

2015 Building Condition Survey Instrument

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

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District BEDS Code
3. Building Name: George Ross Mackenzie Elementary School
4. SED Control Number:

		0	0	0	9
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5. Survey Inspection Date: May 25, 2016
6. Building 911 Address: 1045 Proctor Road
7. City: Glen Spey 8. Zip Code: 12737
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: 1995
12. Gross square ft. of building as currently configured 57,734
13. Number of Floors: 1
14. How many full-time and part-time custodians are employed at the school (or work in the building)?
- Full-time custodians: 3
- 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.
- 324
- (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): 324
- 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 | |

19. Grades Housed: K-6

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: 29
25. Gross Square Footage of all instructional classrooms (combined): 26,970

26. Other spaces provided (check all that apply).
- | | | | |
|--|--|---|---|
| <input type="checkbox"/> a. N/A (None) | <input type="checkbox"/> h. Guidance | <input type="checkbox"/> o. Multipurpose Rooms | <input type="checkbox"/> u. Special Education |
| <input 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 checked="" type="checkbox"/> q. Pre-K | <input checked="" type="checkbox"/> w. Teacher Resource |
| <input type="checkbox"/> d. Audio Visual | <input type="checkbox"/> k. Home & Careers | <input checked="" type="checkbox"/> r. Remedial Rooms | <input 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 type="checkbox"/> m. Large Group Instruction | <input type="checkbox"/> t. Science Labs | |
| <input checked="" type="checkbox"/> g. Computer Room | <input checked="" type="checkbox"/> n. Library | | |

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) \$1,135,000

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>029264</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: 1995

d. Expected Remaining Useful life (Years): 30

e. Cost to Reconstruct/Replace: \$0

f. Comments: 0

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: 1995

d. Expected Remaining Useful life (Years): 30

e. Cost to Reconstruct/Replace: \$0

f. Comments: 0

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: 0

d. Expected Remaining Useful life (Years): 0

e. Cost to Reconstruct/Replace: \$0

f. Comments: 0

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: 1 Capacity of below ground tanks (gallons): 10,000

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

d. Year of last major reconstruction / replacement: 1995

e. Expected Remaining Useful life (Years): 10

f. Cost to Reconstruct/Replace: \$0

g. Comments: 0

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: 1995

e. Expected Remaining Useful life (Years): 30

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 1995
e. Expected Remaining Useful life (Years): 40
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 1995
d. Expected Remaining Useful life (Years): 30
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
d. Cost to Reconstruct/Replace: \$0
e. 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 1995
d. Expected Remaining Useful life (Years): 30
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 1995
- 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 2015

d. Expected Remaining Useful life (Years): 20

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 1995

d. Expected Remaining Useful life (Years): 0

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 1995

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 2006

c. Expected Remaining Useful life (Years): 21

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

e. Comments: Rehabilitate play area and re-seed.

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 1995

c. Expected Remaining Useful life (Years): 10

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 1995

c. Expected Remaining Useful life (Years): 0

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 1995

e. Expected Remaining Useful life (Years): 80

f. Cost to Reconstruct/Replace: \$19,000

g. Comments: Miscellaneous crack repair.

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 type="checkbox"/> Yes <input checked="" 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 type="checkbox"/> Yes <input checked="" 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 1995

f. Expected Remaining Useful life (Years): 80

g. Cost to Reconstruct/Replace: \$63,000

h. Comments: Reconstruct floor and floor drain

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: masonry joints

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

e. Year of last major reconstruction / replacement 1995 f. Expected Remaining Useful life (Years): 20

g. Cost to Reconstruct/Replace: \$66,000

h. Comments: Masonry joint repairs / lintel painting.

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 1995 d. Expected Remaining Useful life (Years): 30

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

f. Comments: Review corrosion at chimney joints.

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 0 d. Expected Remaining Useful life (Years): 0

e. Cost to Reconstruct/Replace: \$0

f. Comments: 0

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 1995 f. Expected Remaining Useful life (Years): 10

g. Cost to Reconstruct/Replace: \$0

h. Comments: 0

65. Exterior Steps, Stairs, and Ramps (S) N/A

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

b. Year of last major reconstruction / replacement 0 c. Expected Remaining Useful life (Years): 0

d. Cost to Reconstruct/Replace: \$0

e. Comments: 0

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 1995 e. Expected Remaining Useful life (Years): 10

f. Cost to Reconstruct/Replace: \$75,000

g. Comments: Replace shades and awnings.

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 reconstruction / replacement 1995 k. Expected Remaining Useful life (Years): 10

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

m. Comments: Repaint roof ladders.

Interior Spaces

69. Interior Bearing Walls and Fire Walls (S) (N/A)

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

b. Year of last major reconstruction / replacement 0 c. Expected Remaining Useful life (Years): 0

d. Cost to Reconstruct/Replace: \$0

e. Comments: 0

70. Other Interior Walls

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

b. Year of last major reconstruction / replacement 1995 c. Expected Remaining Useful life (Years): 60

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 reconstruction / replacement 1995 d. Expected Remaining Useful life (Years): 0

e. Cost to Reconstruct/Replace: \$75,000
f. Comments: Replace carpeting.

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 2011
d. Expected Remaining Useful life (Years): 16
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 1995
d. Expected Remaining Useful life (Years): 30
e. Cost to Reconstruct/Replace: \$0
f. Comments: 0

74. Wood

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

75. Ceilings (H)

a. Condition: Excellent Satisfactory Unsatisfactory Non-Functioning Critical Failure
b. Year of last major reconstruction / replacement 1995
c. Expected Remaining Useful life (Years): 30
d. Cost to Reconstruct/Replace: \$200,000
e. Comments: Replace ceilings.

76. Lockers

a. Condition: Excellent Satisfactory Unsatisfactory Non-Functioning Critical Failure
b. Year of last major reconstruction / replacement 1995
c. Expected Remaining Useful life (Years): 10
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 1995

Useful life (Years): 10

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 1995

Useful life (Years): 0

d. Cost to Reconstruct/Replace: \$0

e. Comments: 0

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 0

Useful life (Years): 0

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 1995

Useful life (Years): 10

e. Cost to Reconstruct/Replace: \$0

f. Comments: 0

81. Lighting Fixtures

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

b. Year of last major

c. Expected Remaining

reconstruction / replacement 1995

Useful life (Years): 5

d. Cost to Reconstruct/Replace: \$256,000

e. Comments: Recommend LED lighting upgrades.

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: 2008

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: 1995

d. Expected Remaining Useful life (Years): 9

e. Cost to Reconstruct/Replace: \$226,000

f. Comments: Upgrade water system.

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: 1995

d. Expected Remaining Useful life (Years): 29

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: 1995

d. Expected Remaining Useful life (Years): 0

e. Cost to Reconstruct/Replace: \$25,000

f. Comments: Upgrade water heaters.

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

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

b. Year of last major reconstruction / replacement 2008

c. Expected Remaining Useful life (Years): 33

d. Cost to Reconstruct/Replace: \$0

e. Comments: 0

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 1995

d. Expected Remaining Useful life (Years): 10

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 1995

c. Expected Remaining Useful life (Years): 10

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 1995

c. Expected Remaining Useful life (Years): 0

d. Cost to Reconstruct/Replace: \$30,000

e. Comments: Replace A/C unit.

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 1995

c. Expected Remaining Useful life (Years): 10

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

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

a. Condition: Excellent Satisfactory Unsatisfactory Non-Functioning Critical Failure
 b. Year of last major reconstruction / replacement 1995 c. Expected Remaining Useful life (Years): 10
 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 1995 c. Expected Remaining Useful life (Years): 30
 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 1995 c. Expected Remaining Useful life (Years): 10
 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 1995 c. Expected Remaining Useful life (Years): 0
 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 1995 c. Expected Remaining Useful life (Years): 0
 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 1995 c. Expected Remaining Useful life (Years): 10
 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 1995 c. Expected Remaining Useful life (Years): 0
 d. Cost to Reconstruct/Replace: \$17,000
 e. Comments: Provide exterior egress 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 0 d. Expected Remaining Useful life (Years): 0
 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:
\$19,000
 b. Comments: 0

Environmental/Comfort/Health

104. General Appearance

a. Overall Rating: Good Fair Poor

b. Comments: 0

105. Cleanliness

a. Overall Rating: Good Fair Poor

b. Comments: 0

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

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

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 | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 2. Active leaks in plumbing | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 3. Moisture condensation | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 4. Visible stains or water damage | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| b. Rating of humidity / moisture condition in building: | <input checked="" type="checkbox"/> Good | <input type="checkbox"/> Fair <input type="checkbox"/> 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