CSARCH



2020 BUILDING CONDITION SURVEY REPORT

CORNWALL CENTRAL SCHOOL DISTRICT

Willow Avenue
Elementary School

January 2021

CSArch Project #204-1901

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Section 1.0 // Executive Summary

Introduction

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

Scope of Work

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

Project Team

Architect / Mechanical / Electrical / Plumbing Engineers

CSArch Architecture | Engineering | Construction Management
19 Front Street
Newburgh, NY 12550
www.csarchpc.com

Site / Civil Engineers

The Chazen Companies
21 Fox Street
Poughkeepsie, NY 12601
www.chazencompanies.com

Section 1.0 // Executive Summary

History of the Building Condition Survey

In March of 1954, a fire in the Cleveland Hill Elementary School, in Cheektowaga, New York, a suburb of Buffalo, killed 15 sixth graders. In 1955, the New York State Legislature passed a law requiring annual fire safety inspections. The NYS Education Department (SED) administrates 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.

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.

Willow Avenue Elementary School

Building Description

- Willow Avenue is located at 67 Willow Avenue Hudson Street in Cornwall, NY
- Owned and used by the district for student instructional purposes
- Gross square footage of the building is 39,318 square feet
- Three-story masonry and steel frame building
- Existing documents indicate the original building was built in 1930, the elementary school was expanded with two (2) additions; one (1) two-story classroom addition and an elevator addition were added to the original building
- As of October 1, 2019, the building housed 259 students in grades K-4
- General classrooms are supplemented with Auditorium, Cafeteria, Computer Lab Gymnasium, Health Office, Large Group Instruction, Library, Resource Room, and Special Education.
- Administration, counseling, and support spaces are also provided.

Overall Building Rating - UNSATISFACTORY

Willow Avenue Elementary School is rated as 'Unsatisfactory' per SED guidelines due to the following Health and Safety and/or Structural items are rated as 'Unsatisfactory':

- Foundation (S) – 'Unsatisfactory'
  - Water infiltration along the foundation was observed, rear Gymnasium wall, '72 wing classrooms, loading dock

- Exterior Walls / Columns (S)- 'Unsatisfactory'
  - Masonry restoration program is recommended, repair cracked brick, cracking in lower parged section, repointing required

- Chimneys (S)- 'Unsatisfactory'
  - Chimney base wall finish has cracks in parge finish

- Exterior Steps, Stairs, Ramps (S)- 'Unsatisfactory'
  - Replace metal stair, open handrail and guard rail system at loading dock, existing system not code compliant

- Fire Escapes (S)- 'Unsatisfactory'
  - Demolish existing fire escape stair system from auditorium, construct new exit stair

- Interior Stairs (H)- 'Unsatisfactory'
  - Replace hand and guardrail system building wide, picket spacing is beyond the allowable dimension

- Electrical Power Distribution System (H)- 'Unsatisfactory'

- Main switchgear has water damage, replace
- Replace building distribution panels

SECTION 2.1 // Building Narrative

Section 2.1 // Building Narrative

General Information

Willow Avenue Elementary School is located at 67 Willow Avenue in Cornwall, New York in the County of Orange. The elementary school is in a rural area. The school was originally built in 1930. The building is a three-story masonry and steel frame structure of approximately 39,318 square feet. On October 1, 2019, the school housed grades K-4 with a student population of 259. General classrooms are supplemented with Auditorium, Cafeteria, Computer Lab Gymnasium, Health Office, Large Group Instruction, Library, Resource Room, and Special Education. Administration, counseling, and support spaces are also provided.

Site Utilities / Site Features

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

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

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

The water to the building is supplied by the Village of Cornwall-On-Hudson municipal water system. Adequate backflow prevention and metering should be installed.

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

The site storm water management system collects stormwater from the rear athletic field and playground area. The stormwater is conveyed to the municipal system. In general, the stormwater drainage is insufficient for the site. Several areas are flood prone.

Observations/Comments:

- The electrical service is in fair to poor condition. The power supplied is barely adequate for the electrical needs of the building.
- The natural gas service is in very good condition. The service is adequately sized to meet the present needs of the building.
- The domestic water service provides adequate capacity. It is recommended that a visual inspection be performed on the water service line to confirm condition; add backflow prevention and metering meeting "10 State Standards" requirements on the water service line that supplies the building.
- The sanitary sewer system provides adequate capacity. It is recommended that a video inspection be performed on the sewer service line to confirm condition.
- The storm water system is in unsatisfactory condition. The drainage located at the loading dock is insufficient and needs replacement to minimize flooding and infiltration in the electrical room. It is recommended that a video inspection be performed on the stormwater pipes and structures at the athletic field to confirm condition. Further, areas of the athletic fields can become flooded. Also, the runoff from the rear bus drop off area should be collected and managed appropriately.

Other Site Features

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

Description: The parking lots and driveways have asphalt paving. Sidewalks at the main entries are concrete. Sidewalks at the recreational spaces are asphalt. Many of the walkways and pavement have reached their useful life limit. Outdoor recreational spaces include 1 basketball court, 1 multi-use field that includes 2 softball fields, along with a variety of playground structures.

Observations/Comments:

- The asphalt parking lots and driveways are unsatisfactory. The asphalt pavement is at the end of its useful life and needs to be replaced. The concrete curbing is at the end of its useful life and needs to be replaced.
- The concrete retaining wall at the rear of the building is degrading and needs to be replaced with a taller wall to eliminate the steep slope of the adjacent pavement area.
- The concrete sidewalks at the ADA parking lot are unsatisfactory condition. The sidewalks are at the end of their useful life and need to be replaced.
- The concrete stair adjacent to Elm Street is in poor condition and needs to be replaced.
- The concrete stair at the retaining wall adjacent to the playground structures is in poor condition and needs to be replaced.
- The loading dock and loading dock stairs are at the end of their useful life and are not code compliant and need to be replaced.
- The cobblestone stair and walkway in the front lawn needs to be repaired.
- Athletic fields are in good condition, except for poor drainage.
- Playground structures are in good condition.

Building Structure

Foundation, Piers, Columns, Footings, and Structural Floors

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

Observations/Comments:

- Though the foundations and footings could not be directly observed while on site, no apparent signs of significant movement that would indicate excessive settlement were observed.
- The pavement in the rear of the building 'back pitches' toward the exposed foundation wall below the auditorium. This area of the building has electrical conduits entering the basement, the conduits sit in a low divot created by the poorly graded asphalt, the pavement should pitch away from the building to prevent the observed condition.
- There is water intrusion noted below the loading dock in the basement, additionally, the district reported a high-water table below the structural floor in the same area, this area of the basement is very damp.
- The exposed foundation wall near the gymnasium windows and exterior door has cracks in the parged wall surface in several locations.

- The same condition, referenced above, wraps around the building by the loading dock area and additional cracks are evident along the wall and chimney base.

Building Envelope

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

Description: The exterior walls of the original vintage are primarily constructed of brick masonry in standard patterns with stone band details creating stringcourses, windowsill stones and lintels, terminating in a wood decorative band with traditional profiles supporting the pitched roof overhang. The original vintage main entrance has traditional stone details with a large, fixed window over the doors, terminating with a pediment element at the roofline; the exterior doors were replaced from the original system with an aluminum door and frame system. The windows in the original vintage are large, aluminum single-hung replacement windows.

In addition to the main entry stone treads, the rear of the building has a loading dock area raised above the grade, accessed by a metal stair and handrail system. At the auditorium, the second means of egress utilizes an original metal fire escape stair system exiting to the rear of the building. The roof system in the 1930 building is a hip / gable roof with an asphalt shingle system covering the main building volume, metal snowguards were installed along the lower section of the gables. The sloped roof drains to a metal gutter and downspout system terminating above grade. The roof over the auditorium is a flat, slightly sloped roof that pitches away from a high center ridge with a single-ply EPDM membrane covering the roof surface. Like the gable roof, the flat roof drains to a metal gutter and downspout system terminating above grade. The chimney stack is brick masonry with a metal cap along the top where the chimney projects past the roof line.

The exterior walls of the later vintages are constructed of brick masonry with stone band details at the windows, creating windowsill stones and lintels. The upper section of the classroom addition and a small corridor near the elevator addition were sheathed in metal wall panels. The entry door, near the elevator lobby, is a hollow metal door and frame system with a small roof projection over the door. The sloped sidewalk approaching the entry door is concrete. The windows are original in the 1972 vintage and the system incorporates either solid metal panels in the lower section or louvers supporting the classroom mechanical units, classroom cooling is achieved by window units mounted in the existing window system. The roof systems in the later vintages combine an asphalt shingle material along the front sloped section, built-up membrane on the larger, sloped section to the rear and the stair tower has asphalt shingles like the front section. One small flat roof area for the small corridor volume was covered with a single-ply EPDM membrane.

Observations/Comments:

- The building has evidence of water intrusion in several areas, for example, the lower level in the main electrical room, the loading dock concrete deck has active leaks and a classroom (rear of building) in the '72 wing.
- The exterior masonry walls require masonry repairs including repair, replacement and repointing for brick and the cast trim pieces. Masonry cleaning building-wide is recommended.
- The lower section of the chimney near the loading dock has several cracks in the stucco finish.
- The window system, including the insulated panels and grilles, in the '72 wing is outdated, inefficient and in poor condition.

- Most of the roof systems at the elementary school are in good / fair condition except the built-up membrane over the '72 classrooms; this roof should be replaced because the system is well beyond its expected life.
- The older, inefficient hollow metal doors and frames should be replaced.
- Loading dock stair and adjacent handrail system should be replaced with a new stair, handrail, and guardrail system, meeting the code requirements for elevation changes over 30"

Building Interior

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

Description: The building interior of the elementary school reflects the two individual vintages as the building was constructed. The original vintage from 1930 has typical building finish materials in the corridor and adjacent classrooms with painted plaster walls, exposed painted concrete in the lower section, lay-in ceiling tiles and a replacement vinyl-composition tile floor finish. The library and storage room above the auditorium on the upper level both have a carpet floor finish. The interior doors and frames in the early vintage appear original to the building, wired glass units were observed in the corridor side lite system and most vision 'lites' in the door panels.

The auditorium is simply treated with a painted plaster wall finish, painted concrete / decorative vinyl tile floor and painted hard ceiling. Small acoustical panels were installed along the walls for sound deadening. The fixed seating is original to the building; the wood stage and adjacent corridor floor finish is original from 1930.

The cafeteria / kitchen expanded from the original program layout has painted concrete masonry walls, lay-in ceiling tiles and a vinyl composition tile floor system in good condition. For the kitchen, confirm the lay-in ceiling tiles are an appropriate finish for a food preparation area. The tiles do not appear suitable for the room.

The gymnasium is located below the auditorium in the lower level of the elementary school. The finishes are utilitarian and straight-forward, for example, we observed painted concrete walls, ceiling, and a wood gym floor. The walls are lined with padding along the perimeter in the run-off zones.

The original building footprint was expanded with an elevator addition and classroom wing. The classroom wing was constructed with standard building materials and each classroom is treated with painted gypsum board partitions, lay-in ceiling tiles and a vinyl composition tile floor finish. The interior door / frame / hardware system in this wing is in good condition, except for wired glass in the door panels. The ceiling tiles are stained in the corridor and the classroom condition is fair. The upper classrooms and corridor are located below the older built-up roof system. The elevator addition project provides barrier free access to the elementary school.

Observations/Comments:

- The existing handrail systems along the interior stairs have large vertical picket spacing, creating an unsafe condition not meeting the building code.
- The auditorium exiting was modified in a renovation project and the current exiting plan should be enhanced with a new exterior exit from the auditorium. The existing open stair fire escape should be demolished.
- Consider refinishing the stage floor and adjacent corridor, replace the gymnasium wood floor finish.

- It is recommended to replace the original existing wood classroom doors and frames and remove the wired glass panels throughout the building.
- Replace existing dishwasher and exhaust system in the kitchen because the equipment is beyond its useful life.
- The gymnasium exterior walls have evidence of water intrusion, refer to previous comments under Building Structure / Building Envelope for water infiltration details.
- It is recommended to renovate the toilet rooms on the 1st floor and Library level.

HVAC Systems

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

Description: The Willow Avenue Elementary School building heating and ventilation systems are in good condition. The existing heat generation systems consist of two (2) condensing gas fired boilers with variable primary pumping system. The boilers provide heating water to the classroom unit ventilators, finned tube radiations, and various air handlers.

A window type air conditioning unit provides cooling in the classrooms. The unit ventilators provide the ventilation requirement in the classrooms. Excess air in the classrooms are relieved by a shared power exhaust.

The HVAC controls are Direct Digital Controls (DDC).

Observations/Comments:

- The HVAC controls are in good condition.
- The boilers are in good condition.
- The air handling unit with DX coil serving the offices will require replacement within the next three years.
- The systems appear to be well maintained.
- The present preventive maintenance policy should continue.

Plumbing

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

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

Observations/Comments:

- Due to the outdated fixtures, finishes and overall utility, the lavatories should be renovated within the next five (5) years.
- The systems appear to be well maintained.
- The present preventive maintenance policy should continue.

Fire Suppression Systems
Kitchen Hoods

Description: The kitchen hood above the dishwasher provides exhaust to the unit.

Observations/Comments:

- The present preventive maintenance policy should continue.
- The hood is classified as Type 2 for exhausting heat and condensation.

Electrical Systems

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

Description: The building's main electrical service entrance equipment is in good condition. The existing main power distribution switchboard is well past its useful life and has been subject to water damage due to past flooding.

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

Existing recessed fluorescent interior lighting fixtures and associated controls are in fair to poor condition.

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

Modifications to the existing fire alarm system are necessary to provide additional smoke detector coverage within all corridors and assembly spaces (gymnasium and cafeteria).

Observations/Comments:

- The existing communications system are in good condition.
- Existing electrical wiring devices (general purpose receptacles, light switches) are in good condition. Additional receptacles within classroom areas should be considered.
- The 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 was system

Section 2.1 // Building Narrative

Accessibility

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

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

Observations/Comments:

- The elementary school has an elevator serving the various floors, additionally, the building has a lift serving the gymnasium.

Environment/ Comfort/ Health

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

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

Observations/Comments:

- Building is maintained and cleaned nightly.
- Walk off mats are in good condition and are present at all entrances.
- Existing recessed fluorescent interior lighting fixtures and associated controls are in fair to poor condition.
- 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 poor due to the active leaks but other areas of the building are considered in fair condition. Active leaks are present in the main electrical room, one classroom at the rear of the building and the gymnasium walls show signs of water infiltration.
- 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 Willow Avenue Elementary School as an emergency shelter.

Observations/Comments:

- There is no emergency generator in this building.

SECTION 2.2 // NYESD 2020 Submission (Final Draft)

Building Information

1. Name of school district Cornwall Central School District

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

3. Building Name: Willow Avenue Elementary School

4. SED 4-Digit Facility Code: 0-004

5. Survey Inspection Date: April 17, 2020

6. Building 911 Address: 67 Willow Avenue

7. City: Cornwall

8. Zip Code: 12518

9. Certificate of Occupancy Status:

- [x] A - Annual
- [ ] T - Temporary
- [ ] N - None

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

10a. Is this a manufactured building? (Relocatable, modular, portable)

- [ ] Yes
- [x] No

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

- [ ] Yes
- [x] No

12. Was major construction/renovation work since 2015 conducted when school was in session?

- [x] 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) $3,050,845.00

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

- [ ] Excellent
- [ ] Satisfactory
- [x] 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: CSArch Architecture | Engineering | Construction Management

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

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

19. E-mail: tritzenthaler@csarchpc.com

20. A/E Name: Tom Ritzenthaler

21. A/E License #: 023344

Building Age, Gross Square Footage and Maintenance Staff

22. Building Age

	Year
Original Construction	1930
Addition #1	1972
Addition #2	Elevator Addition- 2008
Addition #3	
Addition #4	
Addition #5	
Addition #6	

23. Square feet of construction

	Sq Feet
Original construction	31185
Addition #1	7750
Addition #2	385
Addition #3	
Addition #4	
Addition #5	
Addition #6	

24. Gross square ft. of Building as currently configured: 39,320 sf

25. Number of Floors: 3

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

	Count Employees
Full-time custodians:	3
Part-time custodians:	
Totals:	**0** 3

Building Ownership and Occupancy Status

27. Building Ownership (check one):

- [x] 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)

- [x] 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) 259

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

	Quantity
Permanent instructional spaces (i.e., regular classrooms)	259
Temporary instructional spaces (i.e., portable or demountable classrooms) attached to the building	

	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: 14

36. Gross square footage of all instructional classrooms (combined): 14,765 sf

37. Other spaces provided:

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

37a. Describe other spaces

Space Adequacy

38. Rating of space adequacy:

- ☐ Good
- ☑ Fair
- ☐ Poor

38a. Enter comments:

SITE UTILITIES

39. Water (H)

- [x] Yes
- [ ] No

39a. Type of Service:

- [x] Municipal or Utility provided
- [ ] Well
- [ ] Other

39b. Types of water service piping

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

39c. Overall condition of water service piping

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

39d. Year of Last Major Reconstruction/Replacement: 1930

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

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

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

40. Site Sanitary (H)

- [x] Yes
- [ ] No

40a. Type of Service:

- [x] Municipal or utility sewer
- [ ] Site septic
- [ ] Other

40b. Condition:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

40c. Year of Last Major Reconstruction/Replacement: 1930

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

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

40f. Comments: It is recommended that a video inspection be conducted to determine the condition of the san

41. Site Gas

- [x] Yes
- [ ] No

41a. Type of gas service:

- [x] Natural Gas
- [ ] Liquid Petroleum

41b. Condition:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

41c. Year of Last Major Reconstruction/Replacement; 2015

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

41e. Cost to Reconstruct/Replace $:

41f. Comments:

42. Site Fuel Oil

- [ ] Yes
- [x] No

42a. Number of Above-Ground Tanks:

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

42b. Number of Below-Ground Tanks:

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

42c. Condition:

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

42d. Year of Last Major Reconstruction/Replacement:

42e. Expected Remaining Useful Life (Years):

42f. Cost to Reconstruct/Replace $:

42g. Comments: None.

43. Site Electrical, Including Exterior Distribution

- [x] Yes
- [ ] No

43a. Service Provider:

- [x] Municipal or utility provided
- [ ] Self-Generated
- [ ] Other
- [ ] N/A

43b. Type of Service:

- [ ] Above Ground
- [x] Below Ground
- [ ] N/A

43c. Condition:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

43d. Year of Last Major Reconstruction/Replacement: 2016

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

43f. Cost to Reconstruct/Replace $: N/A

43g. Comments: None.

SITE FEATURES

44. Closed Drainage Pipe Stormwater Management System

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

- [x] Yes
- [ ] No

44b. Condition:

- [ ] Excellent
- [ ] Satisfactory
- [x] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

44c. Year of Last Major Reconstruction/Replacement: 1930

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

44e. Cost to Reconstruct/Replace $: 74,000.00

44f. Comments: It is recommended that a video inspection be conducted to determine the condition of the st

45. Open Drainage Pipe Stormwater Management System

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

- [x] Yes
- [ ] No

45b. Condition:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

45c. Year of Last Major Reconstruction/Replacement: 2003

45d. Expected Remaining Useful Life (Years): 20

45e. Cost to Reconstruct/Replace $:

45f. Comments: None.

46. Catch Basins/Drop Inlets/Manholes

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

- [x] Yes
- [ ] No

46b. Condition:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

46c. Year of Last Major Reconstruction/Replacement: 2003

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

46e. Cost to Reconstruct/Replace $:

46f. Comments: None.

47. Culverts

47a. Does this facility have culverts?

- [ ] Yes
- [x] No

47b. Condition:

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

47c. Year of Last Major Reconstruction/Replacement:

47d. Expected Remaining Useful Life (Years):

47e. Cost to Reconstruct/Replace $:

47f. Comments: None.

48. Outfalls

48a. Does this facility have outfalls?

- [ ] Yes
- [x] 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:

None.

49. Infiltration Basins/Chambers

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

- ☐ Yes
- ☑ No

49b. Condition:

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

49c. Year of Last Major Reconstruction/Replacement:

49d. Expected Remaining Useful Life (Years):

49e. Cost to Reconstruct/Replace $:

49f. Comments: None.

50. Retention Basins

50a. Does this facility have retention basins?

- ☐ Yes
- ☑ No

50b. Condition:

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

50c. Year of Last Major Reconstruction/Replacement:

50d. Expected Remaining Useful Life (Years):

50e. Cost to Reconstruct/Replace $:

50f. Comments: None.

51. Wetponds

51a. Does this facility have wetponds?

- ☐ Yes
- ☑ No

51b. Condition:

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

51c. Year of Last Major Reconstruction/Replacement:

51d. Expected Remaining Useful Life (Years):

51e. Cost to Reconstruct/Replace $:

51f. Comments:

None.

52. Manufactured Stormwater Proprietary Units

52a. Does this facility have proprietary units?

- [ ] Yes
- [x] No

52b. Condition:

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

52c. Year of Last Major Reconstruction/Replacement:

52d. Expected Remaining Useful Life (Years):

52e. Cost to Reconstruct/Replace $:

52f. Comments: None.

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

- [x] Municipal storm sewer system
- [ ] Combined sewer system
- [x] Surface Water
- [x] 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?

- [x] Yes
- [ ] No
- [ ] Not Applicable

SITE FEATURES

55. Pavement (Roadways and Parking Lots)

- [x] Yes
- [ ] No

55a. Type: (check all that apply)

- [ ] Concrete
- [x] Asphalt
- [ ] Gravel
- [ ] Other

55b. Condition:

- [ ] Excellent
- [ ] Satisfactory
- [x] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

55c. Year of Last Major Reconstruction/Replacement: 2000

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

55e. Cost to Reconstruct/Replace $: 942,845.00

55f. Comments: Replace parking area pavement, pavement at end of useful life, and uneven surface not ADA

56. Sidewalks

- [x] Yes
- [ ] No

56a. Type: (check all that apply)

- [x] Asphalt
- [x] Concrete
- [ ] Gravel
- [ ] Paver
- [ ] Other

56b. Condition:

- [ ] Excellent
- [ ] Satisfactory
- [x] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

56c. Year of Last Major Reconstruction/Replacement: 2007

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

56e. Cost to Reconstruct/Replace $: 566,400.00

56f. Comments: Replace sidewalk and ADA curb ramp, concrete at end of useful life, and surface not ADA co

57. Playgrounds and Playground Equipment

- [x] Yes
- [ ] No

57a. Condition:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

57b. Year of Last Major Reconstruction/Replacement: 2016

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

57d. Cost to Reconstruct/Replace $:

57e. Comments: None.

58. Athletic Fields and Play Fields

- [x] Yes
- [ ] No

58a. Condition:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

58b. Year of Last Major Reconstruction/Replacement: 2003

58c. Expected Remaining Useful Life (Years): 20

58d. Cost to Reconstruct/Replace $:

58e. Comments: None.

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

- [ ] Yes
- [x] 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
- [x] No

59a. Condition:

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

59b. Year of Last Major Reconstruction/Replacement:

59c. Expected Remaining Useful Life (Years):

59d. Cost to Reconstruct/Replace $:

59e. Comments: None.

59f. Seating Capacity

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

- [ ] Yes
- [x] No

60a. Condition:

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

60b. Year of Last Major Reconstruction/Replacement:

60c. Expected Remaining Useful Life (Years):

60d. Cost to Reconstruct/Replace $:

60e. Comments: None.

Building Structure

61. Foundation (S)

61a. Type (check all that apply):

- [x] 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
- [x] Decay/Corrosion
- [x] Water Penetration
- [ ] Unsupported Ends
- [ ] Other
- [ ] None

61c. Condition:

- [ ] Excellent
- [ ] Satisfactory
- [x] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

61d. Year of Last Major Reconstruction/Replacement: 2008

61e. Expected Remaining Useful Life (Years): 1

61f. Cost to Reconstruct/Replace $: 7,500.00

61g. Comments: Water intrusion noted at loading dock basement area, it is recommended to further investigat

62. Piers (S)

- [ ] Yes
- [x] No

62a. Type (check all that apply)

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

62a1. If "Other" please specify

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

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

62c. Condition:

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

62d. Year of Last Major Reconstruction/Replacement

62e. Expected Remaining Useful Life (Years):

62f. Cost to Reconstruct/Replace $:

62g. Comments:

63. Columns (S)

Type (check all that apply):

- [ ] Concrete
- [x] Masonry
- [x] 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
- [x] None

63b. Condition:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

63c. Year of Last Major Reconstruction/Replacement 2008

63d. Expected Remaining Useful Life (Years): 15

63e. Cost to Reconstruct/Replace $:

63f. Comments: None

64. Footings (S)

Type (check all that apply):

- [x] Concrete
- [ ] Other (specify)

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

- [ ] Structural Cracks
- [ ] Heaving/Jacking
- [ ] Decay/Corrosion
- [ ] Water Penetration
- [ ] Unsupported Ends
- [ ] Other (specify)
- [x] None

64.a1. If "Other" please specify

64b. Condition:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

64c. Year of Last Major Reconstruction/Replacement 1972

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

64e. Cost to Reconstruct/Replace $:

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

65. Structural Floors (S)

65a. Type (check all that apply):

- [ ] Concrete Deck on Wood Structure
- [x] Concrete/Metal Deck/Metal Joists
- [ ] Cast in Place Concrete Structural System
- [ ] Precast Concrete Structural System
- [x] 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
- [x] None

65b.1 Describe Other Problems:

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

- [ ] Cracks
- [ ] Deflection
- [ ] Rot/Decay/Corrosion
- [x] None

65d. Overall Condition of Structural Floors:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

65e. Year of Last Major Reconstruction/Replacement: 2008

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

65g. Cost to Reconstruct/Replace $:

65h. Comments:

BUILDING ENVELOPE

66. Exterior Walls/Columns (S)

66a. Material (check all that apply):

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

66a.1 Specify Other Material: Metal panel system associated to the corridor system near the elevator

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

- [x] Structural Cracks
- [ ] Rot/Decay/Corrosion
- [ ] Other Problems
- [ ] None

66b.1 Describe Other Problems:

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

- [x] 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
- [x] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

66e. Year of Last Major Reconstruction/Replacement: 2008

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

66g. Cost to Reconstruct/Replace $: 85,000.00

66h. Comments: Repair cracked unit masonry (brick) along building elevations; repoint brick, cast window ('70

67. Chimneys (S)

- [x] Yes
- [ ] No

67a. Material (check all that apply):

- [x] Masonry
- [ ] Concrete
- [ ] Metal
- [ ] Wood
- [x] Other

67a.1 Specify other: Stucco parge along lower section

67b. Overall Condition of Chimneys:

- [ ] Excellent
- [ ] Satisfactory
- [x] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical failure

67c. Year of Last Major Reconstruction/Replacement: 1930

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

67e. Cost to Reconstruct/Replace $: 10,000.00

67f. Comments: Repair cracking in lower stucco wall finish at the back of the building near loading dock.

68. Parapets (S)

- [ ] Yes
- [x] No

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

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

68a.1 Specify Other:

68b. Overall condition of parapets:

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

68c. Year of Last Major Reconstruction/Replacement:

68d. Expected Remaining Useful Life (Years):

68e. Cost to Reconstruct/Replace $:

68f. Comments: None

69. Exterior Doors

69a. Overall Condition of Exterior Door Units:

- [ ] Excellent
- [ ] Satisfactory
- [x] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

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

- [ ] Yes
- [x] No

69c. Safety/Security features are adequate?

- [x] Yes
- [ ] No

69d. Year of Last Major Reconstruction/Replacement:

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

69f. Cost to Reconstruct/Replace $: 75,000.00

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

70. Exterior Steps, Stairs, Ramps (S)

- [x] Yes
- [ ] No

70a. Construction Type (Check all that apply)

- [x] Concrete
- [ ] Paver
- [ ] Steel
- [ ] Wood
- [ ] Other (specify)

70b. If "other", specify here

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

- [ ] Excellent
- [ ] Satisfactory
- [x] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

70d. Year of Last Major Reconstruction/Replacement:

70e. Expected Remaining Useful Life (Years): 1

70f. Cost to Reconstruct/Replace $: 15,000.00

70g. Comments: Replace concrete site stair at Main Entry, several large cracks observed.

71. Fire Escapes (S)

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

- [x] Yes
- [ ] No

71b. Overall Condition of Fire Escapes

- [ ] Excellent
- [ ] Satisfactory
- [x] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

71c. Safety features are adequate:

- [ ] Yes
- [x] No

71d. Year of Last Major Reconstruction/Replacement: 1930

71e. Expected Remaining Useful Life (Years): 2

71f. Cost to Reconstruct/Replace $: 100,000.00

71g. Comments: Fire Escape Replacement- Construct additional exiting to the Auditorium

72. Windows

- [x] Yes
- [ ] No

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

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

72a1. If "Other" please specify

72b. Overall Condition of Windows:

- [ ] Excellent
- [ ] Satisfactory
- [x] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

72c. All Rescue Windows are Operable:

- [x] Yes
- [ ] No
- [ ] N/A

72d. Year of Last Major Reconstruction/Replacement: 1989

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

72f. Cost to Reconstruct/Replace $: 155,250.00

72g. Comments: Replace existing window system ('72 Wing).

73. Roof and Skylights (S)

- [x] 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
- [x] 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):

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

73b.1 Other roofing material:

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

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

73c.1 Describe other concerns:

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

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

73e. Does this facility have skylights?

- ☑ Yes
- ☐ No

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

- ☑ Plastic
- ☐ Glass
- ☐ Other
- ☐ N/A

73g. Overall condition of skylights:

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

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

- ☐ Failures/Splits/Cracks
- ☐ 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): 3

73l. Cost to Reconstruct/Replace $: 124,500.00

73m. Comments:

Replace roof area along back of '72 Wing, existing ballasted built-up roofing; Architect to evaluate the need for fall protection on flat roofs with mechanical equipment within 10'-0" of the roofs edge

BUILDING INTERIOR

74. Interior Bearing Walls and Fire Walls (S)

- [x] Yes
- [ ] No

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

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-functioning
- [ ] Critical Failure

74b. Year of Last Major Reconstruction/Replacement: 1972

74c. Expected Remaining Useful Life (Years): 10

74d. Cost to Reconstruct/Replace $:

74e. Comments: None

75. Other Interior Walls

- [x] Yes
- [ ] No

75a. Overall condition of other interior walls:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

75b. Year of Last Major Reconstruction/Replacement: 1972

75c. Expected Remaining Useful Life (Years): 7

75d. Cost to Reconstruct/Replace $:

75e. Comments: None

76. Carpet

- [x] Yes
- [ ] No

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

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

76b. Condition:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

76c. Year of Last Major Reconstruction/Replacement: 2007

76d. Expected Remaining Useful Life (Years):

76e. Cost to Reconstruct/Replace $:

76f. Comments: None.

77. Resilient Tiles or Sheet Flooring

- [x] Yes
- [ ] No

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

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

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

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

77c. Year of Last Major Reconstruction/Replacement:

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

77e. Cost to Reconstruct/Replace $: 100,000.00

77f. Comments: Replace resilient flooring.

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

- [x] Yes
- [ ] No

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

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

78b. Overall condition of hard flooring:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

78c. Year of Last Major Reconstruction/Replacement: 2008

78d. Expected Remaining Useful Life (Years): 7

78e. Cost to Reconstruct/Replace $:

78f. Comments: None

79. Wood Flooring

- [x] Yes
- [ ] No

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

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

79b. Overall condition of wood flooring:

- [ ] Excellent
- [ ] Satisfactory
- [x] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

79c. Year of Last Major Reconstruction/Replacement: 1972

79d. Expected Remaining Useful Life (Years): 1

79e. Cost to Reconstruct/Replace $: 110,000.00

79f. Comments: Replace gymnasium floor; consider refinishing stage floor.

80. Ceilings (H)

- [x] Yes
- [ ] No

80a. Overall condition of ceilings:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

80b. Year of Last Major Reconstruction/Replacement: 2009

80c. Expected Remaining Useful Life (Years): 7

80d. Cost to Reconstruct/Replace $:

80e. Comments: None

81. Lockers

- [ ] Yes
- [x] 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

- [x] Yes
- [ ] No

82a. Overall condition of interior door units:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

82b. Overall condition of interior door hardware:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

82c. Year of Last Major Reconstruction/Replacement: 1989

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

82e. Cost to Reconstruct/Replace $: 161,950.00

82f. Comments: Replace doors and frames in classrooms; replace central stairwell doors

83. Interior Stairs (H)

- [x] Yes
- [ ] No

83a. Overall condition of interior stairs:

- [ ] Excellent
- [ ] Satisfactory
- [x] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

83b. Stair material

- [ ] Concrete
- [x] Steel
- [ ] Wood
- [ ] Other

83c. Year of Last Major Reconstruction/Replacement: 1972

83d. Expected Remaining Useful Life (Years): 1

83e. Cost to Reconstruct/Replace $: 46,150.00

83f. Comments: Replace hand and guard rails building wide

84. Elevator, Lift, and Escalators (H)

- [x] Yes
- [ ] No

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

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

84b. Year of Last Major Reconstruction/Replacement: 2008

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

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: None

86. Interior Bleachers

- ☐ Yes
- ☑ No

86a. Overall condition of interior bleachers:

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

86b. Year of Last Major Reconstruction/Replacement:

86c. Expected Remaining Useful Life (Years):

86d. Cost to Reconstruct/Replace $

86e. Comments: None

HVAC Systems

87. Heat Generating Systems (H)

- [x] Yes
- [ ] No

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

- [ ] Biomass
- [x] 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
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

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

87d. Expected Remaining Useful Life (Years): 15

87e. Cost to Reconstruct/Replace $:

87f. Comments:

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

- [x] Yes
- [ ] No

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

- [ ] Natural ventilation
- [ ] Central system
- [ ] Energy recovery ventilator
- [ ] Rooftop units
- [x] Unitary (UVs, FC/BC, PTAC)
- [ ] Forced air furnace
- [ ] Heat pump
- [x] Split system/ variable refrigerant
- [x] Powered relief air system
- [x] Gravity/barometric relief
- [ ] Other (specify)

88b. If "Other" please specify here

88c. Overall condition of ventilation systems

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-functioning
- [ ] Critical Failure

88d. Year of last major reconstruction/replacement 2014

88e. Expected remaining useful life (years): 10

88f. Cost to reconstruct/replace $:

88g. Comments None

89. Mechanical Cooling / Air-Conditioning Systems

- [x] Yes
- [ ] No

89a. Types of mechanical cooling

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

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

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

89c. Year of Last Major Reconstruction/Replacement: 1972

89d. Expected Remaining Useful Life (Years): 3

89e. Cost to Reconstruct/Replace $:

89f. Comments: None

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

- [x] Yes
- [ ] No

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

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

90b. Year of Last Major Reconstruction/Replacement: 2014

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

90d. Cost to Reconstruct/Replace $:

90e. Comments: None

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

- [x] Yes
- [ ] No

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

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

91b. Year of Last Major Reconstruction/Replacement:

91c. Expected Remaining Useful Life (Years): 2014

91d. Cost to Reconstruct/Replace $: 5

91e. Comments: None

92. HVAC Control Systems (H)

- [x] Yes
- [ ] No

92a. Type of control system

- [ ] Pneumatic
- [ ] Electric
- [x] Digital Direct Control (DDC)
- [ ] Web based DDC

92b. Overall condition of control systems:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

92c. Year of Last Major Reconstruction/Replacement: 2014

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

92e. Cost to Reconstruct/Replace $:

92f. Comments: None

PLUMBING

93. Water Supply System (H)

- [x] Yes
- [ ] No

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

- [ ] Asbestos/transite
- [x] Copper
- [ ] Galvanized
- [ ] Iron
- [ ] Lead
- [ ] PVC/CPVC/PEX/Plastic
- [ ] Other (specify)

93b. If "Other" please specify here

93c. Overall condition of water supply system:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

93d. Year of Last Major Reconstruction/Replacement: 1972

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

93f. Cost to Reconstruct/Replace $:

93g. Comments: None

94. Sanitary System (H)

- [x] Yes
- [ ] No

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

- [x] Iron
- [x] Galvanized
- [x] 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

94c. Overall condition of sanitary system:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

94d. Year of Last Major Reconstruction/Replacement: 1972

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

94f. Cost to Reconstruct/Replace $:

94g. Comments: None

95. Storm Water Drainage System (H)

- [x] Yes
- [ ] No

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

- [x] Iron
- [x] Galvanized
- [ ] Copper
- [ ] Lead
- [ ] Plastic
- [ ] Other

95a1. If "Other" please specify

95b. Overall condition of storm water drainage system

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

95c. Year of Last Major Reconstruction/Replacement 1972

95d. Expected Remaining Useful Life (Years) 5

95e. Cost to Reconstruct/Replace $:

95f. Comments: None.

96. Hot Water Heaters (H)

- [x] Yes
- [ ] No

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

- [ ] Oil
- [x] Natural Gas
- [ ] Electricity
- [ ] Propane
- [ ] Other (specify)

96b. If "Other" please specify

96c. Overall condition of hot water heaters:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

96d. Year of Last Major Reconstruction/Replacement: 2014

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

96f. Cost to Reconstruct/Replace $:

96g. Comments: None

97. Plumbing Fixtures (H)

- [x] Yes
- [ ] No

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

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

97b. Year of Last Major Reconstruction/Replacement: 1972

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

97d. Cost to Reconstruct/Replace $:

97e. Comments: None

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

- [x] Yes
- [ ] No

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

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

98b. Year of last major reconstruction/replacement: 1972

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

98d. Cost to reconstruct/replace $:

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

Fire Suppression Systems

99. Fire Suppression System (H)

- [ ] Yes
- [x] No

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

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

99b. If "other" please describe below

99c. Overall condition of sprinkler systems:

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

99d. Year of Last Major Reconstruction/Replacement:

99e. Expected Remaining Useful Life (Years):

99f. Cost to Reconstruct/Replace $:

99g. Comments: None

100. Kitchen Hoods (H)

- [x] Yes
- [ ] No

100a. Type of hood

- [ ] Yes- Type 1 grease and smoke
- [x] Yes- Type 2 heat and condensation

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

- [x] Yes
- [ ] No

100c. Overall Condition of Kitchen Hoods

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

100d. Year of Last Major Reconstruction/Replacement: 1972

100e. Expected Remaining Useful Life (Years): 8

100f. Cost to Reconstruct/Replace $:

100g. Comments

Hood over dish washing unit observed

ELECTRICAL SYSTEMS

101. Electrical Power Distribution System (H)

- [x] Yes
- [ ] No

101a. Electrical supply meets current needs:

- [x] Yes
- [ ] No

101b. Condition of electrical power distribution system:

- [ ] Excellent
- [ ] Satisfactory
- [x] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

101c. Year of last major reconstruction/replacement? 1972

101d. Expected remaining useful life (years): 1

101e. Cost to reconstruct/replace: 310,000.00

101f. Comments: Replace Existing 1200A service switchboard (equipment has potential water damage). Fix M

102. Lighting Fixtures (H)

- [x] Yes
- [ ] No

102a. Condition of lighting figures:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-functioning
- [ ] Critical failure

102b. Year of last major reconstruction/replacement: 2001

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

102d. Cost to reconstruct/replace: 9,500.00

102e. Comments Replace old 2x4 T8 light fixtures with High Efficient LED fixtures (Includes Controls)

103. Emergency/ Exit Lighting Systems (H):

- [x] Yes
- [ ] No

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

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-functioning
- [ ] Critical failure

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

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

103d. Cost to reconstruct/replace: 5,250.00

103e. Comments

Replace some of the emergency lighting and exit signs past it useful life. Add exit signs in areas required by code-Example Library door.

104. Emergency or standby power system (H)

- [ ] Yes
- [x] 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
- [x] 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
- [x] N/A

104d. Year of last major reconstruction/replacement

104e. Expected remaining useful life (years):

104f. Cost to reconstruct/replace:

104g. Comments None.

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

- [x] Yes
- [ ] No

105a. Overall condition of fire alarm system:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-functioning
- [ ] Critical failure

105b. Year of last major reconstruction/replacement: 2007

105c. Expected remaining useful life (years): 3

105d. Cost to reconstruct/replace: 7,500.00

105e. Comments Add smoke detectors in corridors and assembly spaces (gym, cafeteria).

106. Carbon Monoxide Alarm System (H)

- [x] Yes
- [ ] No

106a. Type of alarm system:

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

106b. If "Other" please specify

106c. Overall condition of carbon monoxide alarm system:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-functioning
- [ ] Critical failure

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

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

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

106g. Comments None

107. Communcation Systems (H)

- [x] Yes
- [ ] No

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

- [x] Public Address
- [x] 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:

- [x] Yes
- [ ] No

107d. Condition of communication system:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-functioning
- [ ] Critical failure

107e. Year of last major reconstruction/replacement: 2014

107f. Expected remaining useful life: 10

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

107h. Comments None

Student Transportation Facilities

108. Is this building a transportation facility

- ☐ Yes
- ☑ No

108a. Type of transportation facility

- ☐ Bus/vehicle maintenance facility
- ☐ Bus storage facility

109. Does this facility have a fuel dispensing system?

- ☐ Yes
- ☑ No

109a. Overall condition of fuel dispensing system

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

109b. Year of last major reconstruction/replacement

109c. Expected remaining useful life (years):

109d. Cost to reconstruct/replace:

109e. Comments No fuel dispensing system present at this facility.

110. Does this facility have vehicle lifts

- ☐ Yes
- ☑ No

110a. Overall condition of vehicle lifts

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

110b. Year of last major reconstruction/replacement

110c. Expected remaining useful life (years):

110d. Cost to reconstruct/replace:

110e. Comments No vehicle lift present at this facility.

111. Does this facility have a bus wash system?

- ☐ Yes
- ☑ No

111a. Overall condition of bus wash

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

111b. Year of last major reconstruction/replacement

111c. Expected remaining useful life (years):

111d. Cost to reconstruct/replace:

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

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?

- [x] Yes
- [ ] No

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

- [x] Curb ramps
- [ ] Exterior ramps
- [x] 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
- [x] 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?

- [x] Yes
- [ ] No

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

115b. Comments

Accessibility

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

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

116a. Cost of improvements to provide interior spaces that meet accessibility standards $: 45,000.00

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

ENVIRONMENT/COMFORT/HEALTH

117. General Appearance

117a. Overall Rating:

- ☐ Good
- ☑ Fair
- ☐ Poor

117b. Comments:

118. Cleanliness (H)

118a. Overall Rating:

- ☐ Good
- ☑ Fair
- ☐ Poor

118b. Comments:

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

- ☑ Yes
- ☐ No

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

- ☑ Yes
- ☐ No

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

- ☐ Yes
- ☑ No

121. Lighting Quality (H):

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

- ☐ Daylight (natural)
- ☑ Not full spectrum
- ☐ Full spectrum
- ☐ LED
- ☑ Flourescent
- ☐ Other (describe)

121a.1 Describe Other:

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

- ☑ Yes
- ☐ No

123c. Overall Rating:

- ☐ Good
- ☑ Fair
- ☐ Poor

121d. Comments:

None

122. Evidence of Vermin (H)

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

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

Indoor Air Quality

123. Mold (H)

123a. Is there visible mold or moldy odors?

- [x] Yes
- [ ] No

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

- [ ] Classroms
- [ ] Hallways
- [ ] Ventilation system
- [ ] Toilet rooms
- [ ] Cafeteria
- [ ] Kitchen
- [ ] Auditorium
- [ ] Gymnasium
- [ ] Locker rooms
- [ ] Labs
- [ ] Workshops
- [ ] Offices
- [ ] Storage
- [ ] Crawl space
- [ ] Attic
- [x] Other places (describe)

123a.2 Describe other: Very wet condition in lower electrical room.

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

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

123c. Is there evidence of water intrusion?

- [x] Yes
- [ ] No

123d. Estimated cost of necessary improvements $:

123e. Comments: Category 61, 101 & 124 capture water intrusion

124. Humidity/Moisture (H)

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

- [ ] Good
- [ ] Fair
- [x] 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
- [x] 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
- [x] Moisture condensation
- [x] 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
- [x] No

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

- ☐ Yes
- ☑ No

125c. Are fresh air intakes free of blockage?

- ☑ Yes
- ☐ No

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

- ☐ Yes
- ☑ No

125e. Are dampers functioning as designed?

- ☑ Yes
- ☐ No

125f. Condition of air filters:

- ☐ Good
- ☑ Fair
- ☐ Poor

125g. Outside air is adequate for occupant load:

- ☑ Yes
- ☐ No

125h. Rating of ventilation/indoor air quality:

- ☐ Good
- ☑ Fair
- ☐ Poor

125i. Comments:

126. Indoor Air Quality (IAQ) Plan (H)

1268a. Does the school district use EPA's Tools for Schools program?

- ☑ Yes
- ☐ No

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

- ☐ Yes
- ☐ No

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

- ☑ Yes
- ☐ No

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

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

- ☑ Yes
- ☐ No

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

- ☑ Yes
- ☐ No

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

- ☑ Yes
- ☐ No

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

- ☐ Yes
- ☑ No

127d. Are pesticides used in the building?

- ☐ Yes
- ☑ No

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

- ☐ Spot treatment
- ☐ Area wide treatments

127e. Are pesticides used on the grounds?

- ☐ Yes
- ☑ No

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

- ☐ Yes
- ☑ No

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

- ☐ Yes
- ☑ No

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

- ☑ Yes
- ☐ No

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

- ☐ Yes
- ☑ No

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

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

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

Increase ventilation to occupied spaces

Emergency Shelter

129. Does this building serve as an emergency shelter?

- [ ] Yes
- [x] No

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

- [ ] Yes
- [x] No

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

- [ ] Yes
- [x] 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?

- [x] Yes
- [ ] No

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

- [ ] Full preparation and cooking kitchen
- [x] 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:

- [x] 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:

- [x] 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

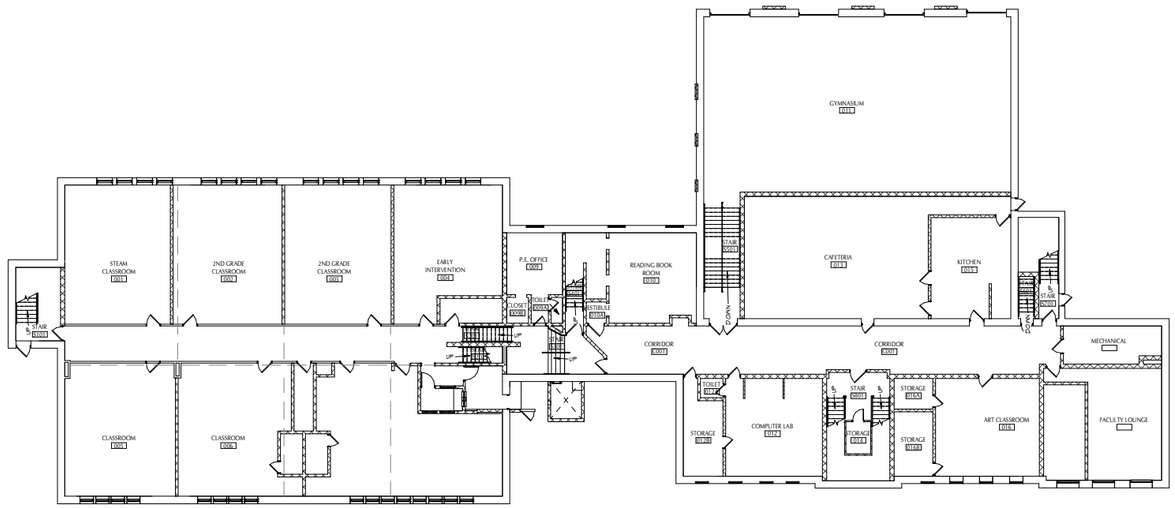
2020 Building Condition Survey Summary

- 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
Willow Avenue ES										
	37	S	39	Water	10	S	Add backflow preventer (RPZ) or double check valve on water service; it is recommended that a visual inspection be performed on the water service line; expose and inspect pipe, exercise all valves, pipe over 50 years old.	H	$75,000	
	38	S	40	Site Sanitary	10	S	It is recommended that a video inspection be conducted to determine the condition of the sanitary sewer service lines (pipe over 50 years old).	H	$25,000	
	42	S	44	Closed Drainage Pipe Stormwater Management System	5	U	It is recommended that a video inspection be conducted to determine the condition of the stormwater pipes and structures; replace drainage at loading dock steps to basement to eliminate flooding/infiltration issue in electrical room.	No		$74,000
	53	S	55	Pavement (Roadways and Parking Lots)	5	U	Replace parking area pavement, pavement at end of useful life, and uneven surface not ADA compliant; replace parking area curbing, curbing nearing end of useful life; replace pavement of driveway in front of building, pavement at end of useful life; replace pavement of rear driveway/parking area, pavement condition fair, but steep slope not code compliant for parking area/student drop off use; replace concrete curbing, curbing at end of useful life; replace retaining wall supporting rear driveway/parking area pavement, retaining wall worn and should be taller to reduce steep slope of pavement; install fall protection fencing on top of retaining wall; replace driveway pavement, pavement at end of useful life; replace traffic signage, traffic signage inadequate (not enough) and mounted too low.	No		$942,845
	54	S	56	Sidewalks	2	U	Replace sidewalk and ADA curb ramp, concrete at end of useful life, and surface not ADA compliant; replace ADA curb ramps; reset loose stones; replace loading dock and stairs, loading dock and stairs at end of useful life and not code compliant; replace concrete stair at retaining wall between playground and Elm Street, concrete stair in poor condition (especially top landing); replace concrete stair at retaining wall between rear driveway/parking area and playground, stair at end of useful life	No		$566,400
	59	S	61	Foundation	1	U	Water intrusion noted at loading dock basement area, it is recommended to further investigate with a civil / structural consultant.	S	$7,500	
	61	S	66	Exterior Walls / Columns	3	U	Repair cracked unit masonry (brick) along building elevations; repoint brick, cast window ('72) and cast trim pieces ('30); repair cracking in lower stucco wall finish at the back of the building; masonry cleaning is needed throughout the building.	S	$85,000	
	62	S	67	Chimneys	3	U	Repair cracking in lower stucco wall finish at the back of the building near loading dock.	S	$10,000	

Building Name	2015 BCS Item	2015 BCS Item Rating	2020 BCS Item	Item Title	Useful Life (Years)	Item Rating	Scope of Work	Health and Safety / Structural	Health and Safety / Structural Costs	Other Item Costs
	64	S	69	Exterior Doors	3	U	Replace exterior doors and frames (hollow metal).	No		$75,000
	65	S	70	Exterior Stairs, Steps & Ramps	1	U	Replace concrete site stair at Main Entry, several large cracks observed.	S	$15,000	
	66	S	71	Fire Escapes	2	U	Fire Escape Replacement- Construct additional exiting to the Auditorium	S	$100,000	
	67	S	72	Windows	3	U	Replace existing window system ('72 Wing).	No		$155,250
	68	S	73	Roof and Skylights	3	U	Replace roof area along back of '72 Wing, existing ballasted built-up roofing; Architect to evaluate the need for fall protection on flat roofs with mechanical equipment within 10'-0" of the roofs edge	S	$124,500	
	72	S	77	Resilient Tiles or Sheet Flooring	3	S	Replace resilient flooring.	No		$100,000
	74	S	79	Wood Flooring	1	U	Replace gymnasium floor; consider refinishing stage floor	No		$110,000
	77	S	82	Interior Doors	5	S	Replace doors and frames in classrooms; replace central stairwell doors	No		$161,950
	78	S	83	Interior Stairs	1	U	Replace hand and guard rails building wide	H	$46,150	
	80	S	101	Electrical Power Distribution System	1	U	Replace Existing 1200A service switchboard (equipment has potential water damage). Fix Water infiltration in main electrical room in basement; replace all existing panelboards in school past their useful life.	H	$310,000	
	81	S	102	Lighting Fixtures	3	S	Replace old 2x4 T8 light fixtures with High Efficient LED fixtures (Includes Controls)	H	$9,500	
	99	S	103	Emergency Exit / Lighting Systems	3	S	Replace some of the emergency lighting and exit signs past it useful life. Add exit signs in areas required by code-Example Library door.	H	$5,250	
	96 / 97	S	105	Fire Alarm Systems	3	S	Add smoke detectors in corridors and assembly spaces (gym, cafeteria).	H	$7,500	
	102	N/A	115 / 116	Interior Accessible Route, Access to Goods and Services, and Restroom Facilites	N/A	S	Auditorium stage is not accessible, consider installing a lift.	H	$45,000	
	111	G	124	Humidity/Moisture	0	P	The electrical room below the loading dock is extremely wet with active leaks from the compromised building envelope, see Item 101 for costing ($250k).	H	$0	
Building Sub Totals									**$865,400**	**$2,185,445**
Building Total									**$3,050,845**	

SECTION 3.1 // Building Plans

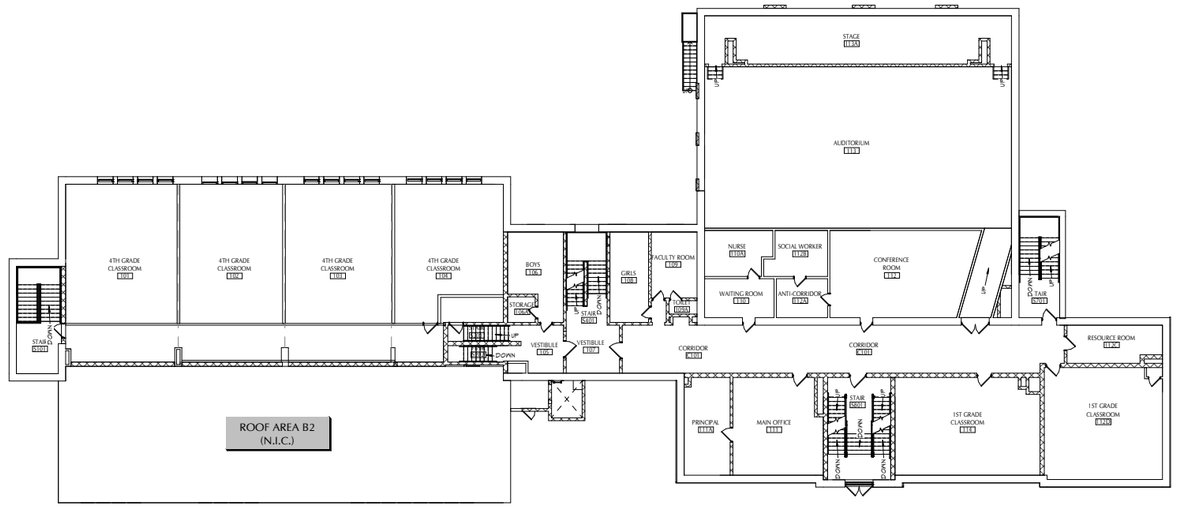


1 GROUND FLOOR NEW WORK PLAN
SK101 3/32" = 1'-0"

CORNWALL CENTRAL SCHOOL DISTRICT NOVEMBER 2020

WILLOW AVE ELEMENTARY SCHOOL

CSARCH

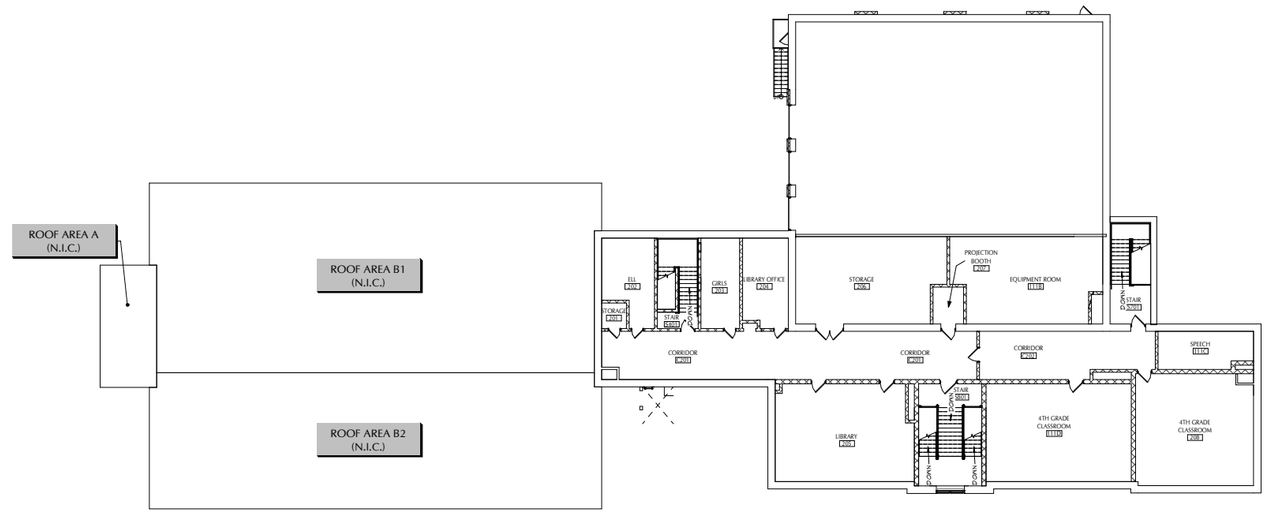


1 FIRST FLOOR NEW WORK PLAN
SK102 3/32" = 1'-0"

CORNWALL CENTRAL SCHOOL DISTRICT NOVEMBER 2020

WILLOW AVE ELEMENTARY SCHOOL

CSARCH



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

SECTION 3.2 // Photos Documentation of Deficient Conditions

WA-01

WA-02

Category 46: Closed Drainage Pipe Stormwater Management System
Direct roof leader runoff. Provide drainage at loading dock/ electrical room.

WA-03

WA-04

05

WA-06

Category 55: Pavement (Roadways and Parking Lots)
Replace front driveway/ drop off. Replace rear pavement area used for bus drop/ load zone. Proper sloped to be used for rear pavement

WA-07

WA-08

WA-09

Category 55: Pavement (Roadways and Parking Lots)

Replace retaining wall supporting rear driveway/parking area pavement. Retaining wall worn and should be taller to reduce steep slope of pavement. Provide proper/safe loading dock. Replace driveway to staff parking.

WA-10

WA-11

WA-12

WA-13

Category 56: Sidewalks

Repair/reset paver stairs at front of building. Replace stairs at front of building. Replace side entrance sidewalk. Reached useful life limit.

WA-14

WA-15

WA-16

WA-17

Category 56: Sidewalks

Install proper ADA ramp curbs. Replace concrete stair at retaining wall. Replace concrete stair at retaining wall between playground and Elm Street. Concrete stair in poor condition (especially top landing). Replace loading dock and stairs. Loading dock and stairs at end of useful life and not code compliant.

WA-18

WA-19

Category 58: Athletic Fields and Play Fields

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

WA-20

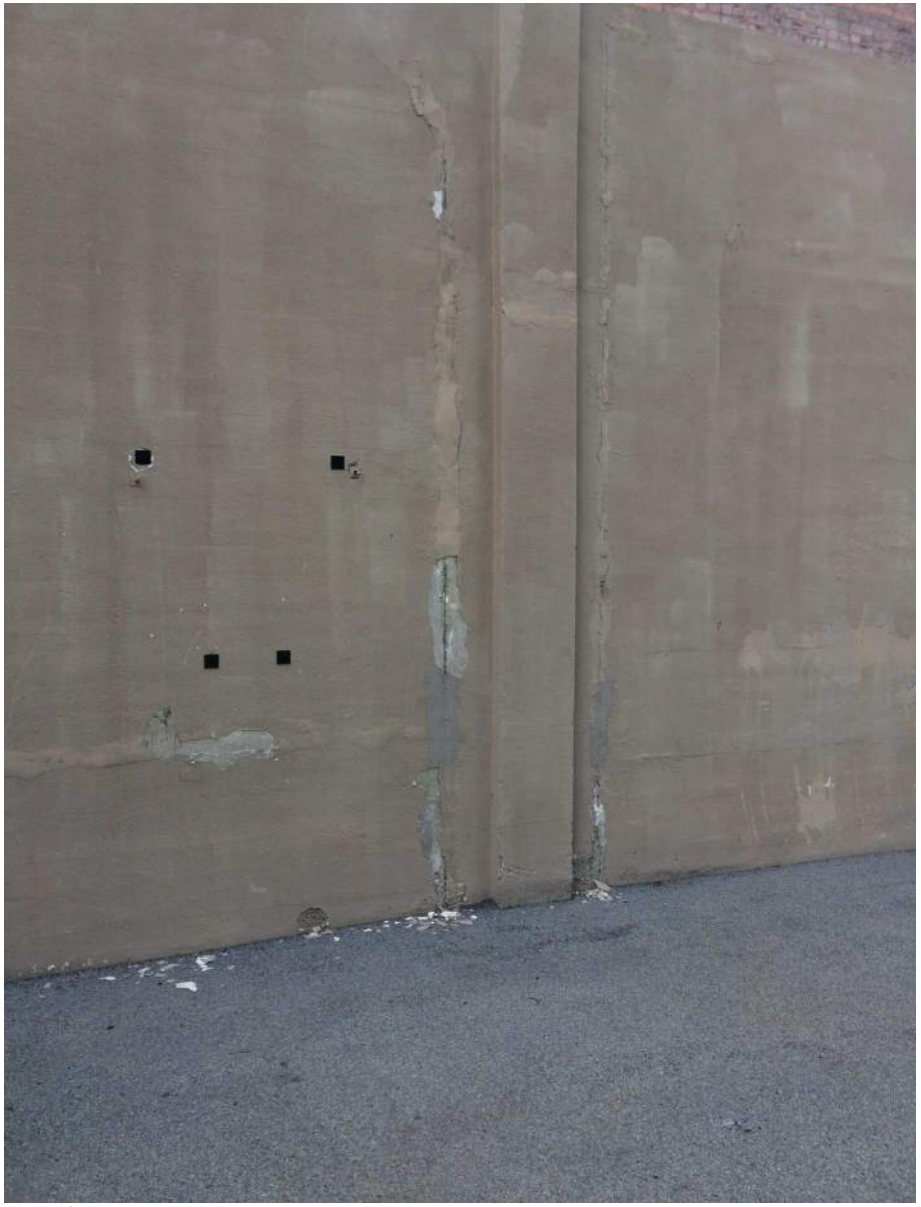
WA-21

WA-22

Category 61: Foundation

Water intrusion noted at loading dock basement area.
Further investigate with a civil/ structural consultant.

WA-23



WA-24

Category 66: Exterior Walls/ Columns

Repair cracked masonry along building elevations. Repoint brick, cast window and trim pieces. Repair cracking at stucco wall at the back of the building. Recommend masonry cleaning throughout.

WA-25

WA-26

Category 67: Chimneys

Repair cracking at lower stucco wall finish at the back of the building near loading dock.

WA-27

WA-28

WA-29

Category 69: Exterior Doors

Replace exterior doors and frames (hollow metal).

WA-30

WA-31

Category 70: Exterior Stairs, Steps, & Ramps
Replace concrete site stair at main entry; several large cracks observed.

WA-32

WA-33

WA-34

Category 71: Fire Escapes

Fire escape replacement- construct additional exiting to the auditorium.

WA-35

WA-36

Category 72: Windows

Replace existing window systems in the 1972 wing.

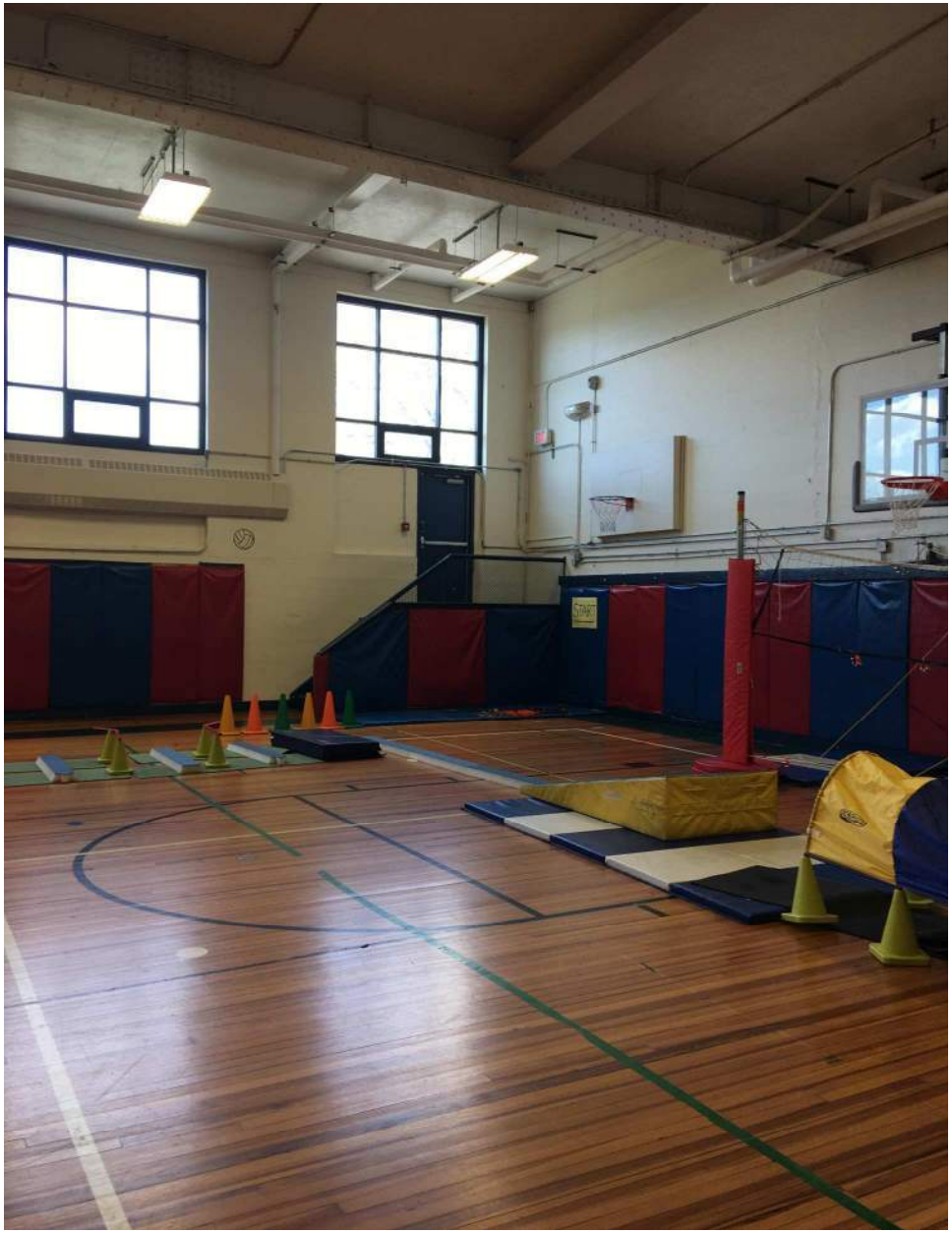
WA-38

WA-39

WA-40

Category 73: Roof & Skylights

Replace roof area along the back of the 1972 wing. Existing ballasted built-up roofing. Evaluate the need for fall protection of flat roofs with mechanical equipment within 10'-0" of roof edge.



WA-41

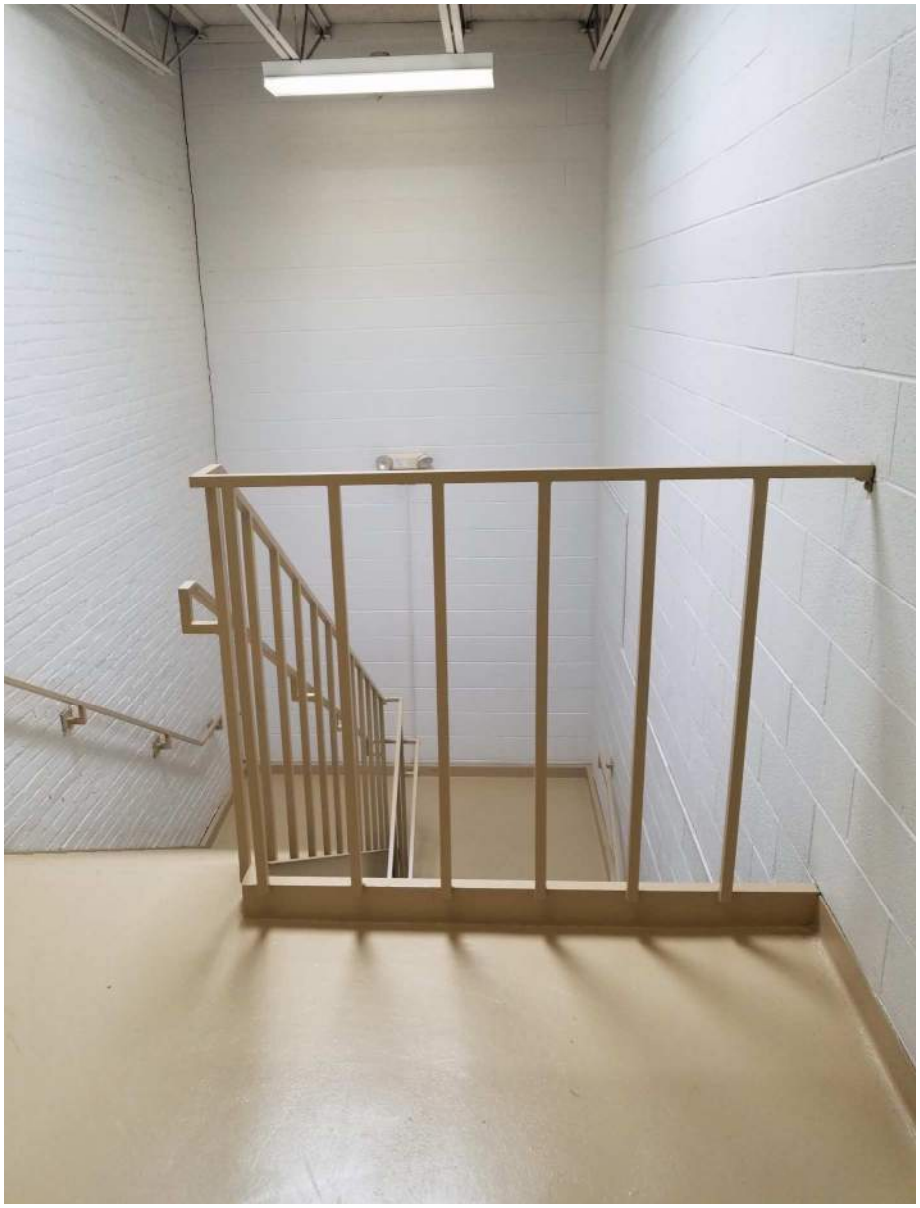
WA-42

Category 79: Wood Flooring
Replace gymnasium flooring. Consider refinishing stage flooring.

WA-43

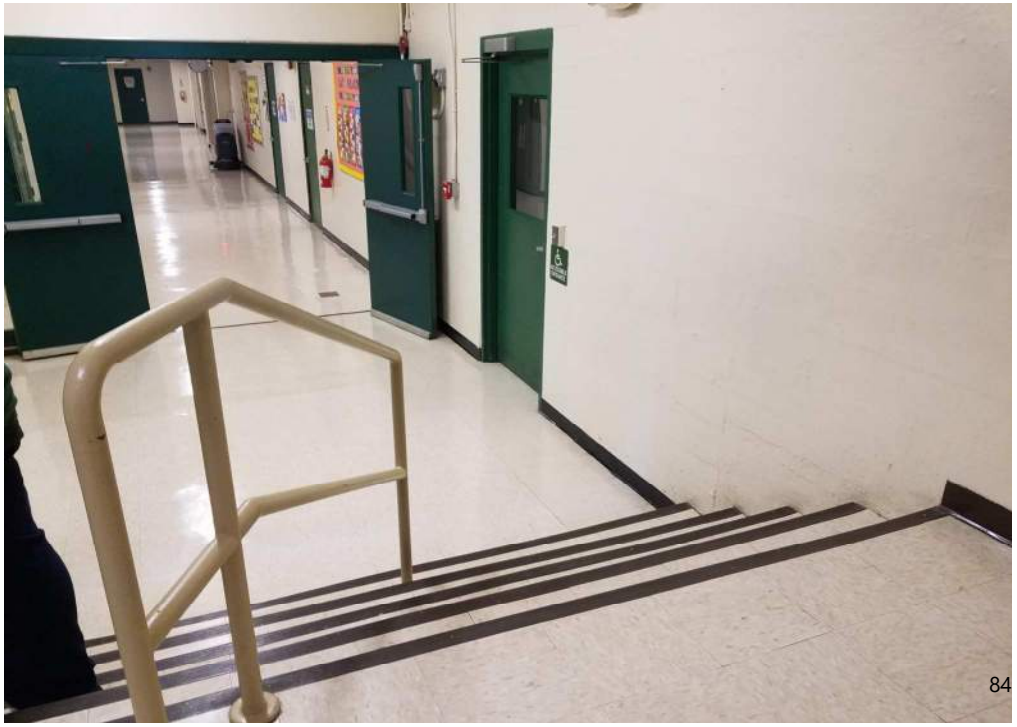
WA-44

Category 82: Interior Doors
Replace doors and frames in classrooms. Replace central stairwell doors.



WA-45

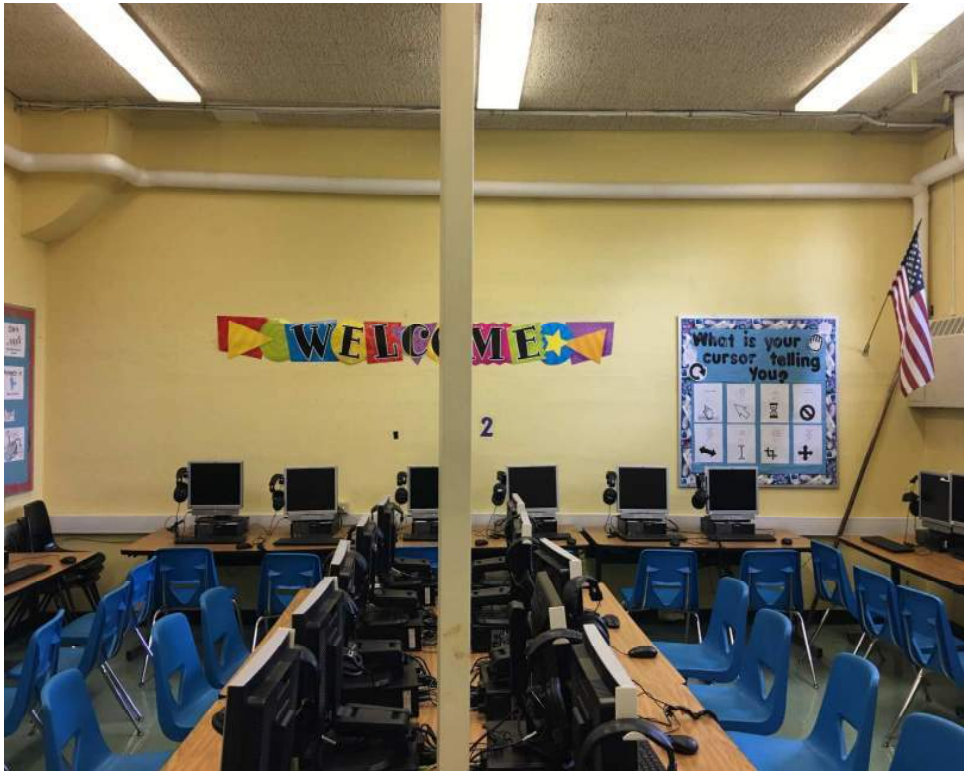
WA-46



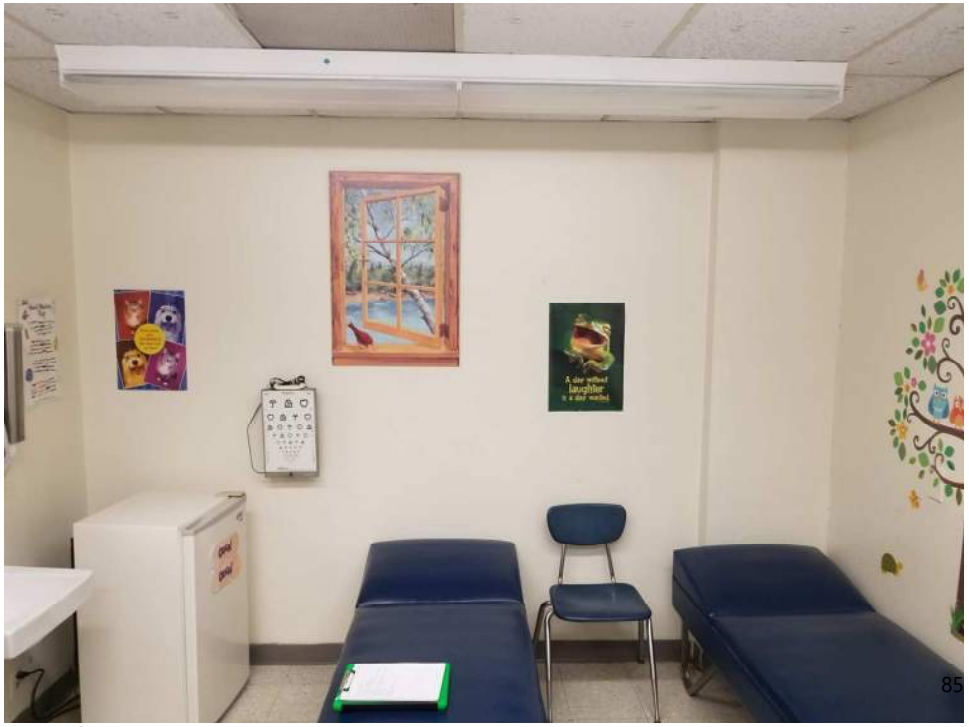
WA-47

Category 83: Interior Stairs
Replace hand and guard rails building wide.

WA-48



WA-49



WA-50

Category 102: Lighting Fixtures
Replace old 2x4 T8 lighting fixtures with high efficiency LED fixtures (include controls).

WA-51

WA-52

Category 115 & 116: Interior Accessible Route, Access to Goods & Services, and Restroom Facilities

Auditorium stage not accessible. Consider installing a lift.

WA-53

WA-54

WA-55

Category 101: Electrical Distribution Systems

Existing switchboard assembly is past its useful life with possible water damage from previous flooding. Existing panels are approximately 50 years old and require replacement.

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

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Building Information

1. Name of School District:

CORNWALL CSD

2. SED District 8-Digit BEDS Code:

440301060000

3. Building Name:

Willow Avenue Elementary School

4. SED 4-Digit Facility Code:

0004

5. Survey Inspection Date:

10/28/2015

6. Building 911 Address:

67 Willow Avenue

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:

1930

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

39,318

13. Number of Floors:

3

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

	Count Employees
Full-time custodians:	3
Part-time custodians:	0
Totals:	**3**

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Building Ownership and Occupancy Status

15. Building Ownership (check one):

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

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

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

Building Users

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

275

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

	Quantity
18a. Permanent instructional spaces (i.e., regular classrooms)	275
18b. Temporary instructional spaces (i.e., portable or demountable classrooms) attached to the building	0
18c. Non-instructional spaces used as instructional spaces	0

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

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

19. Grades Housed:

K thru 4

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

0

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

- ☐ Yes
- ☑ No

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

- ☑ Yes
- ☐ No

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

- ☐ Yes
- ☑ No

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Program Spaces

24. Number of instructional classrooms:

14

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

14,765.00

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

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

26y. Describe other spaces

(No Response)

Space Adequacy

27. Rating of space adequacy:

☑ Good
☐ Fair
☐ Poor

27a. Enter comments:

(No Response)

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

~~40,000.00~~ $800,000.00 As reported by the previous design professional with a supplemental document to the 2015 BCS

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

☐ Excellent
☑ Satisfactory
☐ Unsatisfactory
☐ Poor

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

☑ Yes
☐ No

A/E Information:

31. A/E Firm Name:

McGoey, Hauser & Edsall Consulting Engineers, DPC

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32. A/E Firm Address:

33 Airport Center Drive
Suite 202
New Windsor, NY 12553

33. A/E Firm Phone Number:

8455673100

34. E-mail:

mlamoreaux@mhepc.com

35. A/E Name:

Michael J. Lamoreaux, P.E.

36. A/E License #:

78221

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Site Utilities

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:

1930

37d. Expected Remaining Useful Life (Years):

10

37e. Cost to Reconstruct/Replace $:

(No Response)

37f. Comments:

(No Response)

38. Site Sanitary (H)

- ☑ Yes
- ☐ No

38a. Type of Service:

- ☑ Municipal or utility sewer
- ☐ Site septic
- ☐ Other

38b. Condition:

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

38c. Year of Last Major Reconstruction/Replacement:

1930

38d. Expected Remaining Useful Life (Years):

10

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

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:

1972

41e. Expected Remaining Useful Life (Years):

10

41f. Cost to Reconstruct/Replace $:

(No Response)

41g. Comments:

(No Response)

Stormwater Management

42. Closed Drainage Pipe Stormwater Management System

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

- ☑ Yes
- ☐ No

42b. Condition:

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

42c. Year of Last Major Reconstruction/Replacement:

1930

42d. Expected Remaining Useful Life (Years):

10

42e. Cost to Reconstruct/Replace $:

(No Response)

42f. Comments:

(No Response)

43. Open Drainage Pipe Stormwater Management System

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

- ☐ Yes
- ☑ No

44. Catch Basins/Drop Inlets/Manholes

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

- ☑ Yes
- ☐ No

44b. Condition:

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

44c. Year of Last Major Reconstruction/Replacement:

1930

44d. Expected Remaining Useful Life (Years):

5

44e. Cost to Reconstruct/Replace $:

(No Response)

44f. Comments:

Catch basins require periodic cleaning and maintenance.

45. Culverts

45a. Does this facility have culverts?

- ☐ Yes
- ☑ No

46. Outfalls

46a. Does this facility have outfalls?

- ☐ Yes
- ☑ No

47. Infiltration Basins/Chambers

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

- ☐ Yes
- ☑ No

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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

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

53. Pavement (Roadways and Parking Lots)

- [x] Yes
- [ ] No

53a. Type: (check all that apply)

- [ ] Concrete
- [x] Asphalt
- [ ] Gravel
- [ ] Other
- [ ] None

53b. Condition:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

53c. Year of Last Major Reconstruction/Replacement:

2000

53d. Expected Remaining Useful Life (Years):

5

53e. Cost to Reconstruct/Replace $:

(No Response)

53f. Comments:

Some cracking and wear noted.

54. Sidewalks

- [x] Yes
- [ ] No

54a. Type: (check all that apply)

- [x] Concrete
- [ ] Asphalt
- [x] Paver
- [ ] Other

54b. Condition:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

54c. Year of Last Major Reconstruction/Replacement:

2010

54d. Expected Remaining Useful Life (Years):

20

54e. Cost to Reconstruct/Replace $:

(No Response)

54f. Comments:

(No Response)

55. Playgrounds and Playground Equipment

- ☑ Yes
- ☐ No

55a. Condition:

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

55b. Year of Last Major Reconstruction/Replacement:

2015

55c. Expected Remaining Useful Life (Years):

20

55d. Cost to Reconstruct/Replace $:

(No Response)

55e. Comments:

(No Response)

56. Athletic Fields and Play Fields

- ☑ Yes
- ☐ No

56a. Condition:

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

56b. Year of Last Major Reconstruction/Replacement:

1972

56c. Expected Remaining Useful Life (Years):

5

56d. Cost to Reconstruct/Replace $:

(No Response)

56e. Comments:

(No Response)

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

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:

1930

59e. Expected Remaining Useful Life (Years):

10

59f. Cost to Reconstruct/Replace $:

(No Response)

59g. Comments:

Water intrusion noted at loading dock basement area. Modified interior drainage system planned.
Humid and wet conditions exist in lower level boiler room and electric room.

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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:

Some rusting of metal deck under loading dock noted.
Steel beam in lower level ramp to mechanical area is rusted and deteriorated. Should be replaced.

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:

1972

60f. Expected Remaining Useful Life (Years):

15

60g. Cost to Reconstruct/Replace $:

40,000.00

60h. Comments:

(No Response)

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:

Moisture intrusion posible in rear wall of 1972 addition.. Sealing of original brick walls may be required.

61d. Overall Condition of Exterior Walls/Columns:

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

61e. Year of Last Major Reconstruction/Replacement:

1972

61f. Expected Remaining Useful Life (Years):

15

61g. Cost to Reconstruct/Replace $:

(No Response)

61h. Comments:

Some re-pointing and masonry sealing required

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:

1930

62.d Expected Remaining Useful Life (Years):

5

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

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:

2000

64f. Expected Remaining Useful Life (Years):

10

64g. Cost to Reconstruct/Replace $:

(No Response)

64h. Comments:

Exterior doors to basement area should be replaced..

65. Exterior Steps, Stairs, Ramps (S)

- ☑ Yes
- ☐ No

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

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

65b. Year of Last Major Reconstruction/Replacement:

1972

65c. Expected Remaining Useful Life (Years):

5

65d. Cost to Reconstruct/Replace $:

(No Response)

65e. Comments:

(No Response)

66. Fire Escapes (S)

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

- [x] Yes
- [ ] No

66b. Overall Condition of Fire Escapes

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

66c. Safety features are adequate:

- [x] Yes
- [ ] No

66d. Year of Last Major Reconstruction/Replacement:

1930

66e. Expected Remaining Useful Life (Years):

5

66f. Cost to Reconstruct/Replace $:

70,000.00

66g. Comments:

Some risers and base of stringers require some repair.

67. Windows

- [x] Yes
- [ ] No

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

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

67b. Overall Condition of Windows:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

67c. All Rescue Windows are Operable:

- [x] Yes
- [ ] No
- [ ] N/A

67d. Year of Last Major Reconstruction/Replacement:

1989

67e. Expected Remaining Useful Life (Years):

5

67f. Cost to Reconstruct/Replace $:

(No Response)

67g. Comments:

Gym windows being replaced in Summer 2016
Some escape windows operate with some difficulty.

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:

Tectum deck on metal joists

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

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

68b.1 Other roofing material:

(No Response)

68c. Evidence of structural concerns with roof support system (beams/joists/trusses, etc.) (check all that apply):

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

68c.1 Describe other concerns:

(No Response)

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

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

68e. Does this facility have skylights?

- ☑ Yes
- ☐ No

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

- ☑ Plastic
- ☐ Glass
- ☐ Other
- ☐ N/A

68g. Overall condition of skylights:

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

68h. Evidence of concerns with roofing, skylights, flashings, and drains (check all that apply):

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

68h.1 Specify other concerns:

(No Response)

68i. Overall Condition of Roof and Skylights:

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

68j. Year of Last Major Reconstruction/Replacement:

2014

68k. Expected Remaining Useful Life (Years):

10

68l. Cost to Reconstruct/Replace $:

(No Response)

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68m. Comments:

(No Response)

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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:

1972

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:

1972

70c. Expected Remaining Useful Life (Years):

15

70d. Cost to Reconstruct/Replace $:

(No Response)

70e. Comments:

(No Response)

Floor Finishes

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:

1972

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:

1972

72d. Expected Remaining Useful Life (Years):

5

72e. Cost to Reconstruct/Replace $:

(No Response)

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:

1972

73d. Expected Remaining Useful Life (Years):

10

73e. Cost to Reconstruct/Replace $:

(No Response)

73f. Comments:

(No Response)

74. Wood Flooring

- ☑ Yes
- ☐ No

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

- ☐ Instructional Space
- ☑ Common Area

74b. Overall condition of wood flooring:

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

74c. Year of Last Major Reconstruction/Replacement:

1972

74d. Expected Remaining Useful Life (Years):

80,000

74e. Cost to Reconstruct/Replace $:

(No Response)

74f. Comments:

Gym and Stage floor.

Ceilings (H)

75. Ceilings (H)

- ☑ Yes
- ☐ No

75a. Overall condition of ceilings:

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

75b. Year of Last Major Reconstruction/Replacement:

2009

75c. Expected Remaining Useful Life (Years):

10

75d. Cost to Reconstruct/Replace $:

(No Response)

75e. Comments:

(No Response)

Lockers

76. Lockers

- ☑ Yes
- ☐ No

76a. Overall condition of lockers:

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

76b. Year of Last Major Reconstruction/Replacement:

1972

76c. Expected Remaining Useful Life (Years):

5

76d. Cost to Reconstruct/Replace $:

(No Response)

76e. Comments:

(No Response)

Interior Doors

77. Interior Doors

- ☑ Yes
- ☐ No

77a. Overall condition of interior door units:

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

77b. Overall condition of interior door hardware:

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

77c. Year of Last Major Reconstruction/Replacement:

1989

77d. Expected Remaining Useful Life (Years):

5

77e. Cost to Reconstruct/Replace $:

(No Response)

77f. Comments:

(No Response)

Interior Stairs (S)

78. Interior Stairs (S)

- ☑ Yes
- ☐ No

78a. Overall condition of interior stairs:

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

78b. Year of Last Major Reconstruction/Replacement:

1972

78c. Expected Remaining Useful Life (Years):

15

78d. Cost to Reconstruct/Replace $:

(No Response)

78e. Comments:

(No Response)

Elevator, Lifts and Escalators (H)

79. Elevator, Lift, and Escalators (H)

- ☑ Yes
- ☐ No

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

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

79b. Year of Last Major Reconstruction/Replacement:

2009

79c. Expected Remaining Useful Life (Years):

15

79d. Cost to Reconstruct/Replace $

(No Response)

79e. Comments:

(No Response)

Interior Electrical Distribution (H)

80. Interior Electrical Distribution (H)

- ☑ Yes
- ☐ No

80a. Interior electrical supply meets current needs:

- ☑ Yes
- ☐ No

80b. Condition of interior electrical distribution:

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

80c. Year of Last Major Reconstruction/Replacement:

1989

80d. Expected Remaining Useful Life (Years):

10

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:

2001

81c. Expected Remaining Useful Life (Years):

10

81d. Cost to Reconstruct/Replace $:

(No Response)

81e. Comments:

(No Response)

Communication Systems (H)

82. Communication Systems (H)

- ☑ Yes
- ☐ No

82a. Communication systems are adequate:

- ☑ Yes
- ☐ No

82b. Condition of communication systems:

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

82c. Year of Last Major Reconstruction/Replacement:

2001

82d. Expected Remaining Useful Life (Years):

5

82e. Cost to Replace/Reconstruct $:

(No Response)

82f. Comments:

(No Response)

Swimming Pool and Swimming Pool Systems

83. Swimming Pool and Swimming Pool Systems

- ☐ Yes
- ☑ No

PLUMBING

84. Water Distribution System (H)

- [x] Yes
- [ ] No

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

- [ ] Iron
- [ ] Galvanized
- [x] Copper
- [ ] Lead
- [ ] PVC
- [ ] Other

84b. Overall condition of water distribution system:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

84c. Year of Last Major Reconstruction/Replacement:

1972

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)

- [x] Yes
- [ ] No

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

- [x] Iron
- [x] Galvanized
- [x] Copper
- [ ] Lead
- [ ] PVC
- [ ] Other

85b. Overall condition of drainage system:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

85c. Year of Last Major Reconstruction/Replacement:

1972

85d. Expected Remaining Useful Life (Years):

10

85e. Cost to Reconstruct/Replace $:

(No Response)

85f. Comments:

(No Response)

Hot Water Heaters (H)

86. Hot Water Heaters (H)

- ☑ Yes
- ☐ No

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

- ☐ Oil
- ☑ Natural Gas
- ☐ Electricity
- ☐ Propane
- ☐ Other

86b. Overall condition of hot water heaters:

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

86c. Year of Last Major Reconstruction/Replacement:

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

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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:

1972

87c. Expected Remaining Useful Life (Years):

10

87d. Cost to Reconstruct/Replace $:

(No Response)

87e. Comments:

Some normal wear and tear noted

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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:

2014

89d. Expected Remaining Useful Life (Years):

20

89e. Cost to Reconstruct/Replace $:

(No Response)

89f. Comments:

(No Response)

Heating Fuel/Energy Systems (H)

90. Heating Fuel / Energy Systems (H)

- ☑ Yes
- ☐ No

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

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

90b. Year of Last Major Reconstruction/Replacement:

2014

90c. Expected Remaining Useful Life (Years):

20

90d. Cost to Reconstruct/Replace $:

(No Response)

90e. Comments:

(No Response)

Cooling/Air Conditioning Generating Systems

91. Cooling / Air-Conditioning Generating Systems

- ☑ Yes
- ☐ No

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

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

91b. Year of Last Major Reconstruction/Replacement:

1970

91c. Expected Remaining Useful Life (Years):

5

91d. Cost to Reconstruct/Replace $:

(No Response)

91e. Comments:

some terminal air conditioning units in place.

AIR HANDLING AND VENTILATION EQUIPMENT

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:

2014

92c. Expected Remaining Useful Life (Years):

20

92d. Cost to Reconstruct/Replace $:

(No Response)

92e. Comments:

(No Response)

Piped Heating and Cooling Distribution Systems

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

- ☑ Yes
- ☐ No

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

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

93b. Year of Last Major Reconstruction/Replacement:

2014

93c. Expected Remaining Useful Life (Years):

20

93d. Cost to Reconstruct/Replace $:

(No Response)

93e. Comments:

(No Response)

Ducted Heating and Cooling Distrbution Systems

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:

2014

94c. Expected Remaining Useful Life (Years):

10

94d. Cost to Reconstruct/Replace $:

(No Response)

94e. Comments:

Prtial replacement completed under NYPA project.

HVAC Control Systems

95. HVAC Control Systems (H)

- ☑ Yes
- ☐ No

95a. Overall condition of control systems:

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

95b. Year of Last Major Reconstruction/Replacement:

2014

95c. Expected Remaining Useful Life (Years):

20

95d. Cost to Reconstruct/Replace $:

(No Response)

95e. Comments:

(No Response)

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Fire Safety Systems

96. Fire Alarm Systems (H)

- [x] Yes
- [ ] No

96a. Overall condition of fire alarm system:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

96b. Year of Last Major Reconstruction/Replacement:

2007

96c. Expected Remaining Useful Life (Years):

10

96d. Cost to Reconstruct/Replace $:

(No Response)

96e. Comments:

(No Response)

Smoke Detection System (H)

97. Smoke Detection Systems (H)

- [x] Yes
- [ ] No

97a. Overall condition of smoke detection systems:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

97b. Year of Last Major Reconstruction/Replacement:

2007

97c. Expected Remaining Useful Life (Years):

10

97d. Cost to Reconstruct/Replace $:

(No Response)

97e. Comments:

(No Response)

Fire Suppression Systems

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

- ☐ Yes
- ☑ No

Emergency/Exit Lighting Systems

99. Emergency / Exit Lighting Systems (H)

- ☑ Yes
- ☐ No

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

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

99b. Year of Last Major Reconstruction/Replacement:

2010

99c. Expected Remaining Useful Life (Years):

5

99d. Cost to Reconstruct/Replace $:

(No Response)

99e. Comments;

Ongoing maintenance and replacement program in force.

Emergency/Standby Power Systems

100. Emergency or Standby Power System (H)

- ☐ Yes
- ☑ No

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ACCESSIBILITY

101. Exterior Accessible Route (H)

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

Is there an accessible exterior route as specified above?

- ☑ Yes
- ☐ No

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

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

Is there an accessible interior route as specified above?

- ☑ Yes
- ☐ No

103. Additional Information on Accessibility

If the building lacks accessible interior or exterior routes:

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

(No Response)

103b. Comments:

(No Response)

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ENVIRONMENT/COMFORT/HEALTH

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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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

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

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

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 Shelter

116. American Red Cross Shelter

- ☐ Yes
- ☑ No