

Table of Contents

Building Information.....	5
1. __ Name of School District:.....	5
2. __ SED District Number (a.k.a. District BEDS Code):.....	5
3. __ Building Name:.....	5
4. __ SED Control Number.....	5
5. __ Survey Inspection Date:.....	5
6. __ Building 911 Address:.....	5
7. __ City:.....	5
8. __ Zip Code (Plus Four):.....	5
9. __ Certificate of Occupancy Status:.....	6
10. __ Certificate Expiration Date:.....	6
Building Age, Gross Square Footage and Maintenance Staff.....	6
11. __ Year of Original Building:.....	6
12. __ Gross Square Ft. of Building as currently configured:.....	6
13. __ Number of Floors:.....	6
14. __ How many full-time and part-time custodians are employed at the school (or work in the building)?.....	6
Building Ownership and Occupancy Status.....	6
15. __ Building Ownership (choose one):.....	6
16. __ For which of the following purposes is the building currently used?.....	6
Building Users.....	6
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):.....	6
18. __ Of these registered students, how many receive most of their instruction in.....	6
19. __ Grades Housed (check all that apply).....	7
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").....	7
21. __ Is the building used for instructional purposes in the summer?.....	7
22. __ Have there been renovations or construction in the building during the past twelve months?.....	7
23. __ Was major construction/renovation work since 2010 conducted when school was in session?.....	7

Program Spaces..... 8

 24. _ Number of Instructional Classrooms 8

 25. _ Gross Square Footage of All Instructional Classrooms (Combined)..... 8

 26. _ Other spaces provided (check all that applies): 8

Space Adequacy..... 8

 27. _ Rating of Space Adequacy..... 8

 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

 29. _ Overall building rating (to be answered after the building inspection is complete)..... 9

 30. _ Was overall building rating established after consultation with health and safety committee? 9

 31. _ A/E Firm Name:..... 9

 32. _ Firm Address: 9

 33. _ Phone Number:..... 9

 34. _ E-mail:..... 9

 35. _ A/E Name: 9

 36. _ A/E License number: 9

Site Utilities 9

 37. _ Water (H)..... 9

 38. _ Site Sanitary (H) 9

 39. _ Site Gas (H)..... 10

 40. _ Site Fuel Oil (H)..... 10

 41. _ Site Electrical, Including Exterior Distribution (H)..... 11

 42. _ Closed Drainage Pipe Stormwater Management System..... 11

 43. _ Open Drainage Stormwater Management System 12

 44. _ Catch Basins/ Drop Inlets/Manholes..... 12

 45. _ Culverts..... 12

 46. _ Outfalls 13

 47. _ Infiltration basins/chambers..... 13

 48. _ Retention Basins..... 13

 49. _ Wetponds..... 14

 50. _ Manufactured stormwater proprietary units 14

 51. _ Point of outfall discharge (check all that apply)..... 14

52. Outfall reconnaissance inventory. Were all stormwater outfalls inspected during dry weather for signs of non-stormwater discharge? 14

Other Site Features..... 14

53. Pavement (Roadways and Parking Lots)..... 14

54. Sidewalks..... 15

55. Playgrounds Playground Equipment 16

56. Athletic Fields and Play Fields..... 16

57. Exterior Bleachers / Stadiums..... 16

58. Related structures (such as press boxes, dugouts, climbing walls, etc.)..... 16

Substructure..... 17

59. Foundation (S)..... 17

Building Envelope..... 18

60. Structural Floors (S)..... 18

61. Exterior Walls/Columns (S)..... 19

62. Chimneys (S)..... 20

63. Parapets (S)..... 20

64. Exterior Doors..... 20

65. Exterior Steps, Stairs, and Ramps (S)..... 21

66. Fire Escapes (S)..... 21

67. Windows..... 22

68. Roof and Skylights (S)..... 22

Interior Spaces..... 24

69. Interior bearing walls and fire walls (S)..... 24

70. Other Interior Walls..... 24

Floor Finishes..... 25

71. Carpet..... 25

72. Resilient tiles or sheet flooring..... 25

73. Hard flooring (concrete; ceramic tile; stone etc.)..... 26

74. Wood Flooring..... 26

75. Ceilings (H)..... 26

76. Lockers..... 27

77. Interior Doors..... 27

78. Interior Stairs (S)..... 27

79. Elevator, lifts and escalators (H)	28
80. Interior Electrical Distribution (H)	28
a. Interior electrical supply meets current needs:	28
81. Lighting Fixtures	29
82. Communications Systems (H)	30
83. Swimming Pool and Swimming Pool Systems	30
Plumbing (Excluding HVAC Systems)	31
84. Water Distribution System (H)	31
85. Plumbing Drainage System (H)	31
86. Hot Water Heaters (H)	31
87. Plumbing Fixtures (including toilets, urinals, lavatories, etc.)	32
HVAC Systems	32
88. HVAC Systems Type	32
89. Heat Generating Systems (H)	32
90. Heating Fuel/Energy Systems (H)	33
91. Cooling / Air Conditioning Generating Systems	33
92. Air Handling and Ventilation Equipment: Supply Units, Exhaust Units, Relief/Return Units, etc. (H)	34
93. Piped Heating and Cooling Distribution Systems: Piping, Pumps, Radiators, Convectors, traps,	34
94. Ducted Heating and Cooling Distribution Systems: Ductwork, Control Dampers, Fire/Smoke Dampers, VAVs, Insulation, etc. (H)	34
95. HVAC Control Systems (H)	35
Fire Safety Systems	35
96. Fire Alarm Systems (H)	35
97. Smoke Detection Systems (H)	35
98. Fire Suppression Systems: Sprinklers, Standpipes, Kitchen Hoods, etc. (H)	36
99. Emergency/Exit Lighting Systems (H)	36
100. Emergency/Standby Power Systems (H)	36
Accessibility	37
101. Exterior Route (H)	37
102. Interior Route, Access to Goods and Services, and Restroom Facilities (H)	37
103. Additional Information on Accessibility	37
Environment/Comfort/Health	37

104. General Appearance	37
105. Cleanliness.....	37
106. Are there walk off mats; grills in entryway?	37
107. Is there noise in classrooms from HVAC units, traffic, etc. that may impact education?.....	38
108. Lighting Quality.....	38
109. Evidence of Vermin.....	38
Indoor Air Quality.....	38
110. Mold.....	38
111. Humidity/Moisture	39
112. Ventilation: fresh air intake locations, air filters, etc.....	39
113. Indoor Air Quality (IAQ) plan.....	40
114. Integrated Pest Management (IPM).....	40
115. Does the school have a passive radon mitigation system installed (was built with radon resistant features)?.....	41
American Red Cross.....	41
116. American Red Cross.....	41

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:
Middle School
4. SED Control Number
0-001
5. Survey Inspection Date:
08/25/2015
6. Building 911 Address:
38 West Main Street
7. City:
Washingtonville
8. Zip Code (Plus Four):
10992

9. Certificate of Occupancy Status:

- Annual
- Temporary
- None

10. Certificate Expiration Date:

09/01/2016

Building Age, Gross Square Footage and Maintenance Staff

11. Year of Original Building:

1932

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

115,266

13. Number of Floors:

2

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

- a. Full-time Custodians: 7
- 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):

1,043

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

- a. Permanent Instructional Spaces (i.e. Regular Classrooms): 64
- b. Temporary Instructional Spaces (i.e., Portable or Demountable Classrooms) Attached to the Building: 0

- 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

64

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

48,600

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):

\$14,303,400

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: 1965
- d. Expected Remaining Useful Life (Years): 10
- e. Cost to Reconstruct/Replace:
- f. Comments:

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: 1994
- d. Expected Remaining Useful Life (Years): 10
- e. Cost to Reconstruct/Replace:
- f. Comments:

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:

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:
 - ii. Capacity of above ground tanks (gallons):
 - iii. The number of below ground fuel tanks: 1
 - iv. Capacity of below ground tanks (gallons) : #2 fuel oil, 6,000 gallons
- c. Condition
 - Excellent
 - Satisfactory
 - Unsatisfactory
 - Non-Functioning
 - Critical Failure
- d. Last Major Reconstruction/Replacement: 1994
- e. Expected Remaining Useful Life (Years): 10
- f. Cost to Reconstruct/Replace:
- g. Comments: #2 Fuel Oil Tank No. 9 - see NYSDEC Site Registration No: 3-461490

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): 3
- f. Cost to Reconstruct/Replace: \$146,000
- g. Comments: Electrical service provided by an above ground service to a pole located in the street R.O.W. then goes below ground to a transformer that feeds the building. A pad-mounted utility transformer sits Southwest of the Middle School and feeds the school's main electrical room. The transformer's pad is deteriorated, exposing the opening beneath the transformer, and it should be repaired. 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. Site lighting is provided by wall-mounted floor lights and a mix of pole-mounted fixtures which utilize metal halide lamps. Lighting fixture spacing is sparse and does not fully cover the site properly. 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: 1965
- d. Expected Remaining Useful Life (Years): 3
- e. Cost to Reconstruct/Replace: \$166,000
- f. Comments: There is some water damage in certain areas due to roof drain backups. The roof drain system should be scoped, cleaned and repaired if any defects are

discovered. Repair and expand storm drainage piping system for work associated with items 32 and 33 below.

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: 1994
- d. Expected Remaining Useful Life (Years): 3
- e. Cost to Reconstruct/Replace: \$47,000
- f. Comments: Regrade (create larger ditch section) approximately 500 feet of ditch along the backside of the tennis courts - see photos MS-32-CTB-057.JPG, MS-32-CTB-066.JPG and MS-32-CTB-068.JPG . Regrade (create a defined ditch section) approximately 250 feet of ditch along the west side of the easterly parking lot - see photos MS-32-CTB-037.JPG, MS-32-CTB-066.JPG and MS-32-CTB-068.JPG.

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): 3
- e. Cost to Reconstruct/Replace: \$213,000
- 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. Replace existing catch basins and install new catch basins and manholes for expansion of the storm drainage system - see photos MS-33-CTB-034.JPG, MS-33-CTB-044.JPG, MS-33-CTB-045.JPG, MS-33-CTB-065.JPG and MS-33-CTB-067.JPG. Carry an allowance for eight (8) new structures.

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): 5
- e. Cost to Reconstruct/Replace: \$7,000
- f. Comments: Dis-colored water at culvert outlet. Recommend investigation for possible sanitary connection to building.

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): There are multiple outfalls on the Middle 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: 1994
- d. Expected Remaining Useful Life (Years): 0
- e. Cost to Reconstruct/Replace: 1) \$1,033,000. 2) \$644,000
- f. Comments:
 1. Pavements at the parking lots to the west and southwest of the building along with roadways/entry drives to the Middle School from W. Main Street are likely candidates for removal and replacement with a heavy duty pavement section within the next five years including 10 to 14 inches of new or recycled subbase, and 6 to 8 inches of new or recycled hot mix asphalt concrete.
 2. Pavements at the parking lots to the east of the building along with a small portion of the access road to the northeast of the building are likely candidates for removal and replacement with a light duty pavement section within the next five years of 8-12 inches of new or recycled subbase aggregate and 3-5 inches of new or recycled hot mix asphalt concrete.
 3. The following pavements are likely candidates for 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 remediated with thin or thick asphalt surface treatments, overlays or treatments that include the removal by milling off asphalt concrete, perhaps 3 to 5 inches, and then replacement with new or recycled asphalt concrete. Such asphalt rehabilitation treatments do not constitute full depth reconstruction and it is not expected that full depth reconstruction would 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: 1994
- d. Expected Remaining Useful Life (Years): 3
- e. Cost to Reconstruct/Replace: \$39,000

- f. Comments: Asphalt Sidewalks in front of the Middle School are in poor condition and should be removed and replaced. A concrete pad for one of the doors on the northwest corner of the building needs to be replaced.

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: 1965
- c. Expected Remaining Useful Life (Years): 6
- d. Cost to Reconstruct/Replace:
- e. Comments:
- 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:
- 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: 1965
- c. Expected Remaining Useful Life (Years): 5
- d. Cost to Reconstruct/Replace: \$26,000
- e. Comments: The dugouts located at the softball fields are in need of repairs - see photos MS-43-CTB-051.JPG, MS-43-CTB-053.JPG, MS-43-CTB-054.JPG, and MS-43-CTB-055.JPG. We recommend replacing the roof and repairing exterior sheeting of the 1st base dugout and replacing floors in both dugouts.

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: 1994
- 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: 1994

f. Expected Remaining Useful Life (Years): 5

- g. Cost to Reconstruct/Replace: \$23,000
- h. Comments: There is evidence of excessive deflection in the corridor to the left of the main entrance. Although it sounds like this has been present for many years, the floor should be shored in this area. 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.

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 Window sill head joints are open in many locations.
- d. Overall Condition of Exterior Walls/Columns
 - Excellent
 - Satisfactory
 - Unsatisfactory
 - Non-Functioning
 - Critical Failure
- e. Year of Last Major Reconstruction/Replacement: 1994
- f. Expected Remaining Useful Life (Years): 5
- g. Cost to Reconstruct/Replace: \$755,000
- h. Comments: Exteriors are in need of cleaning and repointing, particularly window sills. Exterior walls should last a long time with proper maintenance. A portion of precast is

missing above the portion of dated precast at time capsule. This missing precast should be replaced as there is a lack of support for the precast above. An opening was observed near a concrete pad in the brick wall which is open to the crawl space below from the exterior. This gap should be grouted or sealed. Existing duct openings are present in the wall and the openings are not sealed. The duct should be removed and wall patched or left in place and flashing should be added to seal the gaps. A section of flashing is missing and a steel column is exposed on the outside of the building. The flashing or column cover should be replaced.

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): 50
- e. Cost to Reconstruct/Replace:
- f. Comments: Existing chimney is in satisfactory condition and should last a long time with proper maintenance.

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): 4
- e. Cost to Reconstruct/Replace: \$90,000
- f. Comments: Joints are missing and should be replaced. Portions of the coping are cracked or broken and should be replaced. See roofing section for additional comments about parapet flashings.

64. Exterior Doors

- a. Overall condition of exterior door units:

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

b. Overall condition of exterior door hardware:

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

c. Do any exit doors have magnetic locking devices?

- Yes
- No

d. Safety/Security features are adequate:

- Yes
- No

e. Year of Last Major Reconstruction/Replacement: 1995

f. Expected Remaining Useful Life (Years): 3

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

h. Comments: Most of the exterior doors are hollow metal doors and frames. The doors at the original 1932 building have wood trim around them. There are wood doors providing access to the storage room above the boiler room. The hollow metal doors and frames located at the entry/exit points of the facility show signs of rusting at the base of the frames. We would recommend a complete replacement of the hollow metal exterior doors and frames. Exterior wood trim and doors are in need of repainting. It should be noted the caulking around the exterior door frames is believed to contain hazardous material. Replacing the exterior doors would require abatement.

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: 1994

d. Expected Remaining Useful Life (Years): 4

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

f. Comments: Exterior concrete stair has metal railings which are rusting and should be cleaned and repainted. Spalled exterior steps and sidewalks should be patched.

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: \$190,000
- g. Comments: Windows are operable. However, opening of windows is difficult due to the size of the windows. Sills of the clerestory glazing at the gymnasium are too close to the surface of the roof, which could contribute to water leaking. It is recommended that the window sill be raised a minimum of 12 inches above the roof surface to help prevent water intrusion.

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: 2001
 - k. Expected Remaining Useful Life (Years): 2
 - l. Cost to Reconstruct/Replace: \$314,000
 - m. Comments: Permanent roof ladders should be provided to allow access between the various levels on the roof. Parapet flashings along the 1950s addition classroom wing are cracked and open in many locations and should be repaired under warranty. Crickets between roof drain locations are insufficient, leading to buildup of ponding water.

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: 1994
- c. Expected Remaining Useful Life (Years): 4
- d. Cost to Reconstruct/Replace: \$85,000
- e. Comments: Many cracks are present in walls and grout joints should be routed and replaced and cracked blocks shall be replaced. Masonry partitions in the corridor behind the gymnasium do not extend all the way up to the deck and are therefore not fire rated.

70. Other Interior Walls

- a. Condition
 - Excellent

- Satisfactory
- Unsatisfactory
- Non-Functioning
- Critical Failure

- b. Year of Last Major Reconstruction/Replacement:
- c. Expected Remaining Useful Life (Years): 4
- d. Cost to Reconstruct/Replace: \$229,000
- e. Comments: Interior walls consist primarily of plaster and lath, gypsum board, or concrete masonry. Restrooms are finished with ceramic tile. Existing plaster walls have some minor cracking and flaking of paint. Additionally, there are signs of water damage to plaster at some locations, particularly the 1950s classroom addition wing. Flaking or bubbled areas of paint should be scraped and repainted along with performing further investigation to determine the cause of the water damage. Masonry partitions in the corridor behind the gymnasium do not continue up to the roof deck, and are therefore not a fire rated assembly. There are glass block windows into the corridor in the 1950s classroom addition, which are likely not fire rated construction.

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: 1994
- 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): 5
- e. Cost to Reconstruct/Replace: \$143,000
- 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: 1994
- d. Expected Remaining Useful Life (Years): 5
- e. Cost to Reconstruct/Replace: \$73,000
- f. Comments: Ceramic Tile located in the locker rooms and restrooms is in good condition. Terrazzo throughout the second floor corridors consists of extensive cracking, spanning corridor wall to corridor wall. Quarry tile throughout Cafeteria B is in overall good condition with minor damage to the quarry tile wall base and field tile.

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: 1994
- d. Expected Remaining Useful Life (Years): 5
- e. Cost to Reconstruct/Replace: \$40,000
- f. Comments: Provide shoe molding to existing wood base in rooms with wood flooring to cover the exposed edges of floor boards. Existing wood base should be refinished.

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: \$46,000
- e. Comments: The ceilings throughout the school are in satisfactory condition with areas that are stained, sagging, damaged or missing. Stained ceilings are generally due to moisture leaks, either from above ceiling equipment or possible roof leaks. Sagging tiles may be attributed to high humidity. Damage or missing tiles may be attributed to

gaining access to above ceiling areas. Ceiling tiles in several areas have also been replaced with open grating due to persistent issues with moisture due to roof leaks. Ceiling tiles in the kitchen and serving areas are in satisfactory condition with minimal damage. However, this type of ceiling tile does not comply with building code requirements (washable non-pores type).

76. Lockers

- a. Condition
 - Excellent
 - Satisfactory
 - Unsatisfactory
 - Non-Functioning
 - Critical Failure
- b. Year of Last Major Reconstruction/Replacement: 2010
- c. Expected Remaining Useful Life (Years): 10
- d. Cost to Reconstruct/Replace:
- e. Comments:

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:
- d. Expected Remaining Useful Life (Years): 5
- e. Cost to Reconstruct/Replace: \$512,000
- f. Comments: The interiors doors throughout the building are in need of replacement. Most of the doors are solid wood doors which are damaged or 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. Wire glazing is no longer acceptable and does not comply with the standards set forth by the New York State Uniform Fire Prevention and Building Code (NYSUFPBC). Corridor doors are now required to be rated and any replacement doors shall have rated safety glazing. Door hardware on a majority of the doors consist of knobs and do not have closers and do not comply with the Americans with Disabilities Act as well as the NYSUFPBC.

78. Interior Stairs (S)

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

N/A

- b. Year of Last Major Reconstruction/Replacement: 2002
- c. Expected Remaining Useful Life (Years): 4
- d. Cost to Reconstruct/Replace: \$2,000
- e. Comments: The interior stairs are in overall good condition. There is a monumental stair at the main entrance into the building and stairways at either end of the front corridor that provide access to the second floor. There is also a stair between the cafeterias providing second floor access. There is a small stair adjacent to the 1950s classroom wing to accommodate the change in floor height. Stairway handrails do not comply with current New York State Uniform Fire Prevention and Building Code (NYSUFPBC) 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: 1994
- c. Expected Remaining Useful Life (Years): 10
- d. Cost to Reconstruct/Replace: \$92,000
- e. Comments: A 20 hp hydraulic elevator manufactured by Schindler Elevator Corporation serves two floors of the school. As long as annual maintenance tests required by ANSI A-17.1 are completed, the elevator can be expected to function adequately.

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: 2002
- d. Expected Remaining Useful Life (Years): 1
- e. Cost to Reconstruct/Replace: \$1,285,000
- f. Comments: The main switchboard and entire basement level electrical main room was submerged during the 2011 flood. The entire switchboard and all electrical gear that was submerged is not rated for that atmosphere and should be replaced. The school's other main distribution room includes several panelboards which were updated in 2002. These panelboards appear to be in reasonably good condition. Branch circuit distribution is generally accomplished via recessed-mounted corridor panelboards. These were updated in 2002 and are in reasonably good condition. In general, the existing panelboards have 90% of their circuits in use.

Several issues are present in the middle school which warrant the demolition of all equipment in the main electrical room:

1. All electrical equipment present (listed below) has significant amounts of rust and corrosion inside the enclosures. This equipment should be replaced as soon as possible.
2. There are four separate service disconnects present. It is unclear if any of them are service rated.
3. A significant amount of asbestos was present in the service disconnect (A 550A breaker) labeled "1952 Addition." The extent of the presence of asbestos should be investigated.
4. The main fused disconnect, main fused switchboard, and fused switchboard labeled "E PANEL" cannot be opened without switching the disconnects to the off position and removing power from significant parts of the building. Further, there is a significant amount of rust and corrosion present inside all other electrical enclosures in this room, and the same condition can be expected inside this equipment. As such, exercising this switches is potentially dangerous, and once disconnected it may not be possible to reenergize the equipment.
5. The contacts for exhaust fans in the gym above are rusted and a significant amount of corrosion buildup is present in their enclosures. Maintenance persons present complained that the switches do not function properly. These devices should be replaced to ensure the building's exhaust system is fully functional.
6. Several vintage feeders with cloth insulation are present and should be replaced.
7. There is a cloth insulated feeder running in the building that is not in conduit. Feeder should be demolished and a new one installed.
8. The old UPS system in the basement is no longer in service. Batteries should be removed as proper ventilation of harmful fumes from the acid in the batteries is not present.
9. The electrical wiring in the original building and the 1952 addition should be further investigated to determine the extent of asbestos and cloth insulated wire present. All wire with this type of insulation should be replaced with new to reduce the hazardous conditions of exposed conductors.

81. Lighting Fixtures

a. Condition

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

b. Year of Last Major Reconstruction/Replacement: 1994

c. Expected Remaining Useful Life (Years): 1

d. Cost to Reconstruct/Replace: \$386,000

e. Comments: Lighting is provided by 4 foot 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. Light levels measured in corridors and the auditorium are below IESNA recommended levels and they should be supplemented. 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.

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: 2010
- d. Expected Remaining Useful Life (Years): 4
- e. Cost to Reconstruct/Replace: \$796,000
- f. Comments: The communications system is fed from the high school's MDF to the middle schools MDF room by fiber. Closets are then daisy chained from 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 seed 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 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 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 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.

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: Original
- d. Expected Remaining Useful Life (Years): 10
- e. Cost to Reconstruct/Replace: \$80,000
- f. Comments: Fittings and valves on copper pipe appear to be in proper working order.

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: \$90,000
- f. Comments: Sanitary and vent system components and piping appear to be in proper working order.

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 generated from dual fuel fired boiler to a 1,000 gallon domestic hot water boiler water heat exchanger storage tank. The system is a complete recirculation with proper circulating pumps, valves, etc. and supplies domestic hot water to fixtures throughout the school. There is a second 119 gallon A.O. Smith electric tank type water heater located in the cafeteria kitchen to provide domestic hot water to kitchen equipment.

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: \$99,000
- e. Comments: Many of the boys and girls restrooms were upgraded recently and are in proper working order. All fixtures are wall and tank type with manual flushometers. Plumbing fixture trim in all restrooms should be upgraded with ADA compliant sensor operated battery powered flush valves and faucets. Some restrooms do not have insulation on sanitary piping and traps from lavatories. Insulation should be added to these fixtures.

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: 1994
- d. Expected Remaining Useful Life (Years): 1
- e. Cost to Reconstruct/Replace: \$1,600,000
- f. Comments: The boiler room has been exposed to flooding conditions throughout the life of the building. Relocating/Replacement of existing boilers to the building rooftop is recommended. There are two (2) boilers serving the entire building. The boilers were installed in 1994 and will approach the end of their usable life within the next five (5) years. The usable life for said boilers is approximately 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: 1994
- c. Expected Remaining Useful Life (Years): 4
- d. Cost to Reconstruct/Replace: Cost to reconstruct/replace is included under "Heat Generating Systems" (89.3).
- e. Comments: Heating fuel currently serves the two (2) boilers. The heating fuel piping, valves, and fittings are in satisfactory condition with approximately four (4) 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: 2008
- c. Expected Remaining Useful Life (Years): 1
- d. Cost to Reconstruct/Replace: \$215,000
- e. Comments: The facility is partially air conditioned and the equipment appears to be installed at an "as needed" basis. DX split system heat pumps currently serve the boy's locker room, girl's locker room, computer room, and music room. The units are in satisfactory condition with approximately nine (9) years of usable life remaining. Window air conditioning units have been added to select classrooms. Operation is satisfactory.

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: 2008
- c. Expected Remaining Useful Life (Years): 1
- d. Cost to Reconstruct/Replace: \$2,060,000
- e. Comments: The facility's ventilation code compliance is questionable. Many of the air handlers and the blower unit have surpassed their usable life, making reliable future operation questionable. The blower unit (Auditorium unit) is recommended to be relocated/replaced to the building's roof and provided as packaged DX cooling equipment. The blower unit is currently prone to flooding in the building's basement. Energy recovery units were added in 2008. Operation is satisfactory with approximately twelve (12) years of usable life remaining.

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: 1994
- c. Expected Remaining Useful Life (Years): 3
- d. Cost to Reconstruct/Replace: \$362,000
- e. Comments: The hot water distribution system has shown signs of wear and degradation. The pumps show signs of corrosion and should be replaced. The approximate age of the pumps are nearing twenty (20) years. The reliable usable life for base-mounted pumps is approximately twenty (20) years. The units have approached their usable life and are recommended to be replaced.

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: 1994
- c. Expected Remaining Useful Life (Years): 3
- d. Cost to Reconstruct/Replace: \$1,450,000
- e. Comments: Most of the ducted air distribution systems are in satisfactory condition, except where connected to dated ventilation equipment, e.g., blower unit located in the mechanical space. The approximate age of this ductwork/insulation/dampers is in excess

of twenty five (25) years and is approaching its usable life of approximately thirty (30) years. Replacement of said equipment and ductwork is recommended.

95. HVAC Control Systems (H)

- a. Condition
 - Excellent
 - Satisfactory
 - Unsatisfactory
 - Non-Functioning
 - Critical Failure
 - N/A
- b. Year of Last Major Reconstruction/Replacement: 1994
- c. Expected Remaining Useful Life (Years): 4
- d. Cost to Reconstruct/Replace: \$465,000
- e. Comments: Upgrade HVAC system to D.D.C. controls. Pneumatic system to be eliminated. Incorporate portions of building not controlled by Building Management System.

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: \$116,000
- e. Comments: The facility is protected by an Edwards addressable fire alarm system located in the basement level main electrical room. The system consists of area smoke detection, audio/visual notification devices, and manual pull stations throughout the building, and annunciator panels at the main entrance and in the main office. Audio/visual devices and pull stations appear to have been added as required as they are from mixed generations. The mounting heights of many pull stations in the corridors do not comply with ADA regulations. Spacing of audio/visual notification devices in many spaces do not comply with NFPA 72 standards.

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 all the corridors and other common areas. The devices appear to have been added as required as they are from mixed generations. Coverage appears to be adequate. 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) : 0
- d. Cost to Reconstruct/Replace:
- e. Comments: A kitchen hood with an ansul panel 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: \$58,000
- e. Comments: Emergency battery packs with remote heads are present throughout the facility. Units were added and replaced over time. It is recommended that the district test these units monthly and replace them as needed.

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.

\$1,400

- 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 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 are adequate, but they provide lighting that is harsher and produces more glare than modern 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
 - 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
 - NoIf 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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