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Building Information

1. Name of School District:
Washingtonville Central School District
2. SED District Number (a.k.a. District BEDS Code):
44-01-02-06
3. Building Name:
Senior High School
4. SED Control Number
0-007
5. Survey Inspection Date:
8/25/15
6. Building 911 Address:
54 West Main Street
7. City:
Washingtonville
8. Zip Code (Plus Four):
10992

9. Certificate of Occupancy Status:

- Annual
- Temporary
- None

10. Certificate Expiration Date:

09/01/16

Building Age, Gross Square Footage and Maintenance Staff

11. Year of Original Building:

1965

12. Gross Square Ft. of Building as currently configured:

256,920

13. Number of Floors:

3

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

- a. Full-time Custodians: 12
- b. Part-time Custodians: 0

Building Ownership and Occupancy Status

15. Building Ownership (choose 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?

- Used for Student Instructional Purposes
- Used for District Administration
- Used for Other District Purpose(s)
- Describe:

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 students):

1,391

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

- a. Permanent Instructional Spaces (i.e. Regular Classrooms): 65
- 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 number of non-instructional spaces used as instructional spaces 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 Space
 - Library
 - Lobby
 - Stairwell
 - Storage Space
 - OtherPlease describe:

19. Grades Housed (check all that apply)

- Pre-K
- K
- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- Ungraded
- Other

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 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 twelve 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

65

25. Gross Square Footage of All Instructional Classrooms (Combined)

55,250

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

- N/A (none)
- Administration
- Art
- Audio Visual
- Auditorium
- Cafeteria
- Computer Room
- Guidance
- Gymnasium
- Health Suite
- Home & Careers
- Kitchen
- Lg. Group Instruction
- Library
- Multipurpose Rooms
- Music
- Pre-K
- Remedial Rooms
- Resource Room
- Science Lab
- Special Education
- Swimming Pool
- Teacher Resource
- Technology/Shop
- Other

Describe:

Space Adequacy

27. Rating of Space Adequacy

- Good
- Fair
- Poor

Comments:

28. Estimated capital construction expenses anticipated for this building through 2015-2016 school year excluding maintenance (to be answered after the building inspection is complete):

\$24,421,100

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

31. A/E Firm Name:

Keystone Associates Architects, Engineers & Surveyors, LLC

32. Firm Address:

58 Exchange Street, Binghamton, NY 13901

33. Phone Number:

607-722-1100

34. E-mail:

pbedford@keyscomp.com

35. A/E Name:

Paul L. Bedford, AIA Member

36. A/E License number:

021387

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: 1992
- d. Expected Remaining Useful Life (Years): 10
- e. Cost to Reconstruct/Replace:
- f. Comments: Existing domestic water service is a 4" complete with meter, valves and RPZ backflow preventor.

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: 1992
- d. Expected Remaining Useful Life (Years): 15
- e. Cost to Reconstruct/Replace:
- f. Comments: The existing sanitary is run in the basement to a public main outside the building. The system is vented through the roof. Piping materials consist of cast iron and some PVC schedule 40. All sanitary piping appears to be in good condition.

39. Site Gas (H)

- a. Does the building have gas service or use liquid petroleum gas?
 - Yes
 - No (skip to next section)
- b. Condition
 - Excellent
 - Satisfactory
 - Unsatisfactory
 - Non-Functioning
 - Critical Failure
- c. Year of Last Major Reconstruction/Replacement: 1994
- d. Expected Remaining Useful Life (Years): 10
- e. Cost to Reconstruct/Replace:
- f. Comments: There is natural gas from a public utility which serves the building. The natural gas supplies heating and domestic water boilers, HVAC equipment and kitchen equipment.

40. Site Fuel Oil (H)

- a. Type of service
 - Fuel Tanks
 - None (skip to next section)
- b. If the building has fuel tanks
 - i. The number of above ground fuel tanks: 0
 - ii. Capacity of above ground tanks (gallons): 0
 - iii. The number of below ground fuel tanks: 1
 - iv. Capacity of below ground tanks (gallons) : #2 Fuel Oil; 10,000 gallons
- c. Condition
 - Excellent
 - Satisfactory
 - Unsatisfactory
 - Non-Functioning
 - Critical Failure
- d. Last Major Reconstruction/Replacement: 1997
- e. Expected Remaining Useful Life (Years): 15
- f. Cost to Reconstruct/Replace:
- g. Comments: #2 Fuel Oil Tank No. 8 - NYSDEC Site Registration No: 3-461490. Fuel oil system supplies the dual fuel fired boilers.

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: 2011
- e. Expected Remaining Useful Life (Years): 5
- f. Cost to Reconstruct/Replace: \$59,000
- g. Comments: Electrical services provided by an above ground service to pole on site which then goes below ground to a transformer that feeds the building. A pad-mounted utility transformer sits Northeast of the High School and feeds the school's main electrical room. The incoming service feeders were replaced in 2011 following a flood. The feeders cannot be seen, but as long as loads are consistent, connections maintained, and thermal scans completed yearly, they can be expected to operate adequately. The facility is not supported by a backup generator or a supplementary solar field. Various exterior electrical equipment supports building loads. A separately metered panelboard feeds exterior field lighting, its cover is missing and should be replaced. An exterior pad-mounted transformer for support of the kitchen equipment has a damaged cover which should be replaced as it may compromise the transformer's NEMA 3R rating. Site lighting is provided by wall-mounted flood lights and a mix of pole-mounted fixtures which utilize metal halide lamps. Energy efficient LED fixtures with higher mounting heights and additional fixtures should be considered to provide better site security and energy efficiency. Various site lights were on during daytime hours. The photocells for these fixtures are defective and should be replaced. Replacement of the photocells with a central photocell, contactor, and time-clock backup is recommended to eliminate the continual maintenance of spot type photocells.

42. Closed Drainage Pipe Stormwater Management System

- a. Does the facility have a closed pipe system?
 - Yes
 - No (skip to next section)
- b. Condition
 - Excellent
 - Satisfactory
 - Unsatisfactory
 - Non-Functioning
 - Critical Failure
- c. Year of Last Major Reconstruction/Replacement: 1992
- d. Expected Remaining Useful Life (Years): 10
- e. Cost to Reconstruct/Replace:

- f. Comments: The building storm drainage system consists of roof drains and internal leaders. The system is run outside the building and connects to a site storm water system.

43. Open Drainage Stormwater Management System

- a. Does the facility have a open stormwater system (ditch)?
 - Yes
 - No (skip to next section)
- b. Condition
 - Excellent
 - Satisfactory
 - Unsatisfactory
 - Non-Functioning
 - Critical Failure
- c. Year of Last Major Reconstruction/Replacement: 1992
- d. Expected Remaining Useful Life (Years): 1
- e. Cost to Reconstruct/Replace: \$53,000
- f. Comments: Regrade (create larger ditch section) approximately 500 feet of ditch along the backside of the tennis courts to drain hillside.

44. Catch Basins/ Drop Inlets/Manholes

- a. Does the facility have catch basins/drop inlets/manholes?
 - Yes
 - No (skip to next section)
- b. Condition
 - Excellent
 - Satisfactory
 - Unsatisfactory
 - Non-Functioning
 - Critical Failure
- c. Year of Last Major Reconstruction/Replacement: 1992
- d. Expected Remaining Useful Life (Years): 10
- e. Cost to Reconstruct/Replace:
- f. Comments: There are multiple catch basins located on site which drain stormwater runoff from building roofs, driveways, parking lots and athletic fields to a municipal stormwater sewer system and surface water.

45. Culverts

- a. Does the facility have culverts?
 - Yes
 - No (skip to next section)
- b. Condition
 - Excellent
 - Satisfactory
 - Unsatisfactory
 - Non-Functioning
 - Critical Failure
- c. Year of Last Major Reconstruction/Replacement:
- d. Expected Remaining Useful Life (Years):
- e. Cost to Reconstruct/Replace:
- f. Comments:

46. Outfalls

- a. Does the facility have outfalls?
 - Yes
 - No (skip to next section)
- b. Condition
 - Excellent
 - Satisfactory
 - Unsatisfactory
 - Non-Functioning
 - Critical Failure
- c. Year of Last Major Reconstruction/Replacement: 1992
- d. Expected Remaining Useful Life (Years): 10
- e. Cost to Reconstruct/Replace:
- f. Comments:

47. Infiltration basins/chambers

- a. Does the facility have infiltration basins/chambers?
 - Yes
 - No (skip to next section)
- b. Condition
 - Excellent
 - Satisfactory
 - Unsatisfactory
 - Non-Functioning
 - Critical Failure
- c. Year of Last Major Reconstruction/Replacement:
- d. Expected Remaining Useful Life (Years):
- e. Cost to Reconstruct/Replace:
- f. Comments:

48. Retention Basins

- a. Does the facility have retention basins?
 - Yes
 - No (skip to next section)
- b. Condition
 - Excellent
 - Satisfactory
 - Unsatisfactory
 - Non-Functioning
 - Critical Failure
- c. Year of Last Major Reconstruction/Replacement:
- d. Expected Remaining Useful Life (Years):
- e. Cost to Reconstruct/Replace:
- f. Comments:

49. Wetponds

- a. Does the facility have wetponds?
 - Yes
 - No (skip to next section)
- b. Condition
 - Excellent

- Satisfactory
- Unsatisfactory
- Non-Functioning
- Critical Failure

- c. Year of Last Major Reconstruction/Replacement:
- d. Expected Remaining Useful Life (Years):
- e. Cost to Reconstruct/Replace:
- f. Comments:

50. Manufactured stormwater proprietary units

- a. Does the facility have proprietary units?
 - Yes
 - No (skip to next section)
- b. Condition
 - Excellent
 - Satisfactory
 - Unsatisfactory
 - Non-Functioning
 - Critical Failure
- c. Year of Last Major Reconstruction/Replacement:
- d. Expected Remaining Useful Life (Years):
- e. Cost to Reconstruct/Replace:
- f. Comments:

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

- Municipal storm sewer system
- On-site recharge
- Combined sewer system
- Surface Water
- Other (please describe): There are multiple outfalls on the High School site. The outfalls discharge to both the municipal storm sewer system and surface water however they all ultimately discharge to Moodna Creek.

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: 2003
- d. Expected Remaining Useful Life (Years): 1
- e. Cost to Reconstruct/Replace: 2) \$895,000.
- f. Comments:
 1. Various parking and paving areas warrant serious consideration of minor or major rehabilitation treatments within the next five years. In general, these pavement items are not showing evidence of structural inadequacy underneath the asphalt concrete and it appears that the supporting granular sub-base material is performing satisfactorily (sampling and tests would establish the actual sub-base conditions). However the asphalt concrete itself is showing deterioration on the surface that can be repaired with asphalt overlays or the removal of several inches of asphalt concrete and replacement with new or recycled asphalt concrete. Final treatment selection can be made based on traffic loads and subgrade conditions at the time of project design. It is not expected that full depth reconstruction would be necessary for these sections within the next five years.
 2. The upper north parking lot is likely a full depth reconstruction candidate within the next 5-years. This full depth reconstruction would require new or recycled subbase (perhaps 8 to 12 inches) and 3 to 6 inches of new or recycled asphalt concrete. Layer thickness should be designed based on subgrade conditions and traffic loading at the time of actual project design.

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: 2006
- d. Expected Remaining Useful Life (Years): Based only on the sidewalk at the south end of the natatorium and the sidewalk leading to the small utility building behind the track, the remaining useful life is zero (0) years.
- e. Cost to Reconstruct/Replace:
- f. Comments:
 1. Sidewalk at the south end of the natatorium is a safety concern. It has uneven joints, which are trip hazards. Uneven joints can be ground flush.
 2. Regarding the sidewalk leading to the small utility building behind the track, it is anticipated that this section of sidewalk should be removed and replaced sometime in the next 5 years. Sidewalk cross section could include 4 to 8 inches of subgrade and 3 to 4 inches of asphalt, depending on the subgrade conditions.

55. Playgrounds Playground Equipment

- a. Condition
 - Excellent
 - Satisfactory
 - Unsatisfactory
 - Non-Functioning
 - Critical Failure
 - N/A
- b. Year of Last Major Reconstruction/Replacement:
- c. Expected Remaining Useful Life (Years):
- d. Cost to Reconstruct/Replace:
- e. Comments:

56. Athletic Fields and Play Fields

- a. Condition
 - Excellent
 - Satisfactory
 - Unsatisfactory
 - Non-Functioning
 - Critical Failure
 - N/A
- b. Year of Last Major Reconstruction/Replacement: 2001
- c. Expected Remaining Useful Life (Years): 2
- d. Cost to Reconstruct/Replace: 1) \$70,000. 2) \$798,000. 3) \$542,000
- e. Comments:
 - 1. Drainage problem along the southeast corner of the track in the spring - **see photo HS-43-CTB-260.JPG**. Recommend installing surface and/or underdrain systems in the grass area along the inside edge of the track that will connect to an existing storm drainage system.
 - 2. The Track, Pole Vault, Long Jump, and High Jump surfaces show as much as 25 to 30 percent loss of the orange rubberized surface. This surface should be removed down to the underlying asphalt concrete base and replaced. There is no visual evidence that the asphalt concrete base and the underlying aggregate sub-base are inadequate, they appear to be performing well at this time.
 - 3. The Tennis Courts have low severity longitudinal and transverse cracking, due primarily to age and temperature related dynamics. Replacement of the courts are recommended.
- f. Check if synthetic turf field is present:
 - No
 - YesIf 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: 1992
- c. Expected Remaining Useful Life (Years): 10
- d. Cost to Reconstruct/Replace:
- e. Comments:

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: 1992
- c. Expected Remaining Useful Life (Years): 10
- d. Cost to Reconstruct/Replace:
- e. Comments:

Substructure

59. Foundation (S)

- a. Type (check all that apply):
 - Reinforced Concrete
 - Masonry on Concrete Footing
 - Other:
- b. Evidence of Structural Concerns
 - 1. Evidence of Structural Concerns: Structural Cracks
 - Yes
 - No
 - 2. Evidence of Structural Concerns: Heaving/Jacking
 - Yes
 - No
 - 3. Evidence of Structural Concerns: Decay/Corrosion
 - Yes
 - No
 - 4. Evidence of Structural Concerns: Water Penetration
 - Yes
 - No
 - 5. Evidence of Structural Concerns: Unsupported Areas
 - Yes
 - No
 - 6. Evidence of Structural Concerns: Other
 - Yes
 - No
- c. Condition
 - Excellent
 - Satisfactory
 - Unsatisfactory
 - Non-Functioning

- Critical Failure
- d. Year of Last Major Reconstruction/Replacement: 1992
- e. Expected Remaining Useful Life (Years): 20
- f. Cost to Reconstruct/Replace:
- g. Comments:

Building Envelope

60. Structural Floors (S)

- a. Type (check all that apply):
 - 1. Reinforced Concrete Slab on Grade
 - 2. Concrete/Metal Deck/Metal Joists
 - 3. Precast Concrete Structural System
 - 4. Wood Deck on Wood Trusses
 - 5. Wood Deck on Wood Joists
 - 6. Concrete Deck on Wood Structure
 - 7. Other

Specify:

- b. Evidence of Structural Concerns with Floor Support System (Beams/Joists/Trusses, etc.):
 - 1. Structural Cracks
 - Yes
 - No
 - 2. Rot/Decay/Corrosion
 - Yes
 - No
 - 3. Rot/Decay/Corrosion
 - Yes
 - No
 - 4. Deflection
 - Yes
 - No
 - 5. Seriously Damaged/Missing Components
 - Yes
 - No
 - 6. Other Problems:

- c. Evidence of Structural Concerns with Structural Floor Deck

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

- d. Overall Condition of Structural Floors
 - Excellent

- Satisfactory
- Unsatisfactory
- Non-Functioning
- Critical Failure

- e. Year of Last Major Reconstruction/Replacement: 2006
- f. Expected Remaining Useful Life (Years): 4
- g. Cost to Reconstruct/Replace: \$152,000
- h. Comments: Floors are cracked in many areas and are also wavy. The cause is unknown but the slabs below should be inspected further to determine if there is a structural issue. The floors in two classrooms are cracked and bulging. The floor should be inspected after tile removal and concrete topping replaced or grinded down.

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
 - 2. Inadequate Flashing
 - Yes
 - No
 - 3. Efflorescence
 - Yes
 - No
 - 4. Moisture Penetration
 - Yes
 - No
 - 5. Rot/Decay/Corrosion
 - Yes
 - No
 - 6. Other Problems: Exterior sealant joints are deteriorated in many locations
- d. Overall Condition of Exterior Walls/Columns
 - Excellent
 - Satisfactory
 - Unsatisfactory
 - Non-Functioning
 - Critical Failure

- e. Year of Last Major Reconstruction/Replacement: 1992
- f. Expected Remaining Useful Life (Years): 4
- g. Cost to Reconstruct/Replace: \$561,000
- h. Comments: Brick mortar joints are deteriorated or open in some locations and are in need of repointing. Existing brick is damaged in spots and should be replaced. Cracks in exterior walls shall be patched to avoid future damage from water infiltration and expansion due to freeze/thaw. Minor rusting of lintels supporting brick over exterior doors and windows should be prepped and painted.

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: 1965
- d. Expected Remaining Useful Life (Years): 4
- e. Cost to Reconstruct/Replace: \$31,000
- f. Comments: Many mortar joints are open at the chimney and need repointing. The existing chimney cap is deteriorated and in need of replacement.

63. Parapets (S)

- a. Construction Type (check all that apply):
 - Masonry
 - Concrete
 - Metal
 - Other
 - N/A
- b. Overall condition of parapets
 - Excellent
 - Satisfactory
 - Unsatisfactory
 - Non-Functioning
 - Critical Failure
- c. Year of Last Major Reconstruction/Replacement:
- d. Expected Remaining Useful Life (Years):
- e. Cost to Reconstruct/Replace:
- f. Comments:

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: 2014
- f. Expected Remaining Useful Life (Years): 3
- g. Cost to Reconstruct/Replace: \$181,000
- h. Comments: Exterior doors are dented. Hollow metal doors and frames are rusting. Aluminum door frames are damaged, with missing or bent mullion covers. We would recommend a complete replacement of all doors and hardware of the original doors that have not been recently replaced.

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

- a. Does the facility have exterior steps, stairs, or ramps?
 - Yes
 - No (skip to next section)
- b. Condition
 - Excellent
 - Satisfactory
 - Unsatisfactory
 - Non-Functioning
 - Critical Failure
- c. Year of Last Major Reconstruction/Replacement: 1992
- d. Expected Remaining Useful Life (Years): 3
- e. Cost to Reconstruct/Replace: \$2,600
- f. Comments: Exterior stairs at loading dock lacks a railing, one should be provided.

66. Fire Escapes (S)

- a. Does the building have one or more fire escapes?
 - Yes
 - No (skip to next section)
- b. Overall condition of fire escapes
 - Excellent
 - Satisfactory
 - Unsatisfactory
 - Non-Functioning
 - Critical Failure
- c. Safety features are adequate
 - Yes
 - No

- d. Year of Last Major Reconstruction/Replacement:
- e. Expected Remaining Useful Life (Years):
- f. Cost to Reconstruct/Replace:
- g. Comments:

67. Windows

- a. Type of windows (check all that apply):
 - Aluminum
 - Steel
 - Vinyl
 - Solid Wood
 - Wood w/ 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: 2004
- e. Expected Remaining Useful Life (Years): 4
- f. Cost to Reconstruct/Replace: \$1,120,000
- g. Comments: Exterior hollow metal window frames at entrances are rusting. Sealant joints around windows are deteriorated throughout the building and should be replaced. Sealed insulated glass units are deteriorated, causing moisture between the panes and should be replaced. Exterior curtain wall framing and panels are damaged/deteriorated in some locations and should be considered for replacement.

68. Roof and Skylights (S)

Roof

- a. Type of roof construction (check all that apply):
 - 1. Metal deck on metal trusses/joists
 - 2. Wood deck on wood trusses/joists
 - 3. Wood deck on metal trusses/joists
 - 4. Concrete on metal deck on metal trusses/joists
 - 5. Other
- b. Type of roofing material (check all that apply):
 - 1. Single-ply membrane
 - 2. Built up
 - 3. Asphalt single
 - 4. Pre-Formed metal
 - 5. IRMA
 - 6. Slate
 - 7. Other
- c. Evidence of structural Concerns with Support System (Beams/Joists/Trusses, etc.):
 - 1. Structural Cracks

- Yes
 - No
 - 2. Unsupported Ends
 - Yes
 - No
 - 3. Rot/Decay/Corrosion
 - Yes
 - No
 - 4. Deflection
 - Yes
 - No
 - 5. Seriously Damaged/Missing Components
 - Yes
 - No
 - 6. Other Problems
- 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 (If No, go to h)
- f. If yes, what material are the skylights made?
- Plastic
 - Glass
 - Other
- g. Condition of skylights:
- Excellent
 - Satisfactory
 - Unsatisfactory
 - Non-Functioning
 - Critical Failure
 - N/A
- h. Evidence of concerns with roofing, skylights, flashing and drains:
- 7. Failures/Splits/Cracks
 - Yes
 - No
 - 8. Rot/Decay/Corrosion
 - Yes
 - No
 - 9. Inadequate flashing/curbs/pitch pockets
 - Yes

- No
- 10. Inadequate or poorly functioning roof drains
 - Yes
 - No
- 11. Evidence of water penetration/active leaks
 - Yes
 - No
- 12. Other concerns
 - Insulation and roofing above pool is bubbled up significantly. Roof should be replaced.
- i. Overall condition of roof
 - Excellent
 - Satisfactory
 - Unsatisfactory
 - Non-Functioning
 - Critical Failure
- j. Year of Last Major Reconstruction/S. Replacement: 2006
- k. Expected Remaining Useful Life (Years): 1
- l. Cost to Reconstruct/Replace: 1) \$360,000. 2) \$38,000. 3) \$82,000. 4) \$17,000
- m. Comments:
 - 1. Pool roof should be replaced ASAP.
 - 2. Permanent roof ladders should be provided to allow access between different roof levels.
 - 3. Skylights are not impact rated and should be provided with a cover or safety railing to comply with OSHA standards.
 - 4. Some roofing joints are cracked and need to be resealed.

Interior Spaces

69. Interior bearing walls and fire walls (\$)

- a. Condition
 - Excellent
 - Satisfactory
 - Unsatisfactory
 - Non-Functioning
 - Critical Failure
- b. Year of Last Major Reconstruction/Replacement: 1992
- c. Expected Remaining Useful Life (Years): 1
- d. Cost to Reconstruct/Replace: \$108,000
- e. Comments: Many cracks are present in walls and grout joints should be routed and replaced and cracked blocks shall be replaced. The grout joints in the gym walls should be replaced at the adjacent low roof line. Also cracked and damaged blocks should be replaced at this location. Concrete columns in the basement are spalled and should be patched. Rusted lintel near pool locker rooms should be prepped and painted.

70. Other Interior Walls

- a. Condition
 - Excellent
 - Satisfactory
 - Unsatisfactory

- Non-Functioning
- Critical Failure
- b. Year of Last Major Reconstruction/Replacement: 1992
- c. Expected Remaining Useful Life (Years): 2
- d. Cost to Reconstruct/Replace: \$615,000
- e. Comments: Corridor walls at classrooms contain glazing which appears to be 1/4" safety glazing but does not appear to be fire rated. This should be replaced with framed rated glazing. Additional wall pads should be added in the gymnasium.

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: 2006
- d. Expected Remaining Useful Life (Years): 5
- e. Cost to Reconstruct/Replace: \$224,000
- f. Comments: Wear and raveling at the seams of the carpet is present and will need to be replaced in the future.

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: 2006
- d. Expected Remaining Useful Life (Years): 5
- e. Cost to Reconstruct/Replace: \$10,000
- f. Comments: Damaged and stained floor tiles are present.

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: 1992
- d. Expected Remaining Useful Life (Years): 10
- e. Cost to Reconstruct/Replace:
- f. Comments: The terrazzo throughout the corridors shows minimal cracking and is in overall good condition.

74. Wood 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: 1992
- d. Expected Remaining Useful Life (Years): 2
- e. Cost to Reconstruct/Replace: \$390,000
- f. Comments: Gym floor cannot be sanded anymore times. Consideration should be given in replacing the floor system. Cores should be taken to check for vapor retarder and test if necessary as possible ACM.

75. Ceilings (H)

- a. Condition
 - Excellent
 - Satisfactory
 - Unsatisfactory
 - Non-Functioning
 - Critical Failure
- b. Year of Last Major Reconstruction/Replacement: 1997
- c. Expected Remaining Useful Life (Years): 4
- d. Cost to Reconstruct/Replace: \$39,000
- e. Comments: Stained, damaged and sagging ceiling tiles existing. Ceiling tiles in Kitchen should be replaced to meet standards.

76. Lockers

- a. Condition
 - Excellent
 - Satisfactory
 - Unsatisfactory
 - Non-Functioning
 - Critical Failure
- b. Year of Last Major Reconstruction/Replacement: 1997
- c. Expected Remaining Useful Life (Years): 2
- d. Cost to Reconstruct/Replace: \$915,000
- e. Comments: Lockers in corridors and pool locker rooms should be replaced. Corridor lockers are original and narrow. Pool lockers are rusted and should be replaced. Gymnasium lockers are in good condition.

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 Reconstruction/Replacement: 1997
- d. Expected Remaining Useful Life (Years): 3
- e. Cost to Reconstruct/Replace: \$915,000
- f. Comments: Some of the existing corridor doors contain louvers. Glazing contained within the corridor doors consists of either wire glazing or glazing which is not labeled. Door hardware on a majority of the doors consist of knobs and do not have closers or magnetic hold opens. Consider full replacement of doors and hardware.

78. Interior Stairs (S)

- a. Condition
 - Excellent
 - Satisfactory
 - Unsatisfactory
 - Non-Functioning
 - Critical Failure
 - N/A
- b. Year of Last Major Reconstruction/Replacement: 1997
- c. Expected Remaining Useful Life (Years): 20
- d. Cost to Reconstruct/Replace:
- e. Comments:

79. Elevator, lifts and escalators (H)

- a. Condition
 - Excellent
 - Satisfactory
 - Unsatisfactory
 - Non-Functioning
 - Critical Failure
 - N/A
- b. Year of Last Major Reconstruction/Replacement: 1991
- c. Expected Remaining Useful Life (Years): 10
- d. Cost to Reconstruct/Replace: \$100,000
- e. Comments: A 20 hp hydraulic elevator manufactured by Dover Elevator Systems serves three floors of the school. The elevator machine appears to be in good condition, and as long as annual maintenance tests required by ANSI A-17.1 are completed, the elevator can be expected to function adequately. A 6 hp freight elevator serviced by Hunter Elevator Co., Inc. serves the basement and upper floors. The machine's controller includes exposed wiring which should be covered. No maintenance tags

indicating the completion of annual maintenance tests required by ANSI A-17.1 are present. Emergency lighting for the 20HP elevator machine room is not present and should be added.

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 Reconstruction/Replacement: 1992

d. Expected Remaining Useful Life (Years): 4

e. Cost to Reconstruct/Replace: \$991,000

f. Comments: The main switchboard is a 1600 A GE AV Line board which is rated for 65,000 kAIC. An inspection tag lists its manufacture date as 1992, and a 1600 A high pressure contact switch protects the switchboard. Current limiting molded case circuit breakers protect various panels and building loads. Yearly thermal scans of the switchboard are recommended to identify potential hazards. A piece of the switchgear's enclosure has been removed, exposing live incoming conductors. This is a safety hazard and should be fixed. An 800 A Frank Adam Electric Company distribution panelboard sits to the right of the main switchboard. It was installed in 1966 and appears to have been the facility's original main distribution board. Additionally, many Frank Adam panelboards dated 1966 are still in use throughout the school. The Frank Adam product line has been discontinued for several years. It shares its lineage with Zinsco, a company considered to be obsolete with defective equipment that is a potential fire hazard. This being the case, all Frank Adam products should be replaced. At a minimum, thermal scans should be performed on Frank Adam products and megger testing performed on conductors to identify potential hazards. Additional panelboards throughout the building were added and replaced as needed for upgrades and renovations at various points in time. Branch circuit panelboards are recessed in corridor walls in the older parts of the school, and surface-mounted in electrical closets in the school's newer areas. In general, the existing panelboards have 85% of their circuits in use. Feeders cannot be seen, but as long as loads are consistent, connections maintained, and thermal scans completed yearly, they can be expected to operate adequately. The main electrical room does not have proper working clearances around the 800A distribution board and does not meet code. Working clearances should be addressed with the replacement of the distribution board.

81. Lighting Fixtures

a. Condition

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

- N/A
- b. Year of Last Major Reconstruction/Replacement: 2007
- c. Expected Remaining Useful Life (Years): 3
- d. Cost to Reconstruct/Replace: \$1,304,000
- e. Comments: Lighting is provided by 4 foot recessed fluorescent fixtures with acrylic covers. Acrylic fixtures drop light directly downward, creating a harsh effect. These fixtures are considered to be outdated as they fail to evenly distribute light outward to the walls and ceilings. Fixtures that provide adequate light levels and more even distribution for an improved comfort level for the end user, such as direct/indirect fixtures, should be considered. The fixtures in classrooms are controlled by PIR occupancy sensors. When there is little movement in the room such as during exams, these devices are known to errantly turn light fixtures off. Dual technology sensors should be examined if the district wishes to address this issue. Lighting in the auditorium utilizes metal halide fixtures. Many of the fixtures have failed lamps and/or ballasts. LED recessed fixtures should be utilized to replace the existing fixtures and to bring illuminance and uniformity levels up to IESNA standards. Lighting in the natatorium includes 2' x 2' recessed fluorescent fixtures for general illumination while competition lighting is provided by specialized fixtures. The 2' x 2' fluorescent general lighting fixtures are not rated for a natatorium environment. Some of the fixtures are burnt out, and replacement with natatorium rated fixtures should be considered.

82. Communications Systems (H)

- a. Communication systems are adequate
 - Yes
 - No
- b. Condition
 - Excellent
 - Satisfactory
 - Unsatisfactory
 - Non-Functioning
 - Critical Failure
 - N/A
- c. Year of Last Major Reconstruction/Replacement: 2011
- d. Expected Remaining Useful Life (Years): 4
- e. Cost to Reconstruct/Replace: \$2,554,000
- f. Comments: The high school holds the main data center for the district. **The system is being upgraded this coming summer and is in good condition.** IDF closets are then daisy chained from the MDF. The existing fiber only provides 1 Gigabit data transfer speed. Fiber is in good working condition but the school would like to implement 10 gigabit speed to at least the MDF closets in the near future. Horizontal cabling in the facility is a mixture of CAT 5 to computer labs, CAT 5E to phones/workstations, and CAT 6A to wireless access points. CAT 5 cabling is type "CM" which is does not provide 1 gigabyte speed in is routed through air plenum spaces. Type "CM" cabling is not plenum rated and should therefore be removed and replaced with updated type "CMP" cabling. Communication racks throughout the school are not grounded and some reside on carpet which creates static charges and could lead to equipment damage. The majority of the phone system still has analog handsets and have not been replaced with VOIP phones. All phones should be upgraded to VOIP phones to match the rest of the district wide phone system. The PA system has also not been updated to match the rest of this district. This system should be upgraded to match the rest of the district as well. The majority of classrooms have wall mounted smartboards and are in good working

condition. The district would like to migrate to a video board set-up in the next 5 years. Security camera and access control upgrades should be conducted to remain current.

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:
- c. Expected Remaining Useful Life (Years): 10
- d. Cost to Reconstruct/Replace:
- e. Comments:

Plumbing (Excluding HVAC Systems)

84. Water Distribution System (H)

- a. Types 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: ORIGINAL
- d. Expected Remaining Useful Life (Years): 4
- e. Cost to Reconstruct/Replace: \$27,000
- f. Comments: There is a 4" domestic water service entering the building in the basement. The water service has proper backflow prevention and serves all fixtures and equipment requiring domestic water. There are areas in basement and kitchen area where there is uninsulated domestic water piping.

85. Plumbing Drainage System (H)

- a. Types 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: ORIGINAL
- d. Expected Remaining Useful Life (Years): 10
- e. Cost to Reconstruct/Replace: \$250,000
- f. Comments: The building has a complete sanitary drainage system with sanitary piping connecting in the basement to outside of building and loop vent system run through the roof.

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: 2011
- d. Expected Remaining Useful Life (Years): 10
- e. Cost to Reconstruct/Replace: \$50,000
- f. Comments: Domestic hot water is generated from a dual fuel boiler connected to a 1,000 gallon domestic hot water boiler water heat exchanger with storage tank. The hot water is a recirculation system complete with pump, valves, etc. A 116 gallon RUUD electric tank type water heater is in the kitchen to supply hot water to the kitchen fixtures.

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

- a. Condition
 - Excellent
 - Satisfactory
 - Unsatisfactory
 - Non-Functioning
 - Critical Failure
- b. Year of Last Major Reconstruction/Replacement: 2011
- c. Expected Remaining Useful Life (Years): 5
- d. Cost to Reconstruct/Replace: \$245,000
- e. Comments: The majority of the plumbing fixtures were upgraded and are in good condition. Fixtures are floor and wall hung type with manual operated flush valves. Some staff restrooms were upgraded with sensor operated flush valves. All restroom plumbing trim should be replaced with ADA compliant sensor operated fixtures and trim. All exposed sanitary piping from lavatories in restrooms should be insulated.

HVAC Systems

88. HVAC Systems Type

- a. Does this building have a central HVAC system?
 - Yes
 - No (skip to next section)
- 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
 - Geothermal
 - Biomass with box
 - Other:
- b. Condition
 - Excellent
 - Satisfactory
 - Unsatisfactory
 - Non-Functioning
 - Critical Failure
- c. Year of Last Major Reconstruction/Replacement: 2006
- d. Expected Remaining Useful Life (Years): 1
- e. Cost to Reconstruct/Replace: \$579,000
- f. Comments: Four (4) boilers provide heating to most locations in the facility. Two (2) boilers are currently not in operation. Three (3) boilers are able to handle the heating load. Replacement of Boiler #3 is recommended. The natatorium pool heat exchanger has surpassed its usable life of twenty four (24) years. Replace with the fourth boiler.

90. Heating Fuel/Energy Systems (H)

- a. Condition
 - Excellent
 - Satisfactory
 - Unsatisfactory
 - Non-Functioning
 - Critical Failure
- b. Year of Last Major Reconstruction/Replacement: 1992
- c. Expected Remaining Useful Life (Years): 17
- d. Cost to Reconstruct/Replace: N/A
- e. Comments: Heating fuel currently serves the four (4) boilers. The heating fuel piping, valves, and fittings are in satisfactory condition with approximately seventeen (17) years of usable life remaining.

91. Cooling / Air Conditioning Generating Systems

- a. Condition
 - Excellent
 - Satisfactory
 - Unsatisfactory
 - Non-Functioning
 - Critical Failure
- b. Year of Last Major Reconstruction/Replacement: 1992
- c. Expected Remaining Useful Life (Years): 1
- d. Cost to Reconstruct/Replace: \$482,000
- e. Comments: Two (2) chillers provide chilled water to multiple cooling coils located on multiple systems. The chillers have been exposed to flooding conditions throughout the years and are recommended to be relocated/replaced to the building's exterior.

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: 2006
- c. Expected Remaining Useful Life (Years): 1
- d. Cost to Reconstruct/Replace: 8,445,000
- e. Comments: The facility's multi-zone air handling units are original and have surpassed their usable life of twenty six (26) years. The dated air handlers are located in the basement. The basement is a dirt floor that is prone to flooding. Due to water damage over the years, wear and degradation has impacted the performance of these multi-zone systems. Replacement/relocations to the building's rooftop is recommended.

93. Piped Heating and Cooling Distribution Systems: Piping, Pumps, Radiators, Convectors, traps,

- 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): 1
- d. Cost to Reconstruct/Replace: \$167,000
- e. Comments: Many portions of the hot water distribution piping is worn and corroded. These parts of the distribution system are recommended to be replaced. The distribution pumps are worn and corroded as well. Newer motors have been installed to prolong the life of the pumps. Pipe insulation is stained in many locations and is recommended to be replaced. Pumps are recommended to be relocated/replaced to the building's rooftop due to current exposure to flooding conditions in the basement where they are currently located.

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
 - N/A
- b. Year of Last Major Reconstruction/Replacement: 2006
- c. Expected Remaining Useful Life (Years): 0
- d. Cost to Reconstruct/Replace: Cost to reconstruct/replace is included under “Air Handling and Ventilation Equipment” (92.d).
- e. Comments: All of the ductwork, dampers, control dampers, and insulation are original and have surpassed their usable life of thirty (30) years. The said equipment has been damaged over the years due to flooding. Portions of the return air ductwork systems are exposed to basement conditions. These conditions introduce damp and moldy air into the distribution system creating a potential health hazard. All ductwork is recommended to be replaced.

95. HVAC Control Systems (H)

- a. Condition
 - Excellent
 - Satisfactory
 - Unsatisfactory
 - Non-Functioning
 - Critical Failure
 - N/A
- b. Year of Last Major Reconstruction/Replacement: 2005
- c. Expected Remaining Useful Life (Years): 4
- d. Cost to Reconstruct/Replace: \$954,000
- e. Comments: Upgrade remaining HVAC systems to D.D.C. controls. Pneumatic system to be eliminated.

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: 2005
- c. Expected Remaining Useful Life (Years): 1
- d. Cost to Reconstruct/Replace: \$121,000
- e. Comments: The facility is protected by an addressable Edwards fire alarm system which consists of area smoke detection, audio/visual notification devices, and manual pull stations throughout the building. The system appears to have been upgraded and added

onto as necessary for additions and upgrades. Coverages in all areas are not adequate and the heights of corridor audio/visual notification devices are not code compliant. An annunciator panel exists at the main entrance near the cafeteria.

97. Smoke Detection Systems (H)

- a. Condition
 - Excellent
 - Satisfactory
 - Unsatisfactory
 - Non-Functioning
 - Critical Failure
 - N/A
- b. Year of Last Major Reconstruction/Replacement: 2005
- c. Expected Remaining Useful Life (Years): 10
- d. Cost to Reconstruct/Replace: Cost included in #96.
- e. Comments: Area smoke detection exists in the main corridors and other common areas throughout the facility. This item is checked unsatisfactory because carbon monoxide detection is now required in New York State. The system should be upgraded accordingly.

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: 1965
- c. Expected Remaining Useful Life (Years) : 6
- d. Cost to Reconstruct/Replace:
- e. Comments: The kitchen hood includes an ansul system which appears to be in relatively good condition. As long as regular maintenance is completed, it can be expected to function adequately. The building is not protected by a sprinkler system.

99. Emergency/Exit Lighting Systems (H)

- a. Condition:
 - Excellent
 - Satisfactory
 - Unsatisfactory
 - Non-Functioning
 - Critical Failure
 - N/A
- b. Year of Last Major Reconstruction/Replacement: 2005
- c. Expected Remaining Useful Life (Years): 6
- d. Cost to Reconstruct/Replace: \$38,000
- e. Comments: Emergency battery packs with remote heads are present throughout the facility. Units were added and replaced over time. Two lamps are required at the exterior doors, but only a single head is provided. It is recommended that the district replace these units with dual heads.

100. Emergency/Standby Power Systems (H)

- a. Does the building have an emergency or standby power system?
 - Yes
 - No (skip to next section)
- b. Condition
 - Excellent
 - Satisfactory
 - Unsatisfactory
 - Non-Functioning
 - Critical Failure
 - N/A
- c. Year of Last Major Reconstruction/Replacement:
- d. Expected Remaining Useful Life (Years):
- e. Cost to Reconstruct/Replace:
- f. Comments:

Accessibility

101. Exterior Route (H)

- a. 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)

- a. 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.
\$3,500
 - b. Comments:
Common toilet rooms are missing the vertical grab bar required by current accessibility standards and one should be provided at each accessible toilet.

Environment/Comfort/Health

104. General Appearance

- a. Overall rating:
- Good
 - Fair
 - Poor
- b. Comments:

105. Cleanliness

- a. Overall rating:
- Good
 - Fair
 - Poor
- b. Comments:

106. Are there walk off mats; grills in entryway?

- a. 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
 - Incandescent
 - Other
- b. Are there blinds in the classroom to prevent glare?
- Yes
 - No
- c. Overall rating:
- Good
 - Fair
 - Poor
- d. Comments:
- The existing light fixtures use linear fluorescent T8 lamps with acrylic lenses. These types of fixtures provide adequate light levels, but they provide lighting that is harsher and produces more glare than modern direct/indirect fixtures.

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
 - NoIf yes, where? (Check all that apply)
 - Classrooms
 - Hallways
 - Supply return grille
 - 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:
- d. Comments:

111. Humidity/Moisture

- a. Are any of the following found in/or around the following area?
 - 1. Are Active leaks in the roof found in the classroom?
 - Yes
 - No
 - 2. Are Active leaks in the roof found in other areas?
 - Yes
 - No
 - 3. Are Active leaks in the plumbing found in the classroom?
 - Yes
 - No
 - 4. Are Active leaks in the plumbing found in other areas?
 - Yes
 - No
 - 5. Is Moisture condensation found in the classroom?
 - Yes

- No
- 6. Is Moisture condensation found in other areas?
 - Yes
 - No
- 7. Visible stains or water damage found in the classroom?
 - Yes
 - No
- 8. Visible stains or water damage in other areas
 - Yes
 - No
- b. Rating of humidity/moisture condition in building
 - Good
 - Fair
 - Poor

I 12. Ventilation: fresh air intake locations, air filters, etc.

- a. Are fresh air intakes near the bus loading, truck delivery, or garbage storage/disposal areas?
 - Yes
 - No
- b. Is there accumulated dirt, dust, 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:

Design operation and ventilation rates could not be confirmed.

I 13. Indoor Air Quality (IAQ) 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
 - NoIf yes, what is their job title?

114. Integrated Pest Management (IPM)

- Does the school practice IPM?
- Yes
 - No
- a. Is vegetation kept 1 ft. from 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
 - NoIf yes, how are they typically applied?
 - Spot treatment
 - Area Wide treatments
 - e. Are pesticides used on the grounds?
 - Yes
 - NoIf 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 picocurie per liter (pCi/L)?
 - Yes
 - No
 - c. If yes, did this facility 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, where? (check all systems powered by the emergency generator)
- Communication system
 Fire alarm system
 Security system
 Lighting
 HVAC
 Sump pump
- 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 design?
- Yes
 No
- If pumping station exists, are they connected to the emergency generator power supply?
- Yes
 No

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