Table of Contents

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:
   Little Britain Elementary School
4. SED Control Number
   0-004
5. Survey Inspection Date:
   08/25/2015
6. Building 911 Address:
   1160 Little Britain Road
7. City:
   New Windsor
8. Zip Code (Plus Four):
   12553

9. Certificate of Occupancy Status:
   - ☒ Annual
   - ☐ Temporary
   - ☐ None
10. Certificate Expiration Date:
    09/01/2016

Building Age, Gross Square Footage and Maintenance Staff

11. Year of Original Building:
    1955
12. Gross Square Ft. of Building as currently configured:
    58,182
13. Number of Floors:

14. How many full-time and part-time custodians are employed at the school (or work in the building)?
    a. Full-time Custodians: 4
    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):
    471
18. Of these registered students, how many receive most of their instruction in...
    a. Permanent Instructional Spaces (i.e. Regular Classrooms): 28
    b. Temporary Instructional Spaces (i.e., Portable or Demountable Classrooms) Attached to the Building:

c. Non-Instructional Spaces Used as Instructional Spaces:
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
- ☐ Other

Please 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
    28

25. Gross Square Footage of All Instructional Classrooms (Combined)
    24,500

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: Gym is not a normal size gym and new one should be provided; Portable classrooms should be replaced with permanent structures; Kitchen/Serving is too small to service students and should be reconstructed.

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):
    $8,171,600

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: 1964
    d. Expected Remaining Useful Life (Years): 10
    e. Cost to Reconstruct/Replace:
    f. Comments: Well pump assembly and wiring exposed
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: 1964
d. Expected Remaining Useful Life (Years): 6
e. Cost to Reconstruct/Replace:
f. Comments: The site sanitary is a subsurface septic system that leaches waste from the school back into the ground (NYSDEC SPDES Permit # NY0264733). Septic system is nearing the end of its useful life, recommend an investigation to ensure the system is working properly and is in conformance with the NYSDEC regulations prior to the next SPEDES Permit renewal application.

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: 2013
    d. Expected Remaining Useful Life (Years): 30
    e. Cost to Reconstruct/Replace:
    f. Comments: New natural gas service and system installed in 2013, boiler and system haven't been converted to utilize natural gas.

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: 2
        iv. Capacity of below ground tanks (gallons) : #2 Fuel Oil (8,000) and Propane (100lb tank)
    c. Condition
        - ☐ Excellent
        - ☒ Satisfactory
        - ☐ Unsatisfactory
        - ☐ Non-Functioning
        - ☐ Critical Failure
    d. Last Major Reconstruction/Replacement: 1993
    e. Expected Remaining Useful Life (Years): 8
    f. Cost to Reconstruct/Replace:
    g. Comments: #2 Fuel Oil Tank No. 1 - NYSDEC Site Registration No: 3-461474

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: 1964
    e. Expected Remaining Useful Life (Years): 0
    f. Cost to Reconstruct/Replace: $511,000
    g. Comments: Install a new below ground electrical service to the building. Little Britain is fed by two separate electrical services. The main building is fed by a 500 A, 208/120V-3 phase-4 wire service with a meter mounted in the basement level boiler room. The portable units are fed by a separately metered overhead service. The portable service is supplied from a pole mounted in the center of the school's campus, and its meter is pole-mounted near the front of the school. The facility is not supported by a backup generator or a supplementary solar field. Site lighting is provided by wall-mounted floor lights and a mix of pole-mounted fixtures which utilize metal halide lamps, and pole-mounted LED fixtures. Replace wall-mounted flood lights and pole-mounted site lighting fixtures with more energy efficient LED fixtures.

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: 1964
    d. Expected Remaining Useful Life (Years): 10
    e. Cost to Reconstruct/Replace:
    f. Comments: Building storm system consists of roof drains and internal roof leaders which connect and drain to a site storm 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: 1964
d. Expected Remaining Useful Life (Years): 10
e. Cost to Reconstruct/Replace:
f. Comments:

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: 1964
    d. Expected Remaining Useful Life (Years): 10
    e. Cost to Reconstruct/Replace:
    f. Comments: There are multiple septic system manholes for the sanitary system and multiple catch basins and a trench drain located on-site which drain stormwater runoff from building roofs, driveways, parking lots and grass areas to surface water and subsurface ground 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: 1964
    d. Expected Remaining Useful Life (Years): 10
    e. Cost to Reconstruct/Replace:
    f. Comments: Driveway culvert across main entrance drive

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: 1964
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): Total of two Outfalls, one stormwater and one septic. The stormwater Outfall discharges surface runoff from building roofs, driveways and parking lots to a drainage ditch. The septic Outfall is a subsurface system that leaches sanitary waste from the from the elementary school back into the ground (NYSDEC SPDES Permit # NY0264733).

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: 2000
d. Expected Remaining Useful Life (Years): 2
e. Cost to Reconstruct/Replace: 1) $27,000; 2) $127,000; 3) $1,100,000
f. Comments:
1. There is an asphalt parking lot and service area to the west of the Cafetorium where there is a small area near the back door to the school in very poor condition

which should be replaced. The rest of this area is likely a candidate, within the next five years, for a rehabilitation treatment of 4-inch removal of existing asphalt and replacement with new asphalt.

2. The service road leading from the main entry drive up to the parking lot and service area is in poor shape and will likely need to be removed and replaced within five (5) years.
3. The main entrance drive and the parking lot and bus loading/unloading areas are in fair condition. These areas will likely need rehabilitation treatment within five (5) 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 surface treatments, overlays or the removal of asphalt concrete and replacement with new asphalt concrete. It is not expected that full depth reconstruction will be necessary for these sections within the next five years.

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: 2000
    d. Expected Remaining Useful Life (Years): 3
    e. Cost to Reconstruct/Replace: 1) $52,000; 2) $256,000
    f. Comments: The concrete sidewalks are in good to excellent condition.
        1. The asphalt sidewalks are in fair to poor condition. The asphalt sidewalks to the southwest, leading from the building to the "L-shaped" play area near the playground and the asphalt sidewalk to the north, adjacent to the portable classroom addition are all in very poor condition and should be removed and replaced.
        2. The asphalt play area is in fair condition and it will likely require 4-inch removal and replacement of the asphalt within five years.

55. Playgrounds Playground Equipment
    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): 10

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: 1964
    c. Expected Remaining Useful Life (Years): 5
    d. Cost to Reconstruct/Replace: $139,000
    e. Comments: Playing fields are uneven with low spots that need to be filled. Recommend fields be regraded, top dressed with topsoil, reseeded and mulched.
    f. Check if synthetic turf field is present:
        ☒ No
        ☐ Yes
        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:
    c. Expected Remaining Useful Life (Years):
    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:
    c. Expected Remaining Useful Life (Years):
    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: 1964
    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: 1964

f. Expected Remaining Useful Life (Years): 20

g. Cost to Reconstruct/Replace:

h. Comments: Spalled concrete and exposed rebar shall be patched at the ceiling / first floor slab in the basement area. Spalled concrete slab at entrance to basement should be patched.

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
d. Overall Condition of Exterior Walls/Columans
    ☐ Excellent
    ☐ Satisfactory
    ☒ Unsatisfactory
    ☐ Non-Functioning
    ☐ Critical Failure
e. Year of Last Major Reconstruction/Replacement: 1988
f. Expected Remaining Useful Life (Years): 2
g. Cost to Reconstruct/Replace: $3,500,000
h. Comments: Exterior walls of portable classroom spaces are in unsatisfactory condition, and are badly deteriorated with open gaps due to panels bending and cracks in stucco and deteriorated wood trim. We recommend these spaces be replaced with more permanent construction within the next 2 years. Masonry walls of the permanent building are in satisfactory condition and should last another 50 years with proper care and maintenance. Some brick joints are deteriorated and should be repointed.

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: 1964
d. Expected Remaining Useful Life (Years): 50
e. Cost to Reconstruct/Replace:
f. Comments: Approximately 25% of mortar joints have deteriorated and should be repointed.

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: 1964
    f. Expected Remaining Useful Life (Years): 3
    g. Cost to Reconstruct/Replace: $127,000

h. Comments: Many exterior doors and frames are deteriorating and should be 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: 1988
    d. Expected Remaining Useful Life (Years): 2
    e. Cost to Reconstruct/Replace: $3,000
    f. Comments: Many exterior stairs are of wood construction, and have reached the end of their useful life. Exterior concrete stairs and ramps are in satisfactory condition. Exterior metal railings in some locations are beginning to rust and should be cleaned and repainted.

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: 2008

e. Expected Remaining Useful Life (Years): 20

f. Cost to Reconstruct/Replace:

g. Comments: Most exterior windows are in satisfactory condition. There are some single pane windows near the kitchen which should be replaced for energy efficiency. Exterior wood window mullions at the multi-purpose room should be repainted. Some window perimeters are in need of recaulking.

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

i. Overall condition of roof
   ☐ Excellent
   ☒ Satisfactory
   ☐ Unsatisfactory
   ☐ Non-Functioning
   ☐ Critical Failure
j. Year of Last Major Reconstruction/S. Replacement: 2004
k. Expected Remaining Useful Life (Years): 7
l. Cost to Reconstruct/Replace:

m. Comments: A permanent means of accessing the roof from the building interior should be provided. Permanent roof ladders should be provided to allow access between various roof levels.

Interior Spaces

69. Interior bearing walls and fire walls (S)
    a. Condition
        ☐ Excellent
        ☒ Satisfactory
        ☐ Unsatisfactory
        ☐ Non-Functioning
        ☐ Critical Failure
    b. Year of Last Major Reconstruction/Replacement: 1974
    c. Expected Remaining Useful Life (Years): 10
    d. Cost to Reconstruct/Replace:
    e. Comments: Many cracks are present in walls and grout joints should be routed and replaced and cracked blocks shall be replaced.

70. Other Interior Walls
    a. Condition
        ☐ Excellent
        ☒ Satisfactory
        ☐ Unsatisfactory
        ☐ Non-Functioning
        ☐ Critical Failure
    b. Year of Last Major Reconstruction/Replacement: 2010
    c. Expected Remaining Useful Life (Years): 20
    d. Cost to Reconstruct/Replace:
    e. Comments:

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: 1974
    d. Expected Remaining Useful Life (Years): 6
    e. Cost to Reconstruct/Replace:
    f. Comments: Locations consisting of carpet are generally in high foot traffic areas. Wear and raveling at the seams of the carpet is evident.

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: 1994
d. Expected Remaining Useful Life (Years): 4
e. Cost to Reconstruct/Replace: $2,600
f. Comments: The vinyl tile does contain asbestos, but is in overall good condition. There are numerous locations which contained patching in of different colored vinyl tile. Vinyl cove base installed throughout the building was in good shape. There were some areas where the vinyl cove base was missing, damaged, or pulling away from the walls.

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: 1964
d. Expected Remaining Useful Life (Years): 10
e. Cost to Reconstruct/Replace:
f. Comments: Ceramic tile in the 1955 building wing restrooms is in overall good condition, but should be considered for replacement in the future should the restrooms be renovated to comply with accessibility standards. Terrazzo in the 1964 building wing is in excellent condition. Ceramic tile in the 1964 building wing restrooms is in excellent 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: 1964
d. Expected Remaining Useful Life (Years): 10
e. Cost to Reconstruct/Replace:
f. Comments:

75. Ceilings (H)
    a. Condition
        - ☐ Excellent
        - ☐ Satisfactory
        - ☒ Unsatisfactory
        - ☐ Non-Functioning
        - ☐ Critical Failure
    b. Year of Last Major Reconstruction/Replacement: 1994
    c. Expected Remaining Useful Life (Years): 4
    d. Cost to Reconstruct/Replace: $63,000
    e. Comments: Stained ceiling tiles are generally due to moisture leaks, either from above ceiling equipment or possible roof leaks. Damage or missing tiles may be attributed to gaining access to above ceiling areas. Sagging ceiling tiles are attributed to humidity in the summer. Ceiling tiles in the kitchen and serving areas are dirty and damaged and this type of tile does not comply with code requirements (washable non-pores type).

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

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: 1994
    d. Expected Remaining Useful Life (Years): 3
    e. Cost to Reconstruct/Replace: $140,000
    f. Comments: Most of the doors are old wood doors, painted, and delaminating. 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 and do not comply with the building code as well as the Americans with Disabilities Act.

78. Interior Stairs (S)
    a. Condition
        ☐ Excellent
        ☒ Satisfactory
        ☐ Unsatisfactory
        ☐ Non-Functioning
        ☐ Critical Failure
        ☐ N/A
    b. Year of Last Major Reconstruction/Replacement: 1964
    c. Expected Remaining Useful Life (Years): 10
    d. Cost to Reconstruct/Replace:
    e. Comments: The interior stairs are in overall good condition. There is a chair lift located at the stairs near the main lobby providing accessibility to the lower 1955 portion of the building. Stairs from the 1955 building wing provide access to the 1964 building wing. Railings at both stairs do not comply with current NYS Building Code and accessibility codes.

79. Elevator, lifts and escalators (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: $60,000
    e. Comments: A 550 lb wheelchair lift is mounted at the stairs near the main entrance. Overall, the lift is functional and appears to be in good condition.

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: 1964
    d. Expected Remaining Useful Life (Years): 2
    e. Cost to Reconstruct/Replace: $232,000
    f. Comments: The main service equipment and some panelboards in the facility are manufactured by Kolton Electric and appear to be from the 1960s. These are past their useable life and it is recommended they be replaced. At a minimum, thermal scans should be completed in order to evaluate potential hazards. Most panelboards throughout the facility have been upgraded or added for renovations. The portable

units have their own distribution system which are dated 1989 and appear to be in reasonably good condition. Some receptacles in the portable units, specifically the receptacles in the room of the wall-mounted data rack, tested as having an open ground. These devices should be maintained. The building's 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.

81. Lighting Fixtures
    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: $34,000
    e. Comments: Lighting is provided by 4 foot surface-mounted 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 (e.g., 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.

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: 2014
    d. Expected Remaining Useful Life (Years): 4
    e. Cost to Reconstruct/Replace: 1) $149,000; 2) $170,000
    f. Comments: The phone system was upgraded in the last 5 years and is adequate. The PA system has also been updated within the last 5 years and is in adequate condition. The communications system is connected to the high school's MDF by a leased fiber optic line. Fiber to closets are is in good working condition but the school would like to implement 10 gigabit seed to at least the IDF 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.
        1. CAT 5 cabling is type "CM" which 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 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.

2. 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):
    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: 2011
    d. Expected Remaining Useful Life (Years): 10
    e. Cost to Reconstruct/Replace: $5,000
    f. Comments: The existing domestic water system is equipped with a water softening filtration system. Well pump wiring to be repaired and housing made weatherproof. Insulation should be added to the sanitary traps at restrooms and boiler 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: $100,000
f. Comments: The existing sanitary and vent system appear to be in proper working order with no visible issues.

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: 2014
d. Expected Remaining Useful Life (Years): 10
e. Cost to Reconstruct/Replace: $50,000
f. Comments: New Bradford White Brute Deluxe gas fired water heater recently installed. The system has storage tank and is a complete recirculation system supplying all fixtures requiring domestic hot water.

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): 1
d. Cost to Reconstruct/Replace: $39,000
e. Comments: Plumbing fixtures were updated and appear to be in proper working order. Trim should be replaced with accessible devices. Gang restrooms in original building are not accessible to the disabled.

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: 1985
    d. Expected Remaining Useful Life (Years): 0
    e. Cost to Reconstruct/Replace: $46,000
    f. Comments: There are two (2) boilers serving the elementary school. The boilers were installed in approximately 1985 and have surpassed their usable life of twenty four (24) years. Wear and corrosion are visible. Newer burners have been installed on the boilers. Inspection of boilers, internal water tubing, and internal components is recommended. Clean and refurbish as required.

90. Heating Fuel/Energy Systems (H)
    a. Condition
        ☐ Excellent
        ☒ Satisfactory
        ☐ Unsatisfactory
        ☐ Non-Functioning
        ☐ Critical Failure
    b. Year of Last Major Reconstruction/Replacement: 1993
    c. Expected Remaining Useful Life (Years): 3
    d. Cost to Reconstruct/Replace: Cost to reconstruct /replace is included under "Heat Generating Systems" (89.e).
    e. Comments: Heating fuel currently serves the two (2) boilers. The heating fuel piping, valves, and fittings are in satisfactory condition with approximately three (3) 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: 2006
c. Expected Remaining Useful Life (Years): 4
d. Cost to Reconstruct/Replace: $76,000
e. Comments: The facility is partially air conditioned by unit ventilators, window air conditioning units and ductless split air conditioners. Operation of said equipment is satisfactory. The unit ventilators have approximately twelve (12) years of usable life remaining.

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: 1964
    c. Expected Remaining Useful Life (Years): 0
    d. Cost to Reconstruct/Replace: $267,000
    e. Comments: Exhaust fans in the facility appear to be from the 1964 installation and have surpassed their usable life of twenty (20) years. Replacement of these fans is recommended. The gymnasium air handlers appear to be newer and operation is satisfactory.

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: 1985
    c. Expected Remaining Useful Life (Years): 0
    d. Cost to Reconstruct/Replace: $300,000
    e. Comments: The base mounted hot water pumps are both corroded and recommended to be replaced. The pumps appear to be part of the 1985 installation, surpassing their usable life of twenty four (24) years. The flanges connected to the pump inlet and discharge are corroded and should be replaced as well. The existing circulator pumps appear to be in newer condition, although both already show signs of degradation. Water is leaking from both pumps and analysis and replacement are recommended.

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: 1964
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: The facility's ductwork appears to be part of the 1964 exhaust fan installation. No record of replacement ductwork was seen, except for the kitchen and dishwasher exhaust hoods. Replacement is recommended as it has surpassed its usable life of thirty (30) years.

95. HVAC Control Systems (H)

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

b. Year of Last Major Reconstruction/Replacement: 1985
c. Expected Remaining Useful Life (Years): 0
d. Cost to Reconstruct/Replace: $261,000
e. Comments: Upgrade lower wing controls to D.D.C. controls and incorporate into Building Management System (BMS). 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): 10
d. Cost to Reconstruct/Replace: $76,000
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. Coverage is not adequate in all areas. Specifically, the Gymatorium needs additional audio/visual notification devices as well as the corridors. An annunciator panel exists at the main entrance.

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 area throughout the facility. Coverage is not adequate in all areas. Specifically, the Gymatorium is required to have a smoke detector in every ceiling beam pocket. 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:
c. Expected Remaining Useful Life (Years) : 20
d. Cost to Reconstruct/Replace:
e. Comments: A kitchen hood is equipped with an ansul panel and appears to be in good condition. 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): 10
d. Cost to Reconstruct/Replace: $30,000
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.
1) $154,000; 2) $75,000

b. Comments:
1. The restrooms in the 1955 building wing are not accessible. Renovations to the restrooms in the 1955 building wing should be considered in the future.
2. The 1964 building wing is not accessible from the 1955 wing. Further investigation should be considered in order to make the 1964 building wing accessible to the 1955 building wing.

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 matts; 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
☒ No
If 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

112. 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.

113. 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
      ☒ No
      If 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
   ☒ 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 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

P:\Projects\2014\2269\2269_22114\2269_22114_1 - BCS\Correspondence\2015 BCS\15_1006 2015 Building Condition Survey Enhanced_LB.docx