

# 2015 Building Condition Survey Instrument

1. Name of School District: Eldred Central School District
2. SED District Number: 

5	9	0	8	0	1	0	4
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District BEDS Code
3. Building Name: Junior/Senior High School
4. SED Control Number: 

		0	0	0	1
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5. Survey Inspection Date: May 25, 2016
6. Building 911 Address: 600 Route 55
7. City: Eldred 8. Zip Code: 12732
9. Certificate of Occupancy Status: Annual 10. Certificate Expiration Date: Sept. 1, 2016

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

11. Year of Original Building: 1941
12. Gross square ft. of building as currently configured 81,100
13. Number of Floors: 3
14. How many full-time and part-time custodians are employed at the school (or work in the building)?
- Full-time custodians: 5
- Part-time custodians: 0

## Building Ownership and Occupancy Status

15. Building Ownership (Check one):
- a. Owned and used by district
  - b. Owned by District and leased to non-district entity
  - c. Owned by district; part used by district, part leased to non-district entity
  - d. 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):
- a. Used for student instructional purposes
  - b. Used for district administration
  - c. Used for other district purpose(s) Describe: \_\_\_\_\_
  - d. 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 "Progress Spaces" section. 279  
(Do not include evening class students)

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

- a. Permanent instructional spaces (i.e. regular classrooms): 279
- 
- b. Temporary instructional spaces (i.e. portable or demountable classrooms) attached to the building: 0
- 
- c. Non-instructional spaces used as instructional spaces: 0
- 
- d. 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.)
- |  |                                       |   |
|--|---------------------------------------|---|
| <input type="checkbox"/> 1) Cafeteria            | <input type="checkbox"/> 4) Library   | <input type="checkbox"/> 7) Storage Space           |
| <input type="checkbox"/> 2) Gymnasium            | <input type="checkbox"/> 5) Lobby     | <input type="checkbox"/> 8) Other (Please describe) |
| <input type="checkbox"/> 3) Administrative Space | <input type="checkbox"/> 6) Stairwell |   |
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19. Grades Housed: 7-12

20. For how many instructional days during the 2014-15 school year (July 1 through June 30), was the building closed due to facilities failures, system malfunctions, structural problems etc.? (if none, enter "0") 0

21. Is the building used for instructional purposes in the summer?  Yes  No
22. Have there been renovations or construction in the building during the past 12 months?  Yes  No
23. Was major construction/renovation work since 2010 conducted when school was in session?  Yes  No

### Program Spaces

24. Number of instructional classrooms: 32

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25. Gross Square Footage of all instructional classrooms (combined): 24,900

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

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

27. Rating of Space Adequacy:  Good  Fair  Poor

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) \$1,856,000

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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 the health and safety committee?

Yes  No

**Overall Building Rating Definitions:**

- E Excellent: All systems classified as health and safety or structural rated "excellent;" no systems rated below "satisfactory," preventive plan in place.
- S Satisfactory: All systems categorized as health and safety or structural rated "satisfactory" or better. No system rates "non-functioning" or "critical failure."
- U Unsatisfactory: Any system categorized as health and safety or structural rated "unsatisfactory." No health and safety or structural system rated "non-functioning" or "critical failure."
- F Failing: Any system categorized as health and safety or structural rated "non-functioning" or "critical failure." Building Certificate of Occupancy may be rescinded.

31. A/E Firm Name:	<u>BCK-IBI Group</u>	32. Firm Address:	<u>41 Chenango Street</u>
33. Phone Number:	<u>(607) 772-0007</u>		<u>Binghamton, NY 13901</u>
34. E-mail:	<u>william.sands@ibigroup.com</u>		
35. A / E Name:	<u>William L. Sands AIA</u>	36. A / E License #	<u>29264</u>

**NOTE:**

Visual inspection of all structural systems is required. In some cases this may necessitate opening ceilings, walls, or using other invasive inspection techniques. Please use the "comments" section for each building feature to note limitations to visual inspections of structural elements and actions taken to overcome these limitations. Please see the Building Condition Survey guide for additional information.

**Building System Condition Ratings and Definitions:**

- E Excellent: System is in new or like-new condition and functioning optimally; only routine maintenance and repair is needed.
- S Satisfactory: System is functioning reliably; routine maintenance and repair is needed.
- U Unsatisfactory: System is functioning unreliably or has exceeded its useful life. Repair or replacement of some or all components is needed.
- NF Non-Functioning: System is non-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.
- CF Critical Failure: Same as "NF" with the addition that the condition of at least one component is so poor that at least part of the building or grounds should not be occupied pending needed repairs/replacement. Immediate repair or replacement of some or all components is needed.

**Building System Type Definitions:**

- H Health & Safety
- S Structural

**NOTE:**

Cost estimates are required ONLY for systems/features rated "U", "NF", or "CF". Cost estimates are NOT REQUIRED for systems rated "E" or "S". These estimates are for state and local planning purposes only.

**Site Utilities**

**37. Water (H)**

a. Type of Service:  Municipal or Utility Provided  Well  Other

b. Condition:       Excellent       Satisfactory       Unsatisfactory       Non-Functioning       Critical Failure

c. Year of last major reconstruction / replacement      **2012**      d. Expected Remaining Useful life (Years):      **47**

e. Cost to Reconstruct/Replace:      **\$0**

f. Comments:      **0**

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**38. Site Sanitary (H)**

a. Type of Service:       Municipal or Utility Sewer       Site Septic       Other

b. Condition:       Excellent       Satisfactory       Unsatisfactory       Non-Functioning       Critical Failure

c. Year of last major reconstruction / replacement      **2009**      d. Expected Remaining Useful life (Years):      **44**

e. Cost to Reconstruct/Replace:      **\$0**

f. Comments:      **0**

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**39. Site Gas (H)**

a. Does the building have gas service or use liquid petroleum gas?       Yes       No

Natural Gas       Liquid Petroleum

b. Condition:       Excellent       Satisfactory       Unsatisfactory       Non-Functioning       Critical Failure

c. Year of last major reconstruction / replacement      **2009**      d. Expected Remaining Useful life (Years):      **24**

e. Cost to Reconstruct/Replace:      **\$0**

f. Comments:      **0**

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**40. Site Fuel Oil (H)**

a. Type of service:       Fuel Tanks       None

b. If the building has fuel tanks:

    1. # above ground:      \_\_\_\_\_      Capacity of above ground tanks (gallons):      \_\_\_\_\_

    2. # below ground:      **3**      Capacity of below ground tanks (gallons):      **21,000**

c. Condition:       Excellent       Satisfactory       Unsatisfactory       Non-Functioning       Critical Failure

d. Year of last major reconstruction / replacement      **2010**      e. Expected Remaining Useful life (Years):      **20**

f. Cost to Reconstruct/Replace:      **\$92,000**

g. Comments:      **Program for fuel dispensing system replacement.**

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**41. Site Electrical, Including Exterior Distribution (H)**

a. Service Provider (check all that apply):       Utility Provided       Self-Generated       Other

b. Type of Service:       Above Ground       Below Ground

c. Condition:       Excellent       Satisfactory       Unsatisfactory       Non-Functioning       Critical Failure

d. Year of last major reconstruction / replacement      **2008**      e. Expected Remaining Useful life (Years):      **23**

f. Cost to Reconstruct/Replace:      **\$0**

g. Comments: 0

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

a. Does the facility have a closed pipe system?  Yes  No  
b. Condition:  Excellent  Satisfactory  Unsatisfactory  Non-Functioning  Critical Failure  
c. Year of last major reconstruction / replacement 2009 e. Expected Remaining Useful life (Years): 44  
d. Cost to Reconstruct/Replace: \$0  
e. Comments: 0

**43. Open Drainage Stormwater Management System**

a. Does the facility have an open stormwater system (ditch)?  Yes  No  
b. Condition:  Excellent  Satisfactory  Unsatisfactory  Non-Functioning  Critical Failure  
c. Year of last major reconstruction / replacement 0 d. Expected Remaining Useful life (Years): 0  
e. Cost to Reconstruct/Replace: \$0  
f. Comments: 0

**44. Catch Basins/Drop Inlets/Manholes**

a. Does the facility have catch basins/drop inlets/manholes?  Yes  No  
b. Condition:  Excellent  Satisfactory  Unsatisfactory  Non-Functioning  Critical Failure  
c. Year of last major reconstruction / replacement 2009 d. Expected Remaining Useful life (Years): 44  
e. Cost to Reconstruct/Replace: \$0  
f. Comments: 0

**45. Culverts**

a. Does the facility have culverts?  Yes  No  
b. Condition:  Excellent  Satisfactory  Unsatisfactory  Non-Functioning  Critical Failure  
c. Year of last major reconstruction / replacement 0 d. Expected Remaining Useful life (Years): 0  
e. Cost to Reconstruct/Replace: \$0  
f. Comments: 0

**46. Outfalls**

a. Does the facility have outfalls?  Yes  No  
b. Condition:  Excellent  Satisfactory  Unsatisfactory  Non-Functioning  Critical Failure  
c. Year of last major reconstruction / replacement 1941 d. Expected Remaining Useful life (Years): 0  
e. Cost to Reconstruct/Replace: \$0  
f. Comments: 0

**47. Infiltration Basins/Chambers**

a. Does the facility have infiltration basins/chambers?  Yes  No

b. Condition:  Excellent  Satisfactory  Unsatisfactory  Non-Functioning  Critical Failure

c. Year of last major reconstruction / replacement 0

d. Expected Remaining Useful life (Years): 0

e. Cost to Reconstruct/Replace: \$0

f. Comments: 0

**48. Retention Basins:**

a. Does the facility have retention basins?  Yes  No

b. Condition:  Excellent  Satisfactory  Unsatisfactory  Non-Functioning  Critical Failure

c. Year of last major reconstruction / replacement 0

d. Expected Remaining Useful life (Years): 0

e. Cost to Reconstruct/Replace: \$0

f. Comments: 0

**49. Wetponds**

a. Does the facility have wetponds?  Yes  No

b. Condition:  Excellent  Satisfactory  Unsatisfactory  Non-Functioning  Critical Failure

c. Year of last major reconstruction / replacement 0

d. Expected Remaining Useful life (Years): 0

e. Cost to Reconstruct/Replace: \$0

f. Comments: 0

**50. Manufactured Stormwater Proprietary Units**

a. Does the facility have proprietary units?  Yes  No

b. Condition:  Excellent  Satisfactory  Unsatisfactory  Non-Functioning  Critical Failure

c. Year of last major reconstruction / replacement 0

d. Expected Remaining Useful life (Years): 0

e. Cost to Reconstruct/Replace: \$0

f. Comments: 0

**51. Point of outfall discharge (check all that apply):**

Municipal storm sewer system  Combined sewer system  Surface water

On-site recharge  Other (please describe) \_\_\_\_\_

**52. Outfall reconnaissance inventory. Were all stormwater outfalls inspected during dry weather for signs of non-stormwater discharge?**  Yes  No

**Other Site Features**

**53. Pavement (Roadways and Parking Lots)**

a. Type (check all that apply)     Concrete     Asphalt     Gravel     Other     None

b. Condition:     Excellent     Satisfactory     Unsatisfactory     Non-Functioning     Critical Failure

c. Year of last major reconstruction / replacement    2009

d. Expected Remaining Useful life (Years):    14

e. Cost to Reconstruct/Replace:    \$0

f. Comments:    0

**54. Sidewalks**

a. Type (check all that apply)     Concrete     Asphalt     Other

b. Condition:     Excellent     Satisfactory     Unsatisfactory     Non-Functioning     Critical Failure

c. Year of last major reconstruction / replacement    2009

d. Expected Remaining Useful life (Years):    14

e. Cost to Reconstruct/Replace:    \$0

f. Comments:    0

**55. Playgrounds and Playground Equipment**

a. Condition:     Excellent     Satisfactory     Unsatisfactory     Non-Functioning     Critical Failure     N/A

b. Year of last major reconstruction / replacement    0

c. Expected Remaining Useful life (Years):    0

d. Cost to Reconstruct/Replace:    \$0

e. Comments:    0

**56. Athletic Fields and Play Fields**

a. Condition:     Excellent     Satisfactory     Unsatisfactory     Non-Functioning     Critical Failure     N/A

b. Year of last major reconstruction / replacement    2009

c. Expected Remaining Useful life (Years):    9

d. Cost to Reconstruct/Replace:    \$100,000

e. Comments:    Replace basketball/tennis court paving

f. Does the facility have synthetic turf field(s)?     Yes     No

    If yes, how many synthetic turf fields?    \_\_\_\_\_

    Expected useful life remaining?    \_\_\_\_\_

    Type of infill?    \_\_\_\_\_

**57. Exterior Bleachers/Stadiums**

a. Condition:     Excellent     Satisfactory     Unsatisfactory     Non-Functioning     Critical Failure     N/A

b. Year of last major reconstruction / replacement    2009

c. Expected Remaining Useful life (Years):    24

d. Cost to Reconstruct/Replace:    \$0

e. Comments:    0

**58. Related Structures (such as press boxes, dugouts, climbing walls, etc.)**

a. Condition:       Excellent       Satisfactory       Unsatisfactory       Non-Functioning       Critical Failure       N/A

b. Year of last major reconstruction / replacement      2009

c. Expected Remaining Useful life (Years):      9

d. Cost to Reconstruct/Replace:      \$0

e. Comments:      0

**Substructure**

**59. Foundation (S)**

a. Type (check all that apply):  
 Reinforced Concrete       Masonry on Concrete Footing       Other

b. Evidence of Structural Concerns:

1. Structural Cracks	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	4. Water Penetration	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
2. Heaving/Jacking	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	5. Unsupported Areas	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Decay/Corrosion	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	6. Other	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

c. Condition:       Excellent       Satisfactory       Unsatisfactory       Non-Functioning       Critical Failure

d. Year of last major reconstruction / replacement      2009

e. Expected Remaining Useful life (Years):      94

f. Cost to Reconstruct/Replace:      \$0

g. Comments:      0

**Building Envelope**

**60. Structural Floors (S)**

a. Type (check all that apply):  
 Reinforced Concrete Slab on Grade       Wood Deck on Wood Trusses       7. Other \_\_\_\_\_  
 Concrete/Metal Deck/Metal Joists       Wood Deck on Wood Joists  
 Precast Concrete Structural System       Concrete Deck on Wood Structure

b. Evidence of structural concerns with Support System (Beams/joists/Trusses, etc.):

1. Structural Cracks	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	4. Deflection	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
2. Unsupported Ends	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	5. Seriously Damaged/Missing Components	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Rot/Decay/Corrosion	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	6. Other Problems	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

c. Evidence of Structural Concerns with Structural Floor Deck:

1. Cracks	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
2. Deflection	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Rot/Decay/Corrosior	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

d. Condition:       Excellent       Satisfactory       Unsatisfactory       Non-Functioning       Critical Failure

e. Year of last major reconstruction / replacement      2009

f. Expected Remaining Useful life (Years):      94

g. Cost to Reconstruct/Replace:      \$0

h. Comments:      0



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

a. Material (check all that apply):  Concrete  Masonry  Steel  Wood  Other

b. Evidence of Structural Concerns with Support System (columns, base plates, connections, etc.):

1. Structural Cracks  Yes  No

2. Rot/Decay/Corrosion  Yes  No

3. Other problems: \_\_\_\_\_

c. Evidence of Concerns with Exterior Cladding:

1. Cracks/Gaps  Yes  No 4. Moisture Penetration  Yes  No

2. Inadequate Flashing  Yes  No 5. Rot/Decay/Corrosion  Yes  No

3. Efflorescence  Yes  No 6. Other Problems: \_\_\_\_\_

d. Condition:  Excellent  Satisfactory  Unsatisfactory  Non-Functioning  Critical Failure

e. Year of last major reconstruction / replacement 2009 f. Expected Remaining Useful life (Years): 44

g. Cost to Reconstruct/Replace: \$121,000

h. Comments: Repoint/repair masonry joints

**62. Chimneys (S)**

a. Material (check all that apply):  Masonry  Concrete  Metal  Other  N/A

b. Condition:  Excellent  Satisfactory  Unsatisfactory  Non-Functioning  Critical Failure

c. Year of last major reconstruction / replacement 2009 d. Expected Remaining Useful life (Years): 44

e. Cost to Reconstruct/Replace: \$0

f. Comments: 0

**63. Parapets (S)**

a. Construction Type (check all that apply):  Masonry  Concrete  Metal  Other  N/A

b. Condition:  Excellent  Satisfactory  Unsatisfactory  Non-Functioning  Critical Failure

c. Year of last major reconstruction / replacement 2009 d. Expected Remaining Useful life (Years): 69

e. Cost to Reconstruct/Replace: \$32,000

f. Comments: Clean, repoint & seal pediment

**64. Exterior Doors**

a. Overall condition of exterior door units:

Excellent  Satisfactory  Unsatisfactory  Non-Functioning  Critical Failure

b. Overall condition of exterior door hardware:

Excellent  Satisfactory  Unsatisfactory  Non-Functioning  Critical Failure

c. Do any exit doors have magnetic locking devices?  Yes  No

d. Safety/Security features are adequate:  Yes  No

e. Year of last major reconstruction / replacement 2009 f. Expected Remaining Useful life (Years): 24

g. Cost to Reconstruct/Replace: \$0  
h. Comments: 0

**65. Exterior Steps, Stairs, and Ramps (S)**

a. Condition:  Excellent  Satisfactory  Unsatisfactory  Non-Functioning  Critical Failure  
b. Year of last major reconstruction / replacement 2009 c. Expected Remaining Useful life (Years): 44  
d. Cost to Reconstruct/Replace: \$25,000  
e. Comments: Repair/replace spalled treads at rails/elsewhere.

**66. Fire Escapes (S)**

a. Does the facility have one or more Fire Escapes?  Yes  No  
b. Condition:  Excellent  Satisfactory  Unsatisfactory  Non-Functioning  Critical Failure  
c. Safety features are adequate  Yes  No  
d. Year of last major reconstruction / replacement 0 e. Expected Remaining Useful life (Years): 0  
f. Cost to Reconstruct/Replace: \$0  
g. Comments: 0

**67. Windows**

a. Type of windows (check all that apply):  
 Aluminum  Steel  Vinyl  Solid wood  Wood with external cladding system  Other  
b. Condition:  Excellent  Satisfactory  Unsatisfactory  Non-Functioning  Critical Failure  
c. All rescue windows are operable:  Yes  No  N/A  
d. Year of last major reconstruction / replacement 2009 e. Expected Remaining Useful life (Years): 14  
f. Cost to Reconstruct/Replace: \$0  
g. Comments: 0

**68. Roof (S)**

a. Type of roof construction (check all that apply):  
 1. Metal deck on metal trusses/joists  4. Concrete on metal deck on metal trusses/joists  
 2. Wood deck on wood trusses/joists  5. Other  
 3. Wood deck on metal trusses/joists  
b. Type of roofing material (Check all that apply):  
 1. Single-Ply Membrane  3. Asphalt Shingle  5. IRMA  7. Other  
 2. Built Up  4. Pre-Formed Metal  6. Slate  
c. Evidence of Structural Concerns with Support Systems (Beams/Joists/Trusses, etc.):  
1. Structural Cracks  Yes  No 4. Deflection  Yes  No  
2. Unsupported Ends  Yes  No 5. Seriously Damaged/Missing Components  Yes  No  
3. Rot/Decay/Corrosion  Yes  No 6. Other Problems (Specify): \_\_\_\_\_

d. Evidence of Structural Concerns with structural floor deck:

- 1. Cracks  Yes  No
- 2. Deflection  Yes  No
- 3. Rot/Decay/Corrosion  Yes  No

e. Does the building have skylights?  Yes  No (go to h.)

f. If Yes, what material are the skylights made? (Check all that apply)  Plastic  Glass  Other

g. Condition of skylights:  Excellent  Satisfactory  Unsatisfactory  Non-Functioning  Critical Failure

h. Evidence of Concerns with Roofing, Skylights, Flashing, and Drains:

- 1. Failures/Splits/Cracks  Yes  No
- 2. Rot/Decay/Corrosion  Yes  No
- 3. Inadequate Flashing/Curbs/Pitch Pockets  Yes  No
- 4. Inadequate or Poorly Functioning Roof Drains  Yes  No
- 5. Evidence of Water Penetration/Active Leak(s)  Yes  No

6. Other Concerns (Specify):

i. Condition:  Excellent  Satisfactory  Unsatisfactory  Non-Functioning  Critical Failure

j. Year of last major

k. Expected Remaining

reconstruction / replacement 2009

Useful life (Years): 74

l. Cost to Reconstruct/Replace: \$39,000

m. Comments: Install rail at hatch. Wrap wood soffit in aluminum, replacement of skylights.

### Interior Spaces

#### 69. Interior Bearing Walls and Fire Walls (S)

a. Condition:  Excellent  Satisfactory  Unsatisfactory  Non-Functioning  Critical Failure

b. Year of last major

c. Expected Remaining

reconstruction / replacement 2009

Useful life (Years): 74

d. Cost to Reconstruct/Replace: \$7,000

e. Comments: Select sealing of penetrations in rated walls.

#### 70. Other Interior Walls

a. Condition:  Excellent  Satisfactory  Unsatisfactory  Non-Functioning  Critical Failure

b. Year of last major

c. Expected Remaining

reconstruction / replacement 2009

Useful life (Years): 44

d. Cost to Reconstruct/Replace: \$0

e. Comments: 0

### Floor Finishes

#### 71. Carpet

a. Where located? (check all that apply)  Instructional space  Common area

b. Condition:  Excellent  Satisfactory  Unsatisfactory  Non-Functioning  Critical Failure

c. Year of last major

d. Expected Remaining

reconstruction / replacement 2009

Useful life (Years): 9

e. Cost to Reconstruct/Replace: \$0  
f. Comments: 0

**72. Resilient tiles or sheet flooring**

a. Where located? (check all that apply)  Instructional space  Common area  
b. Condition:  Excellent  Satisfactory  Unsatisfactory  Non-Functioning  Critical Failure  
c. Year of last major reconstruction / replacement 2009  
d. Expected Remaining Useful life (Years): 14  
e. Cost to Reconstruct/Replace: \$0  
f. Comments: 0

**73. Hard flooring (concrete; ceramic tile; stone etc.)**

a. Where located? (check all that apply)  Instructional space  Common area  
b. Condition:  Excellent  Satisfactory  Unsatisfactory  Non-Functioning  Critical Failure  
c. Year of last major reconstruction / replacement 2009  
d. Expected Remaining Useful life (Years): 44  
e. Cost to Reconstruct/Replace: \$0  
f. Comments: 0

**74. Wood**

a. Where located? (check all that apply)  Instructional space  Common area  
b. Condition:  Excellent  Satisfactory  Unsatisfactory  Non-Functioning  Critical Failure  
c. Year of last major reconstruction / replacement 2009  
d. Expected Remaining Useful life (Years): 34  
e. Cost to Reconstruct/Replace: \$363,000  
f. Comments: Replace Gym floor

**75. Ceilings (H)**

a. Condition:  Excellent  Satisfactory  Unsatisfactory  Non-Functioning  Critical Failure  
b. Year of last major reconstruction / replacement 2009  
c. Expected Remaining Useful life (Years): 44  
d. Cost to Reconstruct/Replace: \$313,000  
e. Comments: Review asbestos plaster ceilings for replacement.

**76. Lockers**

a. Condition:  Excellent  Satisfactory  Unsatisfactory  Non-Functioning  Critical Failure  
b. Year of last major reconstruction / replacement 2009  
c. Expected Remaining Useful life (Years): 24  
d. Cost to Reconstruct/Replace: \$0  
e. Comments: 0

**77. Interior Doors**

a. Overall condition of interior door units:

- Excellent     Satisfactory     Unsatisfactory     Non-Functioning     Critical Failure

b. Overall condition of interior door hardware:

- Excellent     Satisfactory     Unsatisfactory     Non-Functioning     Critical Failure

c. Year of last major

d. Expected Remaining

reconstruction / replacement    2009

Useful life (Years):    24

e. Cost to Reconstruct/Replace:    \$0

f. Comments:    0

**78. Interior Stairs (S)**

a. Condition:     Excellent     Satisfactory     Unsatisfactory     Non-Functioning     Critical Failure     N/A

b. Year of last major

c. Expected Remaining

reconstruction / replacement    2009

Useful life (Years):    69

d. Cost to Reconstruct/Replace:    \$7,000

e. Comments:    Select handrails in 2009 wing do not return to wall; original wood rails do not return to wall.

**79. Elevators, Lifts and Escalators (H)**

a. Condition:     Excellent     Satisfactory     Unsatisfactory     Non-Functioning     Critical Failure     N/A

b. Year of last major

c. Expected Remaining

reconstruction / replacement    2009

Useful life (Years):    24

d. Cost to Reconstruct/Replace:    \$0

e. Comments:    0

**80. Interior Electrical Distribution (H)**

a. Interior electrical supply meets current needs:     Yes     No

b. Condition:     Excellent     Satisfactory     Unsatisfactory     Non-Functioning     Critical Failure     N/A

c. Year of last major

d. Expected Remaining

reconstruction / replacement    1999

Useful life (Years):    14

e. Cost to Reconstruct/Replace:    \$129,000

f. Comments:    Provide Arc Flash study & upgrade stage lighting

**81. Lighting Fixtures**

a. Condition:     Excellent     Satisfactory     Unsatisfactory     Non-Functioning     Critical Failure     N/A

b. Year of last major

c. Expected Remaining

reconstruction / replacement    2009

Useful life (Years):    19

d. Cost to Reconstruct/Replace:    \$250,000

e. Comments:    Replace classroom and Gym lighting with LED

**82. Communications Systems (H)**

a. Communications systems are adequate:  Yes  No

b. Condition:  Excellent  Satisfactory  Unsatisfactory  Non-Functioning  Critical Failure  N/A

c. Year of last major reconstruction / replacement: 2009

d. Expected Remaining Useful life (Years): 13

e. Cost to Reconstruct/Replace: \$0

f. Comments: 0

### 83. Swimming Pool and Swimming Pool Systems

a. Condition:  Excellent  Satisfactory  Unsatisfactory  Non-Functioning  Critical Failure  N/A

b. Year of last major reconstruction / replacement: 0

c. Expected Remaining Useful life (Years): 0

d. Cost to Reconstruct/Replace: \$0

e. Comments: 0

## Plumbing (Excluding HVAC Systems)

### 84. Water Distribution System (H)

a. Type of Pipes (Check all that apply):  
 Iron  Galvanized  Copper  Lead  PVC  Other  N/A

b. Condition:  Excellent  Satisfactory  Unsatisfactory  Non-Functioning  Critical Failure  N/A

c. Year of last major reconstruction / replacement: 1997

d. Expected Remaining Useful life (Years): 12

e. Cost to Reconstruct/Replace: \$94,000

f. Comments: Replace bladder tanks

### 85. Plumbing Drainage System (H)

a. Type of Pipes (Check all that apply):  
 Iron  Galvanized  Copper  Lead  PVC  Other  N/A

b. Condition:  Excellent  Satisfactory  Unsatisfactory  Non-Functioning  Critical Failure

c. Year of last major reconstruction / replacement: 2009

d. Expected Remaining Useful life (Years): 43

e. Cost to Reconstruct/Replace: \$0

f. Comments: 0

### 86. Hot Water Heaters (H)

a. Type of Fuel (Check all that apply):  
 Oil  Natural Gas  Electricity  Other  N/A

b. Condition:  Excellent  Satisfactory  Unsatisfactory  Non-Functioning  Critical Failure

c. Year of last major reconstruction / replacement: 2009

d. Expected Remaining Useful life (Years): 19

e. Cost to Reconstruct/Replace: \$50,000

f. Comments: Install master mixing valve

**87. Plumbing Fixtures (including toilets, urinals, lavatories, etc.)**

- a. Condition:  Excellent  Satisfactory  Unsatisfactory  Non-Functioning  Critical Failure
- b. Year of last major reconstruction / replacement: 2009 c. Expected Remaining Useful life (Years): 33
- d. Cost to Reconstruct/Replace: \$16,000
- e. Comments: Provide Science Room emerg. shutoff system, custodial faucet replacement.

**HVAC Systems**

**88. HVAC Systems Type**

- a. Does this building have a central HVAC system?  Yes  No
- b. 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

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

- a. Heat generation source (check all that apply):  
 Boiler/Hot Water  Boiler/Steam  Furnace/Forced Air  Unit Ventilation  
 Geothermal  Biomass  Other
- b. Condition:  Excellent  Satisfactory  Unsatisfactory  Non-Functioning  Critical Failure
- c. Year of last major reconstruction / replacement: 2008 d. Expected Remaining Useful life (Years): 23
- e. Cost to Reconstruct/Replace: \$0
- f. Comments: 0

**90. Heating Fuel / Energy Systems (H)**

- a. Condition:  Excellent  Satisfactory  Unsatisfactory  Non-Functioning  Critical Failure
- b. Year of last major reconstruction / replacement: 2009 c. Expected Remaining Useful life (Years): 23
- d. Cost to Reconstruct/Replace: \$0
- e. Comments: 0

**91. Cooling/Air Conditioning Generating Systems**

- a. Condition:  Excellent  Satisfactory  Unsatisfactory  Non-Functioning  Critical Failure
- b. Year of last major reconstruction / replacement: 2009 c. Expected Remaining Useful life (Years): 13
- d. Cost to Reconstruct/Replace: \$0
- e. Comments: 0

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

- a. Condition:  Excellent  Satisfactory  Unsatisfactory  Non-Functioning  Critical Failure
- b. Year of last major reconstruction / replacement: 2009 c. Expected Remaining Useful life (Years): 13

reconstruction / replacement 2009 Useful life (Years): 24  
 d. Cost to Reconstruct/Replace: \$0  
 e. Comments: 0

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

a. Condition:  Excellent  Satisfactory  Unsatisfactory  Non-Functioning  Critical Failure  
 b. Year of last major reconstruction / replacement 2009 c. Expected Remaining Useful life (Years): 23  
 d. Cost to Reconstruct/Replace: \$0  
 e. Comments: 0

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

a. Condition:  Excellent  Satisfactory  Unsatisfactory  Non-Functioning  Critical Failure  
 b. Year of last major reconstruction / replacement 2009 c. Expected Remaining Useful life (Years): 44  
 d. Cost to Reconstruct/Replace: \$0  
 e. Comments: 0

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

a. Condition:  Excellent  Satisfactory  Unsatisfactory  Non-Functioning  Critical Failure  
 b. Year of last major reconstruction / replacement 2009 c. Expected Remaining Useful life (Years): 24  
 d. Cost to Reconstruct/Replace: \$0  
 e. Comments: 0

**Fire Safety Systems**

**96. Fire Alarm Systems (H)**

a. Condition:  Excellent  Satisfactory  Unsatisfactory  Non-Functioning  Critical Failure  N/A  
 b. Year of last major reconstruction / replacement 1999 c. Expected Remaining Useful life (Years): 4  
 d. Cost to Reconstruct/Replace: \$0  
 e. Comments: 0

**97. Smoke Detection Systems (H)**

a. Condition:  Excellent  Satisfactory  Unsatisfactory  Non-Functioning  Critical Failure  N/A  
 b. Year of last major reconstruction / replacement 2009 c. Expected Remaining Useful life (Years): 13  
 d. Cost to Reconstruct/Replace: \$0  
 e. Comments: 0



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

a. Condition:  Excellent  Satisfactory  Unsatisfactory  Non-Functioning  Critical Failure  N/A

b. Year of last major reconstruction / replacement: 2009

c. Expected Remaining Useful life (Years): 34

d. Cost to Reconstruct/Replace: \$0

e. Comments: 0

**99. Emergency/Exit Lighting Systems (H)**

a. Condition:  Excellent  Satisfactory  Unsatisfactory  Non-Functioning  Critical Failure  N/A

b. Year of last major reconstruction / replacement: 2008

c. Expected Remaining Useful life (Years): 13

d. Cost to Reconstruct/Replace: \$4,000

e. Comments: Provide egress exit lighting.

**100. Emergency / Standby Power Systems (H)**

a. Does the building have an emergency or standby power system?  Yes  No

b. Condition:  Excellent  Satisfactory  Unsatisfactory  Non-Functioning  Critical Failure  N/A

c. Year of last major reconstruction / replacement: 2008

d. Expected Remaining Useful life (Years): 13

e. Cost to Reconstruct/Replace: \$0

f. Comments: 0

**Accessibility**

**101. Exterior 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 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:

a. Cost of improvements needed to provide accessible exterior and interior routes as specified above:  
\$63,000

b. Comments: Provide Gym/Auditorium stage accessible lift .

## Environmental/Comfort/Health

### 104. General Appearance

a. Overall Rating:  Good  Fair  Poor

b. Comments: 0

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### 105. Cleanliness

a. Overall Rating:  Good  Fair  Poor

b. Comments: 0

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### 106. Mats/Grills

Are there walk off mats, grills in entryway?  Yes  No

If Yes: at least 6 Ft. Long?  Yes  No

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

Yes  No

### 108. Lighting Quality

a. Types of Lighting in General Purpose Classrooms (Check all that apply):

Daylight  Fluorescent - NOT Full Spectrum  Fluorescent - Full Spectrum

Incandescent  Other \_\_\_\_\_

b. Are there blinds in the classroom to prevent glare?  Yes  No

c. Overall Rating:  Good  Fair  Poor

d. Comments: 0

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### 109. Evidence of Vermin

Is there evidence of active infestations of...?

a. Rodents?  Yes  No

b. Wood-Boring or Wood-Eating Insects?  Yes  No

c. Cockroaches?  Yes  No

d. Other Vermin?  Yes  No

## Indoor Air Quality

### 110. Mold

a. Is there visible mold or moldy odors?  Yes  No

If yes, where? (check all that apply)

Classrooms  Hallways  Ventilation system  Other places \_\_\_\_\_

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

Paper-faced or gypsum products?  Yes  No

Cellulose products (typical ceiling tiles)  Yes  No

c. Estimated cost of necessary improvements: \$0

d. Comments: 0

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**111. Humidity/Moisture:**

a. Are any of the following found in/or around the following areas?

a. In classrooms

b. In other areas

- 1. Active leaks in roof  Yes  No  Yes  No
- 2. Active leaks in plumbing  Yes  No  Yes  No
- 3. Moisture condensation  Yes  No  Yes  No
- 4. Visible stains or water damage  Yes  No  Yes  No

b. Rating of humidity / moisture condition in building:  Good  Fair  Poor

**112. Ventilation: Fresh Air Intake Locations, Air Filters, etc.**

- a. Are there fresh air intakes located near the bus loading, truck delivery, or garbage storage/disposal areas?  Yes  No
- b. Is there accumulated dust, dirt, or debris around fresh air intakes?  Yes  No
- c. Are fresh air intakes free of blockage?  Yes  No
- d. Is accumulated dirt, dust, or debris in ductwork?  Yes  No
- e. Are dampers functioning as designed?  Yes  No
- f. Condition of air filters:  Good  Fair  Poor
- g. Outside air is adequate for occupant load:  Yes  No
- h. Rating of Ventilation/Indoor Air Quality:  Good  Fair  Poor
- i. Comments: 0

**113. Indoor Air Quality (IAQ) Management Plan**

- a. Does the School District use EPA's *Tools for Schools* program?  Yes  No
  - b. If not, is some other IAQ management plan used?  Yes  No
  - c. Has the District assigned IAQ responsibilities to a designated individual?  Yes  No
- If yes, what is their job title? \_\_\_\_\_

**114. Does the school practice IPM?**

- a. Is vegetation kept 1 ft. away from the building?  Yes  No
  - b. Are crevices and holes in walls, floors and pavement sealed or eliminated?  Yes  No
  - c. Is there a certified pesticide applicator on staff?  Yes  No
  - d. Are pesticides used in the buildings?  Yes  No
- If yes, how are they typically applied?  Spot treatment  Area wide treatments
- e. Are pesticides used on the grounds?  Yes  No
- 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

- a. Has this facility been tested for the presence of radon?  Yes  No
- b. Were any of the results of the test greater than or equal to 4 picocuries per liter (pCi/L)?  Yes  No
- c. If yes, did the school take steps to mitigate these elevated radon levels?
  - Yes, active mitigation system installed
  - Yes, ventilation controls (HVAC) adjusted
  - Yes, passive system made active

- Yes, other \_\_\_\_\_
- No action taken

## American Red Cross

### 116. American Red Cross

a. Is there a written agreement with the American Red Cross for the use of this building as an emergency shelter?  Yes  No

b. Does this building have an emergency generator to support sheltering operations? (lights, HVAC, etc.)?  Yes  No

If yes, check all systems powered by the emergency generator.

- Communication system       Fire alarm system       Security system
- HVAC       Sump pump       Lighting

c. Does this facility have a cooking/food preparation kitchen?  Yes  No

If yes, is the area outfitted for:

- Full preparation       Warming capability only

d. Check items powered by emergency generator:

- Kitchen equipment       Cooking equipment       Refrigeration equipment

e. Potable water:

Provided by municipal system?  Yes  No

On-site wells?  Yes  No

If on site wells are present, are the wells connected to emergency generator?  Yes  No

f. Sanitary:

Gravity discharge?  Yes  No

Force main pumping station?  Yes  No

If pumping station exists, are they connected to emergency generator?  Yes  No