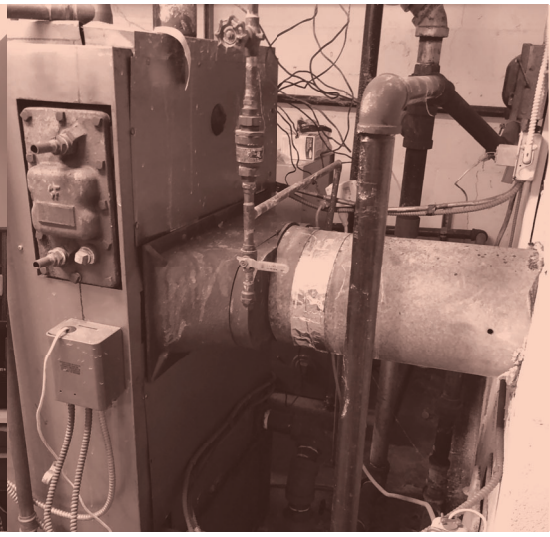
CSARCH



2020 BUILDING CONDITION SURVEY REPORT

CORNWALL CENTRAL SCHOOL DISTRICT

Central Administration

January 2021

CSArch Project #204-1901

Section 0.0 // Table of Contents

SECTION 1 Executive Summary

SECTION 2 Building Condition Survey

2.1 Building Narrative
2.2 NYSED 2020 Submission (FINAL DRAFT)

SECTION 3 Existing Floor Plans and Photographs

3.1 Building Plans
3.2 Photo Documentation of Deficient Conditions

SECTION 4 2015 Building Condition Survey

SECTION 1 // Executive Summary

Section 1.0 // Executive Summary

Introduction

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

Scope of Work

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

Project Team

Architect / Mechanical / Electrical / Plumbing Engineers

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.

Central Administration Building

Building Description

- Central Administration is located at 24 Idlewild in Cornwall-on-Hudson, NY
- Owned and used by the district for district administration
- Gross square footage of the building is 6,396 square feet
- Two-story masonry and wood frame building
- Existing documents indicate the original building was built in 1870

Overall Building Rating - UNSATISFACTORY

The administration building 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'
  - Repair and upgrade subsurface drainage; front basement wall has plaster damage
- Exterior Steps, Stairs, Ramps (S)- 'Unsatisfactory'
  - Replace masonry stair at basement entrance; consider replacing main entry stair system
- Roof and Skylights (S)- 'Unsatisfactory'
  - Replace existing slate roof
- Heat Generating Systems (H)- 'Unsatisfactory'
  - Replace one (1) boiler; convert building to hot water
- Ventilation Systems (H)- 'Unsatisfactory'
  - Replace exiting HV unit; provide self-contained dehumidifier in Basement
- Interior / Exterior Accessible Route (H)- 'Unsatisfactory'
  - Building is not barrier-free, Main Floor is in inaccessible, lower floors are multi-level
  - Based on the vintage of the building, NYS Historic Preservation office should be contacted for guidance

SECTION 2.1 // Building Narrative

Section 2.1 // Building Narrative

General Information

Cornwall Central Administration is located at 124 Idlewood Avenue in Cornwall-on-Hudson, New York in the County of Orange. The building is in a rural area. The school was originally built in 1870. The building is a two-story masonry and wood frame structure of approximately 6,400 square feet. Staff offices are supplemented with a conference area in the lower level, records storage, and toileting facilities.

Site Utilities / Site Features

Water, Site Sanitary, Site Gas, Site Fuel Oil, Site Electrical, Including Exterior Distribution, Closed Drainage Pipe Stormwater Management System, Open Drainage Pipe Stormwater Management System, Catch Basins/Drop Inlets/Manholes, Culverts, Outfalls, Infiltration Basins/Chambers, Manufactured Stormwater Proprietary Units, Point of Outfall Discharge and Outfall Reconnaissance Inventory

Description: The site utilities consist of utility supplied natural gas, electric and fuel oil, site water, sewer, and storm water management systems. The electrical supply and site distribution are provided by Central Hudson. The utility brings primary power above ground to a pole mounted transformer which steps the primary supply down for use in the building.

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

The building is equipped with fuel tanks to serve the boilers and water heater, but the fuel oil system is not used at this time.

The water to the building is supplied by the Village of Cornwall-On-Hudson municipal water system. The water system needs valves exercised and scoping. The service line is 50+ years old.

The sanitary sewer system discharges to the Town of Cornwall municipal sanitary sewer system, via gravity. The entire service line was recently replaced.

The site storm water management system consists of one drain that collects stormwater from the landing at the bottom of the stairs which provide access to the basement of the building. The stormwater from the roof of the building is discharged to the flat lawn surrounding the building. In general, additional stormwater improvements are needed. Inadequate collection and conveyance will cause accelerated degradation of site conditions.

Observations/Comments:

- The power supplied is adequate for the electrical needs of the building.
- The natural gas service is in good condition. The service is adequately sized to meet the present needs of the building.
- The fuel oil service is not in use at this time, but the service is adequately sized to meet the present needs of the building. The two 250 gallon fuel tanks are over 20 years old and should be pressure tested to check for leaks.
- The domestic water service is in fair condition. It is recommended that a visual inspection be performed on the water service line to confirm condition and that all valves function properly. Appropriate backflow prevention and metering need to meet 10 State Standards.
- The sanitary sewer system is in good condition with adequate capacity.
- The storm water system is in unsatisfactory condition.

- Drainage structures need to be installed at downspout locations to collect stormwater from the roof and convey away from the building foundation and sidewalks to prevent infiltration into the building and prevent ice from building up on walking surfaces.
- It is recommended that a video inspection be performed on the stormwater structures and pipes to confirm condition and verify there is no connection to sanitary sewer.

Other Site Features

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

Description: The parking lot and driveway have asphalt paving. Sidewalks at the main entries are concrete.

Observations/Comments:

- The asphalt parking lot and driveway are unsatisfactory.
- The parking lot and driveway asphalt are at the end of their useful life and need to be replaced.
- The concrete sidewalks are unsatisfactory. The concrete sidewalks are in fair condition, but they are not wide enough to meet ADA requirements and need to be replaced.
- The building lacks an ADA accessible entrance. A ramp needs to be installed at the main entrance to provide ADA compliant access to the building.
- The masonry stairs and timber retaining wall providing access to the basement are in poor condition and need to be replaced.
- The small storage shed located in the rear of the building appears to be in good condition.

Building Structure

Foundation, Piers, Columns, Footings, and Structural Floors

Description: Based on our observation, the foundation of the building is a masonry on concrete footing with an interior plaster finish. There are also concrete piers to help support areas of the building.

Observations/Comments:

- There is water infiltration observed at the front basement wall.
- Repair and upgrade all subsurface drainage.
- It is recommended to retain a civil and/or structural engineer for an in-depth study of the condition.

Building Envelope

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

Description: The building envelope at Central Administration is consistent with other buildings within the village of Cornwall-on-Hudson. The exterior walls are constructed from brick masonry that is original to the building and in relatively good condition. Like the cladding, the masonry chimneys are in similar condition and is also original to the building.

The entrance to Central Administration is centered at the front façade. The large double wooden doors are trimmed with a typical colonial style detail, creating a shallow portico surrounding the main doors. Leading to the front door are two flanking stairs that curve from the adjacent walkways. The brick face and stone treads

compliment the overall design of the building. At the east façade, there are brick stairs that lead down to a side entry to the buildings lower level.

The windows are original to the building and are wooden with storm guards over them. Larger rectangular windows sit within the main exterior walls, while smaller half round decorative windows jut out from the roof. A decorative colonial cornice divides that masonry cladding from the slate tile covered roof.

Observations/Comments:

- Growth build-up was observed near down spouts and date stone
- For the buildings vintage, the brick masonry is in satisfactory condition. There is evidence of some staining, efflorescence, and growth build-up.
- Periodically review the flashing and slate at the base of the chimneys
- Exterior door hardware is not ADA compliant, and doors appear to be original to the building
- Replace masonry stairs going to the basement. Clean brick and slate at main entry and consider replacement for main entry system.
- The wood windows are over sixty years old. Consider replacing them with a modern, energy efficient system.
- The roof joists in the attic appear to be sound and stable.
- The existing gutters and downspouts are problematic and should be investigated.
- The existing slate roof is old and should be replaced.

Building Interior

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

Description: The building interior is outfitted with various materials. Many interior walls of the first floor are covered in decorative wood panels. Other interior walls are gypsum white board. At the lower level, the walls are mostly plaster coated or painted concrete masonry unit finish. Lower level walls at the front side of the building demonstrate areas of peeling plaster and water penetration. It is recommended that this issue be investigated by an engineer to determine an appropriate solution. On both the first and lower levels, there is carpeting in common areas and in offices, ceramic tile flooring in toilet rooms, and bare concrete in storage and mechanical spaces.

At the first floor, the taller plaster ceilings show no major signs of concerns. The same goes for the lower plaster ceilings in the lower level corridors and conference room. The doors throughout the whole building are outfitted with ADA compliant hardware and are in good working order. However, access to the lower level is only achieved via a narrow stair or from an exterior stair, none of which demonstrate ADA accessibility.

Observations/Comments:

- It is suggested to have an engineer review and make recommendations to fix water intrusion at the front side of the building in the stairwell leading to the lower level.

HVAC Systems

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

Description: The Central Administration building heating and ventilation systems are in bad condition. The existing heat generation systems consist of one (1) steam boiler. The boiler provides steam to radiators located in the office spaces.

The offices are being served by Heating and Ventilation unit located in the Basement and Air Handling Unit for cooling located in the Attic.

Observations/Comments:

- The boiler exceeded its useful service life and will require replacement.
- The heating and ventilation unit exceeded its useful service life and will require replacement.
- The basement require dehumidifier to eliminate any moisture or high humidity issues.
- If steam boiler will be replaced with more efficient hot water boiler, the existing steam radiators will require replacement to hot water finned tube radiators.
- The present preventive maintenance policy should improve.

Plumbing

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

Description: The Central Administration Building is provided with all plumbing work as required for the following systems: Domestic water services, sanitary drainage, and domestic hot and cold water distribution piping. The domestic hot water tank is in relatively good condition.

Observations/Comments:

- The domestic water lines will require replacement within the next five years.
- The present preventive maintenance policy should continue.

Fire Suppression Systems

None

Description: None

Observations/Comments: None

Electrical Systems

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

Description: The building's main electrical service entrance and associated power distribution system is in fair condition but lacks sufficient spare capacity to support additional power loads. The existing 200 amp, 120/240 volt, single phase service would be upgraded to a 400 amp rating.

Interior lighting on the Attic Level consists of open lamp linear fluorescent fixtures in fair-to poor condition. These fixtures would be disconnected, removed and replaced with enclosed LED type lighting fixtures and automatic vacancy type sensor control.

Remaining existing interior and exterior lighting fixtures and associated controls are in good condition with satisfactory illumination levels throughout.

Exit sign and emergency battery lighting fixtures are in good condition with code compliant system quantities and locations.

Observations/Comments:

- The School District has expressed the need for a standby power system consisting of a permanent (stationary) generator to power critical loads in the event of a utility power outage. Loads to be determined.
- The School District has requested that a centralized, hardwired, addressable fire alarm system be provided to replace the existing standalone smoke and carbon monoxide detectors presently installed.
- Existing electrical wiring devices (general purpose receptacles, light switches) are in good condition and appear to be of sufficient quantity and location.
- The present preventive maintenance policy should continue.

Student Transportation Facilities

Fuel Dispensing System, Vehicle Lifts and Bus Wash System

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

Observations/Comments:

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

Accessibility

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

Description: The main entrance to the building does not meet current ADA/ANSI requirements for accessibility. Access to the lower level of the building does not meet current ADA/ANSI requirements for accessibility.

Observations/Comments:

- It is recommended to replace the main entry stairs with means that meet ADA/ANSI requirements for accessibility.

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 areas and cracked or broken floor tiles should be addressed as part of regular maintenance for the building.

Observations/Comments:

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

Indoor Air Quality (IAQ)

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

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

Observations/Comments:

- The overall rating of humidity and moisture conditions in the building is fair.
- Ventilation / filters are in fair condition. Fresh air intakes are free from blockage, fumes, and dust and debris. The outside air is adequate for the current occupant load.
- The building was tested for radon, no passive radon mitigation system is present at the elementary school.

Emergency Shelter

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

Observations/Comments:

- There is no emergency generator in this building.

SECTION 2.2 // NYSED 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: Central Administration

4. SED 4-Digit Facility Code: 1-007

5. Survey Inspection Date: May 13, 2020

6. Building 911 Address: 24 Idlewild Avenue

7. City: Cornwall-On-Hudson

8. Zip Code: 12520

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?

- [ ] Yes
- [x] No

13. Estimated capital construction expenses anticipated for this building through the 2024 calendar year excluding maintenance (to be answered after the building inspection is complete)

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

- [ ] Excellent
- [ ] Satisfactory
- [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)?

- [x] Yes
- [ ] No

16. A/E Firm Name: Collins+Scoville Architecture|Engineering|Construction Management, DPC,dba CSArch

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

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

19. E-mail: tritzenthaler@csarchpc.com

20. A/E Name: Thomas Ritzenthaler, AIA

21. A/E License #: 023344

Building Age, Gross Square Footage and Maintenance Staff

22. Building Age

	Year
Original Construction	1870
Addition #1	
Addition #2	
Addition #3	
Addition #4	
Addition #5	
Addition #6	

23. Square feet of construction

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

24. Gross square ft. of Building as currently configured: 6,396 sf

25. Number of Floors: 2

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

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

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)

- [ ] Used for student instructional purposes
- [x] 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) 0

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

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

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

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:

The building serves the district administration personnel and support staff, see Item 28.

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: 1970

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

39f. Cost to Reconstruct/Replace $: 25.000.00

39g. Comments: Expose service line, exercise all valves, pipe over 50 years old.

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: 2018

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

40e. Cost to reconstruct/Replace $:

40f. Comments: None.

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: Natural gas service used for hot water at this facility.

42. Site Fuel Oil

- [x] Yes
- [ ] No

42a. Number of Above-Ground Tanks: 2

42a.1 Capacity of Above-Ground Tanks (gallons): 250

42b. Number of Below-Ground Tanks:

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

42c. Condition:

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

42d. Year of Last Major Reconstruction/Replacement: 1998

42e. Expected Remaining Useful Life (Years): 10

42f. Cost to Reconstruct/Replace $:

42g. Comments: Storage tanks are located in the boiler room and appeared in good condition.

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:

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

43c. Condition:

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

43d. Year of Last Major Reconstruction/Replacement: 1970

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

43f. Cost to Reconstruct/Replace $: 50,000.

43g. Comments: Replace existing 200 amp, 1 phase electric service with a 400 amp, 1 phase service.

SITE FEATURES

44. Closed Drainage Pipe Stormwater Management System

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

- [ ] Yes
- [x] No

44b. Condition:

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

44c. Year of Last Major Reconstruction/Replacement:

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

44e. Cost to Reconstruct/Replace $:

44f. Comments: None.

45. Open Drainage Pipe Stormwater Management System

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

- [ ] Yes
- [x] No

45b. Condition:

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

45c. Year of Last Major Reconstruction/Replacement:

45d. Expected Remaining Useful Life (Years):

45e. Cost to Reconstruct/Replace $:

45f. Comments: None.

46. Catch Basins/Drop Inlets/Manholes

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

- [x] Yes
- [ ] No

46b. Condition:

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

46c. Year of Last Major Reconstruction/Replacement: 1970

46d. Expected Remaining Useful Life (Years): 5

46e. Cost to Reconstruct/Replace $: 5,000.00

46f. Comments: For basement stairwell drain, determine discharge location, confirm no connection to sanitary

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
- ☑ No

52b. Condition:

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

52c. Year of Last Major Reconstruction/Replacement:

52d. Expected Remaining Useful Life (Years):

52e. Cost to Reconstruct/Replace $:

52f. Comments: None

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

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

53.a Please describe other:

54. Outfall Reconnaissance Inventory
Were all stormwater outfalls inspected during dry weather for signs of non-stormwater discharge?

- ☑ Yes
- ☐ No
- ☐ Not Applicable

SITE FEATURES

55. Pavement (Roadways and Parking Lots)

- [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): 2

55e. Cost to Reconstruct/Replace $: 89,500.00

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

56. Sidewalks

- [x] Yes
- [ ] No

56a. Type: (check all that apply)

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

56b. Condition:

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

56c. Year of Last Major Reconstruction/Replacement: 2001

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

56e. Cost to Reconstruct/Replace $: 139,772.00

56f. Comments: Replace concrete sidewalks, sidewalks in fair condition, but are not wide enough to meet AD

57. Playgrounds and Playground Equipment

- [ ] Yes
- [x] No

57a. Condition:

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

57b. Year of Last Major Reconstruction/Replacement:

57c. Expected Remaining Useful Life (Years):

57d. Cost to Reconstruct/Replace $:

57e. Comments: No playgrounds and playground equipment located on this property.

58. Athletic Fields and Play Fields

- ☐ Yes
- ☑ No

58a. Condition:

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

58b. Year of Last Major Reconstruction/Replacement:

58c. Expected Remaining Useful Life (Years):

58d. Cost to Reconstruct/Replace $:

58e. Comments: No athletic and play fields located on this property.

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

- ☐ Yes
- ☑ No

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

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

58f.3 Type of synthetic turf field infill:

59. Exterior Bleachers / Stadiums

- ☐ Yes
- ☑ No

59a. Condition:

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

59b. Year of Last Major Reconstruction/Replacement:

59c. Expected Remaining Useful Life (Years):

59d. Cost to Reconstruct/Replace $:

59e. Comments: None

59f. Seating Capacity

Other Site Features

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

- ☐ Yes
- ☑ No

60a. Condition:

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

60b. Year of Last Major Reconstruction/Replacement:

60c. Expected Remaining Useful Life (Years):

60d. Cost to Reconstruct/Replace $:

60e. Comments: None

Building Structure

61. Foundation (S)

61a. Type (check all that apply):

- ☐ Reinforced Concrete
- ☑ Masonry on Concrete Footing
- ☑ Other (specify)

61a1. If "Other" please specify Interior plaster finish

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

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

61c. Condition:

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

61d. Year of Last Major Reconstruction/Replacement: 1870

61e. Expected Remaining Useful Life (Years): 3

61f. Cost to Reconstruct/Replace $: 100,000.00

61g. Comments: Water infiltration observed at the front basement wall; repair and upgrade subsurface drainag

62. Piers (S)

- ☑ Yes
- ☐ No

62a. Type (check all that apply)

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

62a1. If "Other" please specify

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

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

62c. Condition:

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

62d. Year of Last Major Reconstruction/Replacement 1870

62e. Expected Remaining Useful Life (Years): 10

62f. Cost to Reconstruct/Replace $:

62g. Comments:

63. Columns (S)

Type (check all that apply):

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

63.1. If "Other" please specify

63a. Evidence of structural concerns (check all that apply)

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

63b. Condition:

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

63c. Year of Last Major Reconstruction/Replacement

63d. Expected Remaining Useful Life (Years):

63e. Cost to Reconstruct/Replace $:

63f. Comments:

64. Footings (S)

Type (check all that apply):

- [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)
- ☐ None

64.a1. If "Other" please specify

64b. Condition:

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

64c. Year of Last Major Reconstruction/Replacement 1870

64d. Expected Remaining Useful Life (Years): 10

64e. Cost to Reconstruct/Replace $:

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

65. Structural Floors (S)

65a. Type (check all that apply):

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

65a.1 Specify Other Type:

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

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

65b.1 Describe Other Problems:

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

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

65d. Overall Condition of Structural Floors:

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

65e. Year of Last Major Reconstruction/Replacement: 1870

65f. Expected Remaining Useful Life (Years): 5

65g. Cost to Reconstruct/Replace $: 10,000.00

65h. Comments: Repair wood decay on existing structural members

BUILDING ENVELOPE

66. Exterior Walls/Columns (S)

66a. Material (check all that apply):

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

66a.1 Specify Other Material:

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

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

66b.1 Describe Other Problems:

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

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

66c.1 Describe Other Problems: Growth build-up observed near downspouts and date stone

66d. Overall Condition of Exterior Walls/Columns:

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

66e. Year of Last Major Reconstruction/Replacement: 1870

66f. Expected Remaining Useful Life (Years): 10

66g. Cost to Reconstruct/Replace $:

66h. Comments: For the buildings vintage, the brick masonry is in satisfactory condition, some staining, efflore

67. Chimneys (S)

- ☑ Yes
- ☐ No

67a. Material (check all that apply):

- ☑ Masonry
- ☐ Concrete
- ☐ Metal
- ☐ Wood
- ☐ Other

67a.1 Specify other:

67b. Overall Condition of Chimneys:

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

67c. Year of Last Major Reconstruction/Replacement: 1870

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

67e. Cost to Reconstruct/Replace $:

67f. Comments: Periodically review the flashing / slate interface at the base of the chimney

68. Parapets (S)

- ☐ Yes
- ☑ No

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

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

68a.1 Specify Other:

68b. Overall condition of parapets:

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

68c. Year of Last Major Reconstruction/Replacement:

68d. Expected Remaining Useful Life (Years):

68e. Cost to Reconstruct/Replace $:

68f. Comments: No parapets along the roof line.

69. Exterior Doors

69a. Overall Condition of Exterior Door Units:

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

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

- ☐ Yes
- ☑ No

69c. Safety/Security features are adequate?

- ☐ Yes
- ☑ No

69d. Year of Last Major Reconstruction/Replacement: 1870

69e. Expected Remaining Useful Life (Years): 7

69f. Cost to Reconstruct/Replace $:

69g. Comments: Door hardware is not ADA compliant, doors appear original to the building

70. Exterior Steps, Stairs, Ramps (S)

- [x] Yes
- [ ] No

70a. Construction Type (Check all that apply)

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

70b. If "other", specify here Brick masonry and slate

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

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

70d. Year of Last Major Reconstruction/Replacement: 2012

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

70f. Cost to Reconstruct/Replace $: 18,500.00

70g. Comments: Replace masonry stairs going to basement, clean brick/slate at Main Entry consider replacer

71. Fire Escapes (S)

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

- [ ] Yes
- [x] No

71b. Overall Condition of Fire Escapes

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

71c. Safety features are adequate:

- [ ] Yes
- [ ] No

71d. Year of Last Major Reconstruction/Replacement:

71e. Expected Remaining Useful Life (Years):

71f. Cost to Reconstruct/Replace $:

71g. Comments: None

72. Windows

- [x] Yes
- [ ] No

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

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

72a1. If "Other" please specify Aluminum storm panel insert applied to exterior.

72b. Overall Condition of Windows:

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

72c. All Rescue Windows are Operable:

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

72d. Year of Last Major Reconstruction/Replacement: 1990

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

72f. Cost to Reconstruct/Replace $: 275,000.00

72g. Comments: The wood windows are over sixty years old, consider replacing with a modern, energy efficie

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
- [ ] Metal deck on metal trusses/joists
- [x] Wood deck on wood trusses/joists
- [ ] Wood deck on metal trusses/joists
- [ ] Tectum on metal trusses/joists
- [ ] Other (describe below)

73a.1 Other roof construction type:

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

- [ ] Single-ply membrane
- [ ] Built-up
- [ ] Asphalt shingle
- [ ] Pre-formed metal
- [ ] IRMA
- [x] 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: The roof joists in the attic appeared sound and stable.

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

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

73e. Does this facility have skylights?

- ☐ Yes
- ☑ No

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

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

73g. Overall condition of skylights:

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

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

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

73h.1 Specify other concerns: Existing gutter / downspout system is problematic.

73i. Overall Condition of Roof and Skylights:

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

73j. Year of Last Major Reconstruction/Replacement: 1960

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

73l. Cost to Reconstruct/Replace $: 175,000.00

73m. Comments:

The existing slate roof system is very old and should be replaced.

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: 1960

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

74d. Cost to Reconstruct/Replace $:

74e. Comments:

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: 1998

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

75d. Cost to Reconstruct/Replace $:

75e. Comments:

76. Carpet

- [x] Yes
- [ ] No

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

- [ ] Classrooms
- [x] Corridors
- [x] 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: 1998

76d. Expected Remaining Useful Life (Years): 10

76e. Cost to Reconstruct/Replace $:

76f. Comments:

77. Resilient Tiles or Sheet Flooring

- [x] Yes
- [ ] No

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

- [ ] Classrooms
- [x] Corridors
- [x] 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: 1998

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

77e. Cost to Reconstruct/Replace $:

77f. Comments:

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

- [x] Yes
- [ ] No

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

- [ ] Classrooms
- [ ] Corridors
- [ ] Offices
- [ ] Assembly Spaces (Auditorium, Gym, Play Room, etc.)
- [ ] Kitchen
- [x] 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: 1960

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

78e. Cost to Reconstruct/Replace $:

78f. Comments:

79. Wood Flooring

- [x] Yes
- [ ] No

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

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

79b. Overall condition of wood flooring:

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

79c. Year of Last Major Reconstruction/Replacement: 1960

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

79e. Cost to Reconstruct/Replace $:

79f. Comments:

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: 1960

80c. Expected Remaining Useful Life (Years): 10

80d. Cost to Reconstruct/Replace $:

80e. Comments:

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: None

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: 1998

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

82e. Cost to Reconstruct/Replace $:

82f. Comments:

83. Interior Stairs (H)

- [x] Yes
- [ ] No

83a. Overall condition of interior stairs:

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

83b. Stair material

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

83c. Year of Last Major Reconstruction/Replacement: 1960

83d. Expected Remaining Useful Life (Years): 10

83e. Cost to Reconstruct/Replace $:

83f. Comments:

84. Elevator, Lift, and Escalators (H)

- [ ] Yes
- [x] No

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

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

84b. Year of Last Major Reconstruction/Replacement:

84c. Expected Remaining Useful Life (Years):

84d. Cost to Reconstruct/Replace $

84e. Comments: None

85. Swimming Pool and Swimming Pool Systems (H)

- ☐ Yes
- ☑ No

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

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

85b. Year of Last Major Reconstruction/Replacement:

85c. Expected Remaining Useful Life (Years):

85d. Cost to Reconstruct/Replace $:

85e. Comments: None

86. Interior Bleachers

- ☐ Yes
- ☑ No

86a. Overall condition of interior bleachers:

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

86b. Year of Last Major Reconstruction/Replacement:

86c. Expected Remaining Useful Life (Years):

86d. Cost to Reconstruct/Replace $

86e. Comments: None

HVAC Systems

87. Heat Generating Systems (H)

- [x] Yes
- [ ] No

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

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

87a.1 Other heat generation source:

87b. Overall condition of heat generating systems:

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

87c. Year of Last Major Reconstruction/Replacement: 1998

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

87e. Cost to Reconstruct/Replace $: 260,000.00

87f. Comments: Replace existing boiler with high-efficiency natural gas-fired boiler, convert building to hot wat

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
- [ ] Unitary (UVs, FC/BC, PTAC)
- [ ] Forced air furnace
- [x] Heat pump
- [ ] Split system/ variable refrigerant
- [x] Powered relief air system
- [ ] Gravity/barometric relief
- [ ] Other (specify)

88b. If "Other" please specify here

88c. Overall condition of ventilation systems

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

88d. Year of last major reconstruction/replacement 1960

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

88f. Cost to reconstruct/replace $: 160,000.00

88g. Comments Replace existing HV unit located in the Basement with new HV unit. The new HV unit w

89. Mechanical Cooling / Air-Conditioning Systems

- [x] Yes
- [ ] No

89a. Types of mechanical cooling

- [ ] Chiller/chilled water
- [ ] Geothermal
- [ ] Air cooled
- [ ] Water cooled
- [ ] DX/Split system
- [x] 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: 1998

89d. Expected Remaining Useful Life (Years): 5

89e. Cost to Reconstruct/Replace $:

89f. Comments:

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:

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

90d. Cost to Reconstruct/Replace $: 450,000.00

90e. Comments: Replace existing steam radiators to finned tube radiators, including existing steam piping.

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): 1960

91d. Cost to Reconstruct/Replace $: 3

91e. Comments:

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: 1970

92d. Expected Remaining Useful Life (Years): 2

92e. Cost to Reconstruct/Replace $:

92f. Comments: Refer to IT infrastructure project for additional information

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: 1960

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

93f. Cost to Reconstruct/Replace $:

93g. Comments:

94. Sanitary System (H)

- [x] Yes
- [ ] No

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

- [x] Iron
- [ ] Galvanized
- [ ] Copper
- [ ] Glass/ceramic
- [ ] PVC/CPVC/ABS/poly propylene/plastic
- [ ] Lead
- [ ] Other (specify)

94a1. If "Other" please specify

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

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

94c. Overall condition of sanitary system:

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

94d. Year of Last Major Reconstruction/Replacement: 1960

94e. Expected Remaining Useful Life (Years): 8

94f. Cost to Reconstruct/Replace $:

94g. Comments:

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 1960

95d. Expected Remaining Useful Life (Years) 8

95e. Cost to Reconstruct/Replace $:

95f. Comments:

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: 2013

96e. Expected Remaining Useful Life (Years): 10

96f. Cost to Reconstruct/Replace $:

96g. Comments:

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: 1960

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

97d. Cost to Reconstruct/Replace $:

97e. Comments:

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

- [ ] Yes
- [x] No

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

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

98b. Year of last major reconstruction/replacement: 1960

98c. Expected remaining useful life (years):

98d. Cost to reconstruct/replace $:

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

Fire Suppression Systems

99. Fire Suppression System (H)

- ☐ Yes
- ☑ No

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

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

99b. If "other" please describe below

99c. Overall condition of sprinkler systems:

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

99d. Year of Last Major Reconstruction/Replacement:

99e. Expected Remaining Useful Life (Years):

99f. Cost to Reconstruct/Replace $:

99g. Comments: None

100. Kitchen Hoods (H)

- ☐ Yes
- ☑ No

100a. Type of hood

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

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

- ☐ Yes
- ☐ No

100c. Overall Condition of Kitchen Hoods

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

100d. Year of Last Major Reconstruction/Replacement:

100e. Expected Remaining Useful Life (Years):

100f. Cost to Reconstruct/Replace $:

100g. Comments

None

ELECTRICAL SYSTEMS

101. Electrical Power Distribution System (H)

- [x] Yes
- [ ] No

101a. Electrical supply meets current needs:

- [ ] Yes
- [x] No

101b. Condition of electrical power distribution system:

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

101c. Year of last major reconstruction/replacement?

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

101e. Cost to reconstruct/replace: N/A

101f. Comments: None.

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: 1998

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

102d. Cost to reconstruct/replace: $2,000.

102e. Comments Replace open lamp linear fluorescent lighting fixtures on Attic level with enclosed LED equiva

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: 1998

103c. Expected remaining useful life (years): 5

103d. Cost to reconstruct/replace: N/A

103e. Comments

None.

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: $35,000.

104g. Comments Provide standby power generator system with automatic transfer switch.

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: 1970

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

105d. Cost to reconstruct/replace: $20,000.

105e. Comments Replace stand alone smoke and carbon monoxide detectors with a centralized fire alarm sys

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 See Item No. 105 above.

107. Communcation Systems (H)

- [x] Yes
- [ ] No

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

- [ ] Public Address
- [ ] Phones (VOIP)
- [ ] Phones (Cellular)
- [x] 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: 2002

107f. Expected remaining useful life: 10

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

107h. Comments None.

Student Transportation Facilities

108. Is this building a transportation facility

- ☐ Yes
- ☑ No

108a. Type of transportation facility

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

109. Does this facility have a fuel dispensing system?

- ☐ Yes
- ☑ No

109a. Overall condition of fuel dispensing system

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

109b. Year of last major reconstruction/replacement

109c. Expected remaining useful life (years):

109d. Cost to reconstruct/replace:

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

110. Does this facility have vehicle lifts

- ☐ Yes
- ☑ No

110a. Overall condition of vehicle lifts

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

110b. Year of last major reconstruction/replacement

110c. Expected remaining useful life (years):

110d. Cost to reconstruct/replace:

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

111. Does this facility have a bus wash system?

- ☐ Yes
- ☑ No

111a. Overall condition of bus wash

- ☐ Excellent
- ☐ Satisfactory
- ☐ Unsatisfactory
- ☐ Non-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?

- ☐ Yes
- ☑ No

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

- ☐ Curb ramps
- ☐ Exterior ramps
- ☑ Handicap parking

112b. Cost of improvements needed to provide exterior accessible route to building $: 145,000.00

112c. Comment The building site is flat and barrier free, but the building is not accessible because the main flo

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

- ☐ Yes
- ☑ No

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

113b. Comments The building does not have exterior recreational facilities.

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 The building does not have exterior recreational facilities.

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

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

Is there an interior accessible interior route as specified above?

- ☐ Yes
- ☑ No

115a. Cost of improvements needed to provide interior accessible route(s) as spcified above $: 105,000.00

115b. Comments The building interior is not accessible, one potential solution would include providing a lift insi

Accessibility

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

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

116a. Cost of improvements to provide interior spaces that meet accessibility standards $: 15,000.00

116b. Comments Interior spaces not accessible, toilet rooms and conference room located on basement level, o

ENVIRONMENT/COMFORT/HEALTH

117. General Appearance

117a. Overall Rating:

- [x] Good
- [ ] Fair
- [ ] Poor

117b. Comments:

118. Cleanliness (H)

118a. Overall Rating:

- [x] Good
- [ ] Fair
- [ ] Poor

118b. Comments:

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

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

121. Lighting Quality (H):

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

- [ ] Daylight (natural)
- [x] Not full spectrum
- [ ] Full spectrum
- [ ] LED
- [x] Flourescent
- [ ] Other (describe)

121a.1 Describe Other: No classrooms in this facility

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

- [ ] Yes
- [x] No

123c. Overall Rating:

- [ ] Good
- [x] 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?

- [ ] Yes
- [x] 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
- [ ] Other places (describe)

123a.2 Describe other:

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 captures water intrusion

124. Humidity/Moisture (H)

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

- [ ] Good
- [x] Fair
- [ ] Poor

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

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

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

- [ ] Active leaks in roof
- [ ] Active leaks in plumbing
- [ ] Moisture condensation
- [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?

- [ ] Yes
- [x] No

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

- [ ] Full preparation and cooking kitchen
- [ ] Warming capabilities only

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

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

129f. Potable water:

- [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	BCS or 5YP
Central Administration											
	37	S	39	Water	10	S	Expose service line, exercise all valves, pipe over 50 years old.	H	$25,000		
	44	N/A	46	Catch Basins / Drop Inlets Manholes	5	U	For basement stairwell drain, determine discharge location, confirm no connection to sanitary sewer system.	No		$5,000	
	53	S	55	Pavement (Roadways and Parking Lots)	2	U	Replace parking lot pavement, pavement at end of useful life; replace parking lot concrete drive apron, concrete at end of useful life.	No		$89,500	
	54	S	56	Sidewalks	5	U	Replace concrete sidewalks, sidewalks in fair condition, but are not wide enough to meet ADA standards; replace ADA curb ramps at crosswalk locations, curb ramps in poor condition and do not meet current standards; install ramp at main entrance to provide ADA access to building, building lacks an ADA accessible entrance; replace masonry basement stairs with concrete stair, loose bricks and widening joints/cracks; uneven surface; end of useful life; replace wood retaining wall with concrete retaining wall, wood at bottom of wall rotting, and cracks in timbers throughout	No		$139,772	
	59	S	61	Foundation	3	U	Water infiltration observed at the front basement wall; repair and upgrade subsurface drainage; It is recommended to retain a civil and/or structural engineer for an in-depth study of the condition.	S	$100,000		
	60	S	65	Structural Floors	5	S	Repair wood decay on existing structural members.	S	$10,000		
	65	S	70	Exterior Steps, Stairs, Ramps	5	U	Replace masonry stairs going to basement, clean brick/slate at Main Entry consider replacement for main entry system	S	$18,500		
	67	E	72	Windows	3	U	The wood windows are over sixty years old, consider replacing with a modern, energy efficient system. Pricing does not include hazardous materials testing and/or abatement.	No		$275,000	

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	BCS or 5YP
	68	S	73	Roof and Skylights	3	U	The existing slate roof system is very old and should be replaced, existing gutter / downspout system is problematic.	S	$175,000		
	89	S	87	Heat Generating Systems	0	U	Replace existing one (1) boiler with high-efficiency natural gas-fired boiler, convert building to hot water. New boiler will be tied to new BMS. Existing boiler exceeded its useful service life.	H	$260,000		BCS
	92	S	88	Ventilation System	3	U	Replace existing HV unit located in the Basement with new HV unit. The new HV unit will supply heating and ventilation air to offices and Basement; Provide self-contained Dehumidifier with hot gas reheat in the Basement to eliminate any moisture or high humidity issues.	H	$160,000		BCS
	93	S	90	Piped Heating and Cooling Distribution Systems	3	S	Replace existing steam radiators to finned tube radiators, including existing steam piping.	H	$450,000		BCS
	80	S	101	Electrical Power Distribution System	5	S	Upgrade existing single phase 120/240V/200A service with 120/240V 400 amp single phase service with new meter pan and panelboard.	H	$50,000		
	81	S	102	Attic Lighting	5		Replace open lamp fluorescent lighting fixtures on Attic level.	H	$2,000		
	100		104	Standby Power Generator			Provide standby power generator system with automatic transfer switch.	H	$35,000		
	96	S	105	Fire Alarm System	3		Provide centralized fire alarm system with networked communications	H	$20,000		
	101	S	112	Exterior Accessible Route to Building	1	U	The building site is flat and barrier free, but the building is not accessible because the main floor is raised above the grade. Given the building vintage, the state historic preservation laws should be reviewed before planning building improvements, once thoroughly investigated, one potential solution would include providing an exterior rated lift at the rear of the building.	H	$145,000		
	102	S	115	Interior Accessible Route to Building	1	U	The building interior is not accessible, one potential solution would include providing a lift inside of building with an enclosed shaft. Refer to Category 112 for additional information.	H	$105,000		
	103	S	116	Interior Spaces	1	U	Interior spaces not accessible, toilet rooms and conference room located on basement level, offices located on the main level; provide toilet room renovations and miscellaneous upgrades. Refer to Category 112 for additional information.	H	$15,000		

Building Sub Totals	$1,570,500	$509,272

Building Total	$2,079,772

General Notes: Consider installing a wired fire alarm system that is connected to a central monitoring company and the installation of a standby generator

SECTION 3.1 // Building Plans

SECTION 3.2 // Photo Documentation of Deficient Conditions

CA-01

Category 42: Site Fuel Oil

Pressure test fuel tanks to check for leaks.

CA-02

CA-03

Category 44: Closed Drainage Pipe Stormwater Management System
Properly route roof leaders. Determine drain discharge location and confirm no connection to sanitary sewer.

CA-04

Category 55: Pavement
Replace parking lot and driveway pavement. Pavement is at end of useful life.

CA-05

CA-06

Category 56: Sidewalks

Walkways in fair condition, but not wide enough to meet ADA requirements. Replace with ADA compliant concrete sidewalks. Building lacks ADA accessible entrance. Install ramp at main entrance to access the building.

CA-07

CA-08

CA-09

Category 56: Sidewalks

Replace/repair masonry stairs and timber retaining wall.
Stair/retaining wall in poor condition.

CA-10

CA-11

Category 61: Foundation

Water infiltration observed at the front basement wall. Repair and upgrade subsurface drainage. Recommend retaining civil and/or structural engineer for an in-depth study of the condition.

Category 65: Structural Floors
Repair wood decay on existing structural members.

CA-11

Category 70: Exterior Steps, Stairs, Ramps

Replace masonry stairs going to basement, clean brick/slate at main entry. Consider replacement for main entry system.

CA-12

CA-13

CA-14

Category 73: Roof & Skylights

The existing slate roof system is very old and should be replaced. Existing gutter / downspout system is problematic.

CA-15

CA-16

CA-17

Category 112: Exterior Accessible Route

The building site is flat and barrier free, but the building is not accessible because the main floor is raised above the grade. Given the building vintage, the state historic preservation laws should be reviewed before planning building improvements, once thoroughly investigated, one potential solution would include providing an exterior rated lift at the rear of the building.

CA-18

Category 115: Interior Accessible Route

The building interior is not accessible, one potential solution would include providing a lift inside of building with an enclosed shaft. Refer to Category 112 for additional information.

CA-19

CA-20

CA-21

CA-22

CA-23

Category 116: Interior Spaces

Interior spaces not accessible, toilet rooms and conference room located on basement level, offices located on the main level; provide toilet room renovations and miscellaneous upgrades. Refer to Category 112 for additional information.

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

Page Last Modified: 06/28/2016

Building Information

1. Name of School District:

CORNWALL CSD

2. SED District 8-Digit BEDS Code:

440301060000

3. Building Name:

Central Administration

4. SED 4-Digit Facility Code:

1007

5. Survey Inspection Date:

10/26/2015

6. Building 911 Address:

24 Idlewild Avenue

7. City:

Cornwall-on-Hudson

8. Zip Code:

12520

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:

1870

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

6,396

13. Number of Floors:

2

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

	Count Employees
Full-time custodians:	0
Part-time custodians:	1
Totals:	**1**

Page Last Modified: 06/28/2016

Building Ownership and Occupancy Status

15. Building Ownership (check one):

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

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

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

Building Users

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

0

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

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

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

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

19. Grades Housed:

None

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

0

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

- ☐ Yes
- ☑ No

Page Last Modified: 06/28/2016

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

Page Last Modified: 06/27/2016

Program Spaces

24. Number of instructional classrooms:

0

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

0.00

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

☐ a. N/A (none)	☐ 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:

Some spatial constraints

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

~~0.00~~ $385,000.00

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

☐ Excellent
☑ Satisfactory
☐ Unsatisfactory
☐ Poor

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

☑ Yes
☐ No

A/E Information:

31. A/E Firm Name:

McGoey, Hauser & Edsall Consulting Engineers, DPC

Page Last Modified: 06/27/2016

32. A/E Firm Address:

33 Airport Center Drive
Suite 202
New Windsor, NY 12553

33. A/E Firm Phone Number:

8565673100

34. E-mail:

mlamoreaux@mhepc.com

35. A/E Name:

Michael J. Lamoreaux, P.E.

36. A/E License #:

78221

Page Last Modified: 06/23/2016

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:

1970

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:

1970

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;

2012

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

40a. Number of Above-Ground Tanks:

2

40a.1 Capacity of Above-Ground Tanks (gallons):

550

40b. Number of Below-Ground Tanks:

0

40b.1 Capacity of Below-Ground Tanks (gallons):

(No Response)

40c. Condition:

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

40d. Year of Last Major Reconstruction/Replacement:

1998

40e. Expected Remaining Useful Life (Years):

5

40f. Cost to Reconstruct/Replace $:

(No Response)

40g. Comments:

(No Response)

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:

1970

41e. Expected Remaining Useful Life (Years):

10

41f. Cost to Reconstruct/Replace $:

(No Response)

41g. Comments:

(No Response)

Stormwater Management

42. Closed Drainage Pipe Stormwater Management System

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

- ☐ Yes
- ☑ No

43. Open Drainage Pipe Stormwater Management System

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

- ☐ Yes
- ☑ No

44. Catch Basins/Drop Inlets/Manholes

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

- ☐ Yes
- ☑ No

45. Culverts

45a. Does this facility have culverts?

- ☐ Yes
- ☑ No

46. Outfalls

46a. Does this facility have outfalls?

- ☐ Yes
- ☑ No

47. Infiltration Basins/Chambers

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

- ☐ Yes
- ☑ No

48. Retention Basins

48a. Does this facility have retention basins?

- ☐ Yes
- ☑ No

Page Last Modified: 06/23/2016

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

Page Last Modified: 06/23/2016

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:

(No Response)

54. Sidewalks

- [x] Yes
- [ ] No

54a. Type: (check all that apply)

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

54b. Condition:

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

54c. Year of Last Major Reconstruction/Replacement:

2001

Page Last Modified: 06/23/2016

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

56. Athletic Fields and Play Fields

- ☐ Yes
- ☑ No

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

- ☐ Yes
- ☑ No

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

(No Response)

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

(No Response)

56f.3 Type of synthetic turf field infill:

(No Response)

57. Exterior Bleachers / Stadiums

- ☐ Yes
- ☑ No

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

- ☐ Yes
- ☑ No

Page Last Modified: 06/23/2016

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:

1970

59e. Expected Remaining Useful Life (Years):

10

59f. Cost to Reconstruct/Replace $:

(No Response)

59g. Comments:

Localized moisture intrusion, infrequent occurrence.

Page Last Modified: 06/23/2016

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)

60a.1 Specify Other Type:

Unreinforced concrete slab on grade

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

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

60b.1 Describe Other Problems:

(No Response)

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

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

60d. Overall Condition of Structural Floors:

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

60e. Year of Last Major Reconstruction/Replacement:

1960

60f. Expected Remaining Useful Life (Years):

10

60g. Cost to Reconstruct/Replace $:

(No Response)

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:

(No Response)

61d. Overall Condition of Exterior Walls/Columns:

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

61e. Year of Last Major Reconstruction/Replacement:

1960

61f. Expected Remaining Useful Life (Years):

10

61g. Cost to Reconstruct/Replace $:

(No Response)

61h. Comments:

(No Response)

62. Chimneys (S)

- ☑ Yes
- ☐ No

62a. Material (check all that apply):

- ☑ Masonry
- ☐ Concrete
- ☐ Metal
- ☐ Wood
- ☐ Other

62a.1 Specify other:

Some flashing leaks noted in attic space.

62b. Overall Condition of Chimneys:

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

62c. Year of Last Major Reconstruction/Replacement:

1970

62.d Expected Remaining Useful Life (Years):

10

62e. Cost to Reconstruct/Replace $:

(No Response)

62f. Comments:

(No Response)

63. Parapets (S)

- ☐ Yes
- ☑ No

63f. Comments:

(No Response)

64. Exterior Doors

64a. Overall Condition of Exterior Door Units:

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

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:

1960

64f. Expected Remaining Useful Life (Years):

10

64g. Cost to Reconstruct/Replace $:

(No Response)

64h. Comments:

Doors and hardware are not ADA compliant

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:

2012

65c. Expected Remaining Useful Life (Years):

10

65d. Cost to Reconstruct/Replace $:

(No Response)

65e. Comments:

Some cracking noted in secondary exit from lower level

66. Fire Escapes (S)

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

- ☐ Yes
- ☑ No

67. Windows

- ☑ Yes
- ☐ No

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

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

67b. Overall Condition of Windows:

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

67c. All Rescue Windows are Operable:

- ☐ Yes
- ☐ No
- ☑ N/A

67d. Year of Last Major Reconstruction/Replacement:

1960

67e. Expected Remaining Useful Life (Years):

10

67f. Cost to Reconstruct/Replace $:

(No Response)

67g. Comments:

(No Response)

Roof and Skylights (S)

68. Roof and Skylights (S)

- ☑ Yes
- ☐ No

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

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

68a.1 Other roof construction type:

(No Response)

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

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

68b.1 Other roofing material:

(No Response)

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

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

68c.1 Describe other concerns:

Some deterioration noted in slate roofing

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:

1960

68k. Expected Remaining Useful Life (Years):

5

68l. Cost to Reconstruct/Replace $:

(No Response)

68m. Comments:

Some evidence of small intermittant leaks present.

Page Last Modified: 06/23/2016

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:

1960

69c. Expected Remaining Useful Life (Years):

15

69d. Cost to Reconstruct/Replace $:

(No Response)

69e. Comments:

(No Response)

Other Interior Walls

70. Other Interior Walls

- ☑ Yes
- ☐ No

70a. Overall condition of other interior walls:

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

70b. Year of Last Major Reconstruction/Replacement:

1998

70c. Expected Remaining Useful Life (Years):

15

70d. Cost to Reconstruct/Replace $:

(No Response)

70e. Comments:

(No Response)

Floor Finishes

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:

1998

71d. Expected Remaining Useful Life (Years):

5

71e. Cost to Reconstruct/Replace $:

(No Response)

71f. Comments:

Signs of wear noted

72. Resilient Tiles or Sheet Flooring

- ☐ Yes
- ☑ No

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:

1960

73d. Expected Remaining Useful Life (Years):

15

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:

1960

74d. Expected Remaining Useful Life (Years):

5

74e. Cost to Reconstruct/Replace $:

(No Response)

74f. Comments:

(No Response)

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:

1960

75c. Expected Remaining Useful Life (Years):

5

75d. Cost to Reconstruct/Replace $:

(No Response)

75e. Comments:

Some moisture staining noted

Lockers

76. Lockers

- ☐ Yes
- ☑ No

76d. Cost to Reconstruct/Replace $:

(No Response)

Interior Doors

77. Interior Doors

- ☑ Yes
- ☐ No

77a. Overall condition of interior door units:

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

77b. Overall condition of interior door hardware:

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

77c. Year of Last Major Reconstruction/Replacement:

1998

77d. Expected Remaining Useful Life (Years):

10

77e. Cost to Reconstruct/Replace $:

(No Response)

77f. Comments:

(No Response)

Interior Stairs (S)

78. Interior Stairs (S)

- ☑ Yes
- ☐ No

78a. Overall condition of interior stairs:

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

78b. Year of Last Major Reconstruction/Replacement:

1960

78c. Expected Remaining Useful Life (Years):

10

78d. Cost to Reconstruct/Replace $:

(No Response)

78e. Comments:

(No Response)

Elevator, Lifts and Escalators (H)

79. Elevator, Lift, and Escalators (H)

- ☐ Yes
- ☑ No

Interior Electrical Distribution (H)

80. Interior Electrical Distribution (H)

- ☑ Yes
- ☐ No

80a. Interior electrical supply meets current needs:

- ☑ Yes
- ☐ No

80b. Condition of interior electrical distribution:

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

80c. Year of Last Major Reconstruction/Replacement:

1960

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:

1998

81c. Expected Remaining Useful Life (Years):

10

81d. Cost to Reconstruct/Replace $:

(No Response)

81e. Comments:

No sleeves on bare fluorescent light in attic space.

Communication Systems (H)

82. Communication Systems (H)

- ☐ Yes
- ☑ No

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:

1960

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

85b. Overall condition of drainage system:

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

85c. Year of Last Major Reconstruction/Replacement:

1960

85d. Expected Remaining Useful Life (Years):

15

85e. Cost to Reconstruct/Replace $:

(No Response)

85f. Comments:

(No Response)

Hot Water Heaters (H)

86. Hot Water Heaters (H)

- ☑ Yes
- ☐ No

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

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

86b. Overall condition of hot water heaters:

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

86c. Year of Last Major Reconstruction/Replacement:

2012

86d. Expected Remaining Useful Life (Years):

5

86e. Cost to Reconstruct/Replace $:

(No Response)

86f. Comments:

(No Response)

Plumbing Fixtures

87. Plumbing Fixtures

- ☑ Yes
- ☐ No

Page Last Modified: 06/23/2016

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:

1960

87c. Expected Remaining Useful Life (Years):

5

87d. Cost to Reconstruct/Replace $:

(No Response)

87e. Comments:

(No Response)

Page Last Modified: 06/23/2016

HVAC SYSTEMS

88. HVAC Systems Type

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

- ☑ Yes
- ☐ No

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

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

Heat Generating Systems (H)

88b.1 Other central HVAC system technology:

(No Response)

89. Heat Generating Systems (H)

- ☑ Yes
- ☐ No

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

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

89a.1 Other heat generation source:

(No Response)

89b. Overall condition of heat generating systems:

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

89c. Year of Last Major Reconstruction/Replacement:

1998

89d. Expected Remaining Useful Life (Years):

5

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:

1970

90c. Expected Remaining Useful Life (Years):

5

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:

1998

91c. Expected Remaining Useful Life (Years):

5

91d. Cost to Reconstruct/Replace $:

(No Response)

91e. Comments:

Window units

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:

1960

92c. Expected Remaining Useful Life (Years):

5

92d. Cost to Reconstruct/Replace $:

(No Response)

92e. Comments:

(No Response)

Piped Heating and Cooling Distribution Systems

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

- ☑ Yes
- ☐ No

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

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

93b. Year of Last Major Reconstruction/Replacement:

1960

93c. Expected Remaining Useful Life (Years):

5

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:

1960

94c. Expected Remaining Useful Life (Years):

5

94d. Cost to Reconstruct/Replace $:

(No Response)

94e. Comments:

Lack of outside ventilation intake noted.

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:

1970

95c. Expected Remaining Useful Life (Years):

2

95d. Cost to Reconstruct/Replace $:

(No Response)

95e. Comments:

(No Response)

Page Last Modified: 06/23/2016

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:

1970

96c. Expected Remaining Useful Life (Years):

3

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:

1998

97c. Expected Remaining Useful Life (Years):

5

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:

1998

99c. Expected Remaining Useful Life (Years):

5

99d. Cost to Reconstruct/Replace $:

(No Response)

99e. Comments;

Ongoing maintnance and replacement program in place.

Emergency/Standby Power Systems

100. Emergency or Standby Power System (H)

- ☐ Yes
- ☑ No

Page Last Modified: 06/23/2016

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 $:

200,000.00

103b. Comments:

(No Response)

Page Last Modified: 06/23/2016

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

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

108d. Comments:

(No Response)

Page Last Modified: 06/23/2016

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

Page Last Modified: 06/23/2016

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:

Operable windows are available for ventilation.

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 Buildngs 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)

Page Last Modified: 06/23/2016

American Red Cross Shelter

116. American Red Cross Shelter

- ☐ Yes
- ☑ No