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Building Information

1. Name of School District:
   Washingtonville Central School District
2. SED District Number (a.k.a. District BEDS Code):
   44-01-02-06
3. Building Name:
   Taft Elementary School
4. SED Control Number
   0-002
5. Survey Inspection Date:
   08/25/2015
6. Building 911 Address:
   20 Toleman Road
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:
    1958
12. Gross Square Ft. of Building as currently configured:
    83,965
13. Number of Floors:
    1
14. How many full-time and part-time custodians are employed at the school (or work in the building)?
    a. Full-time Custodians: 5
    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):
    757
18. Of these registered students, how many receive most of their instruction in...
    a. Permanent Instructional Spaces (i.e. Regular Classrooms): 38
    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
    38

25. Gross Square Footage of All Instructional Classrooms (Combined)
    36,000

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:
    Portable classrooms should be replaced with permanent structures.

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):
    $10,472,600

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: 2013 - New service from road to building.
    d. Expected Remaining Useful Life (Years): 30
    e. Cost to Reconstruct/Replace:
    f. Comments: Community Well System
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: 1968
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: 1960
    d. Expected Remaining Useful Life (Years): 6
    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: 3
        ii. Capacity of above ground tanks (gallons): LP Gas (270lb tanks)
        iii. The number of below ground fuel tanks: 1
        iv. Capacity of below ground tanks (gallons) : #2 Fuel Oil (6,000)
    c. Condition
        - ☐ Excellent
        - ☒ Satisfactory
        - ☐ Unsatisfactory
        - ☐ Non-Functioning
        - ☐ Critical Failure
    d. Last Major Reconstruction/Replacement: 1995
    e. Expected Remaining Useful Life (Years): 10
    f. Cost to Reconstruct/Replace:
    g. Comments: #2 Fuel Oil Tank - NYSDEC Site Registration No: 3-461482

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: 1960
    e. Expected Remaining Useful Life (Years): 1
    f. Cost to Reconstruct/Replace: $165,000
    g. Comments: Electrical service provided by an above ground service to a pole on site which then goes below ground to feed the building. Three antiquated medium voltage single phase utility transformers are housed in the school's basement. The transformers are past their useable life and should be replaced with a modern transformer. The service's meter is located in the basement level main electrical room. The feeders to the transformer were upgraded in 2011 and appear to be in relatively good condition. The facility is not supported by a backup generator or a supplementary solar field. Site lighting is provided by wall-mounted flood lights and pole-mounted fixtures which utilize metal halide lamps. Energy efficient LED fixtures with higher mounting heights and additional fixtures should be considered to provide better site security and energy efficiency.

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: 1995
    d. Expected Remaining Useful Life (Years): 1
    e. Cost to Reconstruct/Replace: $65,000
    f. Comments: Stormwater doesn't drain from courtyard at east end of building - see photos Taft-31-CTB-084.JPG and Taft-31-CTB-087.JPG. Recommend investigation of the existing piping system to determine drainage problems and/or replacing all piping and manholes for the existing system and expanding the system with additional catch basins and manholes to alleviate flooding issues in the courtyard. Building storm drainage consists of roof drains and internal leaders connected and run 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: 1960
    d. Expected Remaining Useful Life (Years): 1
    e. Cost to Reconstruct/Replace: $28,000
    f. Comments: Stormwater doesn't drain from northeasterly parking lot - see photos Taft-32-CTB-001.JPG, Taft-32-CTB-002.JPG and Taft-32-CTB-003.JPG. Recommend installing defined rock lined drainage swales along the easterly edge of pavement to drain runoff to an existing ditch.

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: 1995
    d. Expected Remaining Useful Life (Years): 1
    e. Cost to Reconstruct/Replace: Costs associated with this work is included under Item 42 above.
    f. Comments: There are multiple catch basins and manholes located on-site which drain stormwater runoff from building roofs, driveways, parking lots and grass areas to surface water. Recommend expansion of the stormwater system by adding several catch basins and manholes.

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: 1995
    d. Expected Remaining Useful Life (Years): 4
    e. Cost to Reconstruct/Replace: $30,000

f. Comments: Replace two (2) crushed driveway culverts - see photos Taft-34-CTB-001.JPG and Taft-34-CTB-002.JPG.

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: 1995
    d. Expected Remaining Useful Life (Years): 4
    e. Cost to Reconstruct/Replace: $29,000
    f. Comments: It appears the pipe outlet for the courtyard drainage system at east end of building has been buried. Recommend installing a new pipe, concrete headwall and rip-rap outlet apron to alleviate flooding issues in the courtyard.

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 surface water outfalls on the Taft Elementary site. All outfalls ultimately discharge to an unnammed tributary of Moodna Creek.

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

Other Site Features

53. Pavement (Roadways and Parking Lots)
    a. Type (check all that apply)
    - ☐ concrete
    - ☒ asphalt
    - ☐ gravel
    - ☐ other

- ☐ none

b. Condition
- ☐ Excellent
- ☒ Satisfactory
- ☐ Unsatisfactory
- ☐ Non-Functioning
- ☐ Critical Failure

c. Year of Last Major Reconstruction/Replacement: 2003
d. Expected Remaining Useful Life (Years): 10
e. Cost to Reconstruct/Replace:
f. Comments: There are no pavements at the Taft Elementary School where complete removal and replacement will be needed 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: 1995
d. Expected Remaining Useful Life (Years): 4
e. Cost to Reconstruct/Replace: $45,000
f. Comments: The southeast asphalt sidewalk at the back of the building has approximately 30 feet of broken up area on the southwest end that should be replaced. Asphalt sidewalks to the west of the building may need a 1-inch asphalt overlay within five years. The southwest asphalt sidewalk at the back of the building may need removal of 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: 1995
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: 1995
c. Expected Remaining Useful Life (Years): 10
d. Cost to Reconstruct/Replace:
e. Comments:
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: 1960
e. Expected Remaining Useful Life (Years): 4
f. Cost to Reconstruct/Replace: $6,800
g. Comments: Cracked concrete at handrail at basement entrance should be patched. Spalled retaining wall at basement entrance should be patched.

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: 1960

f. Expected Remaining Useful Life (Years): 4

g. Cost to Reconstruct/Replace: $38,000

h. Comments: Noticeable slab settlement near teachers' desk in room 208. Cause of settlement should be determined and slab & soil removed and replaced. Possible settlement issue with slab or undermining due to broken water lines in numerous toilet rooms within the classrooms. Cause of problem should be determined before a fix can be recommended.

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 Sheared canopy column.

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: Head joints @ window sills are beginning to crack apart and should be repointed. Exterior sealant joints are deteriorated and in need of replacement.

d. Overall Condition of Exterior Walls/Columns
    ☐ Excellent
    ☒ Satisfactory
    ☐ Unsatisfactory
    ☐ Non-Functioning
    ☐ Critical Failure

e. Year of Last Major Reconstruction/Replacement: 1995

f. Expected Remaining Useful Life (Years): 4

g. Cost to Reconstruct/Replace: $200,000

h. Comments: There is some deterioration of mortar joints in masonry which should be repointed. Existing brick deteriorated within two feet from ground. Some brick faces are spalling. Replace brick as required. Cracks in exterior walls shall be patched to avoid future damage from water infiltration and expansion due to freeze/thaw. Rusted exterior post bases at entrance canopies should be prepped and painted; possibly reinforced as required. Rusting of lintels supporting brick over exterior doors and windows should be prepped and painted. Missing lintels at wall openings should installed. Column base should be repaired. Soffits at the connecting corridor between buildings have exposed rafters, and a soffit panel should be provided to cover these. The wall panels of the temporary classroom space are buckled and scratched and in unsatisfactory condition overall. We recommend that these spaces be replaced with more permanent construction.

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: 1960
d. Expected Remaining Useful Life (Years): 1
e. Cost to Reconstruct/Replace: $31,000
f. Comments: There is minor cracking of the chimney coping, and a drip edge should be cut into the bottom of the coping to help prevent water damage to the brick below.

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: 1995
f. Expected Remaining Useful Life (Years): 3
g. Cost to Reconstruct/Replace: $251,000

h. Comments: Hollow metal doors and frames located at the entry/exit points of the facility shows signs of rusting at the base of the frames. Exterior concrete door sills are deteriorated and in need of patching.

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: 1995
    d. Expected Remaining Useful Life (Years): 4
    e. Cost to Reconstruct/Replace: $30,000
    f. Comments: Stairs only at portable classrooms and access to the basement level. Stairs at portable classrooms should be replaced in the future. Some exterior steps are spalling and should be replaced or repaired.

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: 2010 Replacement at Cafeteria and Music Classroom.

e. Expected Remaining Useful Life (Years): 3

f. Cost to Reconstruct/Replace: $3,101,000

g. Comments: Sill heights for the rescue windows do not appear to comply with SED standards and should be verified. Glazing should be replaced where cracking is present. Polycarbonite panels should be replace with glazing to match existing. Curtain wall system throughout the building should be replaced to match Cafeteria and Music Classroom with more energy efficient curtain wall system. This would include the removal of the existing Kalwall system in the corridor connecting the building wings along with the Kalwall at the Gymnasium.

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:
k. Expected Remaining Useful Life (Years): 4
l. Cost to Reconstruct/Replace: $8,000
m. Comments: A permanent means of accessing the roof from the building interior should be provided.

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: 1960
    c. Expected Remaining Useful Life (Years): 4
    d. Cost to Reconstruct/Replace: $56,000
    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: 1995
    c. Expected Remaining Useful Life (Years): 4
    d. Cost to Reconstruct/Replace: $155,000
    e. Comments: Tile has cracked on restroom walls due to cracking in masonry backup and these tiles should be considered for replacement. District would like to replace gymnasium operable partition with roll-up curtain. Wood paneling at the gymnasium is delaminating, remove and replace with additional wall padding. Wall padding at the gymnasium is tearing and should be replaced. There are extensive cracks in masonry walls throughout the facility. These should be considered for repairs and repointing.

Floor Finishes

71. Carpet
    a. Where located? (check all that apply)
    ☒ Instructional space
    ☒ Common area
    b. Condition
    ☐ Excellent
    ☐ Satisfactory
    ☒ Unsatisfactory
    ☐ Non-Functioning

☐ Critical Failure

c. Year of Last Major Reconstruction/Replacement: 1995
d. Expected Remaining Useful Life (Years): 5
e. Cost to Reconstruct/Replace: $79,000
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: 1995
    d. Expected Remaining Useful Life (Years): 5
    e. Cost to Reconstruct/Replace: $7,800
    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: 1960
    d. Expected Remaining Useful Life (Years): 10
    e. Cost to Reconstruct/Replace:
    f. Comments: Terrazzo throughout the corridors consists of extensive cracking, spanning corridor wall to corridor wall.

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: 1995
d. Expected Remaining Useful Life (Years): 5
e. Cost to Reconstruct/Replace: $139,000
f. Comments: The wood athletic floor at the gymnasium appears to be original and should be considered for replacement.

75. Ceilings (H)
    a. Condition
        ☐ Excellent
        ☐ Satisfactory
        ☒ Unsatisfactory
        ☐ Non-Functioning
        ☐ Critical Failure
    b. Year of Last Major Reconstruction/Replacement: 1995
    c. Expected Remaining Useful Life (Years): 4
    d. Cost to Reconstruct/Replace: $114,000
    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 filthy 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: 1995
    d. Expected Remaining Useful Life (Years): 3
    e. Cost to Reconstruct/Replace: $459,000

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: 1960
    c. Expected Remaining Useful Life (Years): 10
    d. Cost to Reconstruct/Replace:
    e. Comments: Stairs receive minimal use and are only accessible to Custodial and Faculty Staffs.

79. Elevator, lifts and escalators (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):
    d. Cost to Reconstruct/Replace:
    e. Comments:

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: 1960
    d. Expected Remaining Useful Life (Years): 4
    e. Cost to Reconstruct/Replace: $494,000
    f. Comments: The main switchboard is manufactured by Empire Switchboard Co., Inc., and it utilizes a 1600 A bolted pressure contact switch fused at 1200 A as a main disconnect. The distribution section of the switchboard is rated 1200 A and feeds the building's panels including a wireway feeding four enclosed 100 A circuit breakers which

feed the portable units. Most panelboards throughout the facility have been updated with modern equipment or added for renovations. These panelboards appear to be in relatively good condition. The main switchgear and kitchen panelboards, however, are 1960s era equipment and should be replaced. At a minimum, thermal scans should be completed and conductors should be megger tested in order to evaluate potential hazards. 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: $171,000
    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): 5
    e. Cost to Reconstruct/Replace: $478,000
    f. Comments: 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. CAT 5 cabling is type "CM" which is does not provide 1 gigabyte speed in is routed through air plenum spaces. Type "CM" cabling is not plenum rated and should therefore be removed and replaced

with updated type "CMP" cabling. Communication racks throughout the school are not grounded and some reside on carpet which creates static charges and could lead to equipment damage. The 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. 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: Original
    d. Expected Remaining Useful Life (Years): 1
    e. Cost to Reconstruct/Replace: $551,000
    f. Comments: The existing domestic water system is supplied by a community well system. The water quality is currently poor and requires a water filtration and softening system. The domestic water piping run to classrooms is currently broken and does not work. New piping should be installed to classroom wings.

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): 2
e. Cost to Reconstruct/Replace: $80,000
f. Comments: The sanitary system in the boiler room does not work. The system should be scoped, cleaned and defaults repaired. The entire school sanitary system should be scoped and cleaned.

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: 2005
d. Expected Remaining Useful Life (Years): 1
e. Cost to Reconstruct/Replace: $274,000
f. Comments: The existing water heater in the boiler room is in good condition and serves the front portion of Taft and the kitchen. The back section of the building has no hot water to fixtures requiring domestic hot water. There is an existing water heater in this area but is disconnected. A new water heater with recirculation system should be installed and piping cleaned and repaired to fixtures.

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

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

b. Year of Last Major Reconstruction/Replacement: Original
c. Expected Remaining Useful Life (Years): 5
d. Cost to Reconstruct/Replace: $66,000

e. Comments: Plumbing fixtures in all restrooms should be updated with water conservation type fixtures. Trim should be replaced with accessible devices. Insulation should be added to the boiler piping.

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: 1995
    d. Expected Remaining Useful Life (Years): 1
    e. Cost to Reconstruct/Replace: $697,000
    f. Comments: There are two (2) boilers serving the elementary school. The boilers were installed in approximately 1995 and will approach the end of their usable life in approximately five (5) years. Approximate usable life for boilers is twenty four (24) years. Evidence of wear and corrosion is visible. Replacement is recommended due to age and wear of equipment.

90. Heating Fuel/Energy Systems (H)
    a. Condition
       ☐ Excellent
       ☒ Satisfactory
       ☐ Unsatisfactory
       ☐ Non-Functioning
       ☐ Critical Failure
    b. Year of Last Major Reconstruction/Replacement: 1995
    c. Expected Remaining Useful Life (Years): 5
    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 five (5) 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): 9
    d. Cost to Reconstruct/Replace: N/A
    e. Comments: The facility is partially air conditioned via window air conditioning units and ductless split systems. The equipment appears to have been installed on an "as needed" basis. The corridors, gymnasium, and cafeteria utilize heating only air handling units and unit ventilators.

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): 3
    d. Cost to Reconstruct/Replace: $370,000
    e. Comments: The facility's air handling and ventilation equipment was replaced in 2008. Operation of said equipment is satisfactory. The usable life of air handling equipment is approximately twenty six (26) years. The equipment has approximately twenty (20) years of usable life remaining. Gravity ventilators installed to relieve building pressure are dated and recommended to be replaced due to age. Evidence of corrosion and wear is visible. Various unit heaters (gas-fired and electric) show visible signs of wear and casing damage.

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: 2008
    c. Expected Remaining Useful Life (Years): 1
    d. Cost to Reconstruct/Replace: $291,000
    e. Comments: The facility's hot water distribution system was installed in 2008 when the school converted from steam to hot water. The piping, pumps, valves, convectors, and

insulation are in satisfactory condition. The inline circulating pumps within the heating water distribution system will approach the end of their usable life in approximately four (4) years. The usable life for inline circulating pumps is approximately ten (10) years. Replacement is recommended due to age. The north end of each classroom wing lacks sufficient heat during the colder winter times. Renovations to system should be made to provide these rooms with sufficient heat.

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: 2008
    c. Expected Remaining Useful Life (Years): 4
    d. Cost to Reconstruct/Replace: $1,234,000
    e. Comments: Most of the facility's ductwork distribution system appears to have surpassed its usable life of thirty (30) years. Localized ductwork to each air handling unit is approximately six (6) years old and has approximately twenty four (24) years of usable life remaining. Replacement of the dated ductwork distribution system 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: 2008
    c. Expected Remaining Useful Life (Years): 10
    d. Cost to Reconstruct/Replace: N/A
    e. Comments: The existing HVAC control system was installed in approximately 2008 with approximately ten (10) years of usable life remaining. Operation is satisfactory.

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: $86,000
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. 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: 1995
    c. Expected Remaining Useful Life (Years) : 6
    d. Cost to Reconstruct/Replace:
    e. Comments: The kitchen hood includes an ansul system which appears to be in relatively good condition. As long as regular maintenance is completed, it can be expected to function adequately. The building is not protected by a sprinkler system.

99. Emergency/Exit Lighting Systems (H)
    a. Condition:
        ☐ Excellent
        ☒ Satisfactory
        ☐ Unsatisfactory
        ☐ Non-Functioning
        ☐ Critical Failure
        ☐ N/A
    b. Year of Last Major Reconstruction/Replacement: 2005
    c. Expected Remaining Useful Life (Years): 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.
$613,000

b. Comments:

Existing toilet rooms are not accessible and fixtures, partitions, and accessories are in need of replacement. It is recommended that toilet room spaces throughout the building be renovated.

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

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