years):

15

37e. Cost to Reconstruct/Replace \$:

(No Response)

37f. Comments:

(No Response)

38. Site Sanitary (H)

- Yes
- No

38a. Type of Service:

- Municipal or utility sewer
- Site septic
- Other

38b. Condition:

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

38c. Year of Last Major Reconstruction/Replacement:

1998

38d. Expected Remaining Useful Life (Years):

15

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;

2014

39d. Expected Remaining Useful Life (Years):

20

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:

1998

41e. Expected Remaining Useful Life (Years):

15

41f. Cost to Reconstruct/Replace \$:

(No Response)

41g. Comments:

(No Response)

Stormwater Management

42. Closed Drainage Pipe Stormwater Management System

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

- Yes
- No

43. Open Drainage Pipe Stormwater Management System

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

- Yes
- No

44. Catch Basins/Drop Inlets/Manholes

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

- Yes
- No

45. Culverts

45a. Does this facility have culverts?

- Yes
- No

2015 Building Condition Survey Instrument - 2015 Building Conditions Survey

Site Utilities

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46. Outfalls

46a. Does this facility have outfalls?

- Yes
- No

47. Infiltration Basins/Chambers

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

- Yes
- No

48. Retention Basins

48a. Does this facility have retention basins?

- Yes
- No

49. Wetponds

49a. Does this facility have wetponds?

- Yes
- No

50. Manufactured Stormwater Proprietary Units

50a. Does this facility have proprietary units?

- Yes
- No

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

51.a Please describe other:

Overland flow

52. Outfall Reconnaissance Inventory

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

- Yes
- No
- Not Applicable

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Other Site Features

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Other Site Features

53. Pavement (Roadways and Parking Lots)

- Yes
- No

53a. Type: (check all that apply)

- Concrete
- Asphalt
- Gravel
- Other
- None

53b. Condition:

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

53c. Year of Last Major Reconstruction/Replacement:

1998

53d. Expected Remaining Useful Life (Years):

10

53e. Cost to Reconstruct/Replace \$:

(No Response)

53f. Comments:

Some cracking and wear noted

54. Sidewalks

- Yes
- No

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

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Other Site Features

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**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)

**57. Exterior Bleachers / Stadiums**

- Yes
- No

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

- Yes
- No

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Substructure

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Substructure

59. Foundation (S)

59a. Type (check all that apply):

- Reinforced Concrete
- Masonry on Concrete Footing
- Other

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

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

59c. Condition:

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

59d. Year of Last Major Reconstruction/Replacement:

1998

59e. Expected Remaining Useful Life (Years):

25

59f. Cost to Reconstruct/Replace \$:

(No Response)

59g. Comments:

(No Response)

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**BUILDING ENVELOPE**

**60. Structural Floors (S)**

**60a. Type (check all that apply):**

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

**60b. Evidence of Structural Concerns with Floor Support System (Beams/Joists/Trusses, etc.) (check all that apply):**

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

**60b.1 Describe Other Problems:**

(No Response)

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

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

**60d. Overall Condition of Structural Floors:**

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

**60e. Year of Last Major Reconstruction/Replacement:**

1998

**60f. Expected Remaining Useful Life (Years):**

25

**60g. Cost to Reconstruct/Replace \$:**

(No Response)

**60h. Comments:**

(No Response)

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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:

1998

61f. Expected Remaining Useful Life (Years):

15

61g. Cost to Reconstruct/Replace \$:

(No Response)

61h. Comments:

Some minor corrosion noted on structure

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62. Chimneys (S)

- Yes
- No

62a. Material (check all that apply):

- Masonry
- Concrete
- Metal
- Wood
- Other

62a.1 Specify other:

(No Response)

62b. Overall Condition of Chimneys:

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

62c. Year of Last Major Reconstruction/Replacement:

1998

62.d Expected Remaining Useful Life (Years):

10

62e. Cost to Reconstruct/Replace \$:

(No Response)

62f. Comments:

(No Response)

63. Parapets (S)

- Yes
- No

63f. Comments:

(No Response)

64. Exterior Doors

64a. Overall Condition of Exterior Door Units:

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

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**64b. Overall condition of exterior door hardware:**

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

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

- Yes
- No

**64d. Safety/Security features are adequate?**

- Yes
- No

**64e. Year of Last Major Reconstruction/Replacement:**

1998

**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

**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

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**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:**

1998

**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

**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:**

Pre-Engineered Steel buiding with steel purlins

**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)

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Building Envelope

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**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

**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:**

Minor ice/snow damage noted

**68i. Overall Condition of Roof and Skylights:**

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

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**68j. Year of Last Major Reconstruction/Replacement:**

1998

**68k. Expected Remaining Useful Life (Years):**

10

**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:**

1998

**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:**

1998

**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:

2000

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:

2000

72d. Expected Remaining Useful Life (Years):

10

72e. Cost to Reconstruct/Replace \$:

(No Response)

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Interior Spaces

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72f. Comments:

(No Response)

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

- Yes
- No

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

- Instructional Space
- Common Area

73b. Overall condition of hard flooring:

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

73c. Year of Last Major Reconstruction/Replacement:

1998

73d. Expected Remaining Useful Life (Years):

25

73e. Cost to Reconstruct/Replace \$:

(No Response)

73f. Comments:

Shop area

74. Wood Flooring

- Yes
- No

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:

2000

75c. Expected Remaining Useful Life (Years):

10

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Interior Spaces

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75d. Cost to Reconstruct/Replace \$:

(No Response)

75e. Comments:

(No Response)

Lockers

76. Lockers

- Yes
- No

76d. Cost to Reconstruct/Replace \$:

(No Response)

Interior Doors

77. Interior Doors

- Yes
- No

77a. Overall condition of interior door units:

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

77b. Overall condition of interior door hardware:

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

77c. Year of Last Major Reconstruction/Replacement:

2000

77d. Expected Remaining Useful Life (Years):

10

77e. Cost to Reconstruct/Replace \$:

(No Response)

77f. Comments:

(No Response)

Interior Stairs (S)

78. Interior Stairs (S)

- Yes
- No

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Interior Spaces

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Elevator, Lifts and Escalators (H)

79. Elevator, Lift, and Escalators (H)

- Yes
- No

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:

2000

80d. Expected Remaining Useful Life (Years):

20

80e. Cost to Reconstruct/Replace \$:

(No Response)

80f. Comments:

(No Response)

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:

2000

81c. Expected Remaining Useful Life (Years):

20

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Interior Spaces

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81d. Cost to Reconstruct/Replace \$:

(No Response)

81e. Comments:

(No Response)

Communication Systems (H)

82. Communication Systems (H)

Yes

No

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:

1998

84d. Expected Remaining Useful Life (Years):

15

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:

1998

85d. Expected Remaining Useful Life (Years):

15

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:

2014

86d. Expected Remaining Useful Life (Years):

10

86e. Cost to Reconstruct/Replace \$:

(No Response)

86f. Comments:

(No Response)

Plumbing Fixtures

87. Plumbing Fixtures

- Yes
- No

**2015 Building Condition Survey Instrument - 2015 Building Conditions Survey**

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:**

1998

**87c. Expected Remaining Useful Life (Years):**

15

**87d. Cost to Reconstruct/Replace \$:**

(No Response)

**87e. Comments:**

(No Response)

2015 Building Condition Survey Instrument - 2015 Building Conditions Survey

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:

(No Response)

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:

1998

89d. Expected Remaining Useful Life (Years):

10

89e. Cost to Reconstruct/Replace \$:

(No Response)

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HVAC Systems

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89f. Comments:

(No Response)

Heating Fuel/Energy Systems (H)

90. Heating Fuel / Energy Systems (H)

- Yes
- No

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

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

90b. Year of Last Major Reconstruction/Replacement:

1998

90c. Expected Remaining Useful Life (Years):

10

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:

2000

91c. Expected Remaining Useful Life (Years):

5

91d. Cost to Reconstruct/Replace \$:

(No Response)

91e. Comments:

(No Response)

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HVAC Systems

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

- Yes
- No

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

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

92b. Year of Last Major Reconstruction/Replacement:

2000

92c. Expected Remaining Useful Life (Years):

5

92d. Cost to Reconstruct/Replace \$:

(No Response)

92e. Comments:

(No Response)

Piped Heating and Cooling Distribution Systems

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

- Yes
- No

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

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

93b. Year of Last Major Reconstruction/Replacement:

1998

93c. Expected Remaining Useful Life (Years):

10

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:

2000

94c. Expected Remaining Useful Life (Years):

5

94d. Cost to Reconstruct/Replace \$:

(No Response)

94e. Comments:

(No Response)

HVAC Control Systems

95. HVAC Control Systems (H)

- Yes
- No

95a. Overall condition of control systems:

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

95b. Year of Last Major Reconstruction/Replacement:

1998

95c. Expected Remaining Useful Life (Years):

5

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:

2000

96c. Expected Remaining Useful Life (Years):

5

96d. Cost to Reconstruct/Replace \$:

(No Response)

96e. Comments:

(No Response)

Smoke Detection System (H)

97. Smoke Detection Systems (H)

- Yes
- No

97a. Overall condition of smoke detection systems:

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

97b. Year of Last Major Reconstruction/Replacement:

2000

97c. Expected Remaining Useful Life (Years):

5

97d. Cost to Reconstruct/Replace \$:

(No Response)

97e. Comments:

(No Response)

Fire Suppression Systems

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Fire Safety Systems

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

- Yes
- No

Emergency/Exit Lighting Systems

99. Emergency / Exit Lighting Systems (H)

- Yes
- No

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

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

99b. Year of Last Major Reconstruction/Replacement:

2000

99c. Expected Remaining Useful Life (Years):

5

99d. Cost to Reconstruct/Replace \$:

(No Response)

99e. Comments;

Ongoing maintenance and replacement program in place

Emergency/Standby Power Systems

100. Emergency or Standby Power System (H)

- Yes
- No

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Accessibility

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ACCESSIBILITY

101. Exterior Accessible Route (H)

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

Is there an accessible exterior route as specified above?

- Yes
No

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

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

Is there an accessible interior route as specified above?

- Yes
No

103. Additional Information on Accessibility

If the building lacks accessible interior or exterior routes:

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

(No Response)

103b. Comments:

(No Response)

2015 Building Condition Survey Instrument - 2015 Building Conditions Survey

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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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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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