CSARCH


2020 BUILDING CONDITION SURVEY REPORT

CORNWALL CENTRAL SCHOOL DISTRICT

Central
High School

January 2021

CSArch Project #204-1901

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Section 1.0 // Executive Summary

Introduction

This report is based upon observations made during walk-through surveys conducted by the project team during the spring and summer of 2020. No destructive testing or in-depth investigation has taken place. Other resources used, where available, include original construction documents as provided by the district as well as information included in the District's previous Building Condition Survey. This report addresses only the physical condition of this building based upon visual observations and does not assess the programmatic or educational strengths or weaknesses of the building.

Scope of Work

This report is based on the State Education Department's required Building Condition Survey (BCS). Also included, is a written narrative to describe major building systems and components as well as existing floor plans and the 2015 BCS for reference.

Project Team

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Section 1.0 // Executive Summary

History of the Building Condition Survey

In March of 1954, a fire in the Cleveland Hill Elementary School, in Cheektowaga, New York, a suburb of Buffalo, killed 15 sixth graders. In 1955, the New York State Legislature passed a law requiring annual fire safety inspections. The NYS Education Department (SED) administrates this annual inspection and is proud to state that there has not been a fatality or serious injury from a fire in a NY State Public School since the Cleveland Hill fire.

Facilities Planning conducts a series of survey on school facilities. The Building Condition Survey (BCS) is a professional survey administered every fifth year, beginning in 2000. In 2019, New York State revised the Educational Laws including school safety and funding to school districts and "under the new statute, districts must conduct Building Condition Surveys (BCS) on a staggered schedule as assigned by the Commissioner in calendar years 2020 through 2024, and every five years on that same five-year cycle thereafter.

For some districts, the new schedule will stretch out the period between the intensive building condition surveys for several years. To address this, the legislature chose to partially reinstate the visual inspection requirement, although it is no longer annual."

The surveys cover any occupied district facility. For Cornwall CSD, surveys are to be complete by December 31, 2020 and must be submitted via the State's online system by March 1, 2021.

Building Condition Survey

The Building Condition Survey (BCS) is required by the New York State Education Department. It is one component of the 1998 RESCUE (Rebuilding Schools to Uphold Education) Regulation and is based upon the Commissioner's Regulations Parts 155.1, 155.3 and 155.4.

These regulations require Boards of Education to:

- Conduct periodic inspections and provide a safety rating
- Develop a Five-Year Capital Facilities Plan
- Establish a Monitoring Process
- Establish a Comprehensive Maintenance Plan

The BCS is intended to provide districts with all the detailed information necessary to properly plan and prioritize capital improvements and allow the state to properly plan for building aid reimbursement to districts.

Building Condition Survey Criteria

- The inspection is required every five years, as determined by SED's newly established staggered schedule.

- The purpose of the inspection is to ensure that all occupied public-school buildings are properly maintained, preserved, and provide a suitable educational setting.

- The survey shall include, but not be limited to, a list of all program spaces and an inspection of major building system components for evidence of movement, deterioration, structural failure, probable useful life, need for repair, maintenance and replacement.

- The physical inspections required to complete the survey are to be conducted by a team that includes at least one licensed architect or engineer.

Rating System

If any Health and Safety (H) or Structural (S) items are rated 'Unsatisfactory' or below, the ENTIRE building is given an 'Unsatisfactory' Rating.

- **Excellent:** System is in new or like-new condition and functioning optimally; only routine maintenance and repair is needed.

- **Satisfactory:** System is functioning reliably; routine maintenance and repair is needed

- **Unsatisfactory:** System is functioning unreliably. Repair or replacement of some or all components is needed.

- **Non-Functioning:** System is non-functioning, not functioning as designed, or is unreliable in ways that could endanger occupant health and/or safety. Repair or replacement of some or all components is needed.

- **Critical Failure:** Same as 'Non-Functioning' with at least one component so poor that at least part of the building or grounds should not be occupied pending needed repairs/replacement of some, or all components is needed.

Cornwall Central High School

Building Description

- Cornwall Central High School is located at 10 Dragon Drive, New Windsor, NY
- Owned and used by the district for student instructional purposes
- Gross square footage of the building is approximately 207,000 square feet
- Three story masonry and steel frame building
- Existing documents indicate the original building was built in 2003
- As of October 1, 2019, the building housed 1,129 students in grades 9-12
- General classrooms are supplemented with Art, Auditorium, Cafeteria, Computer Room, Guidance, Gymnasium Health Suite, Library, Music, Remedial Rooms, Resource Room, Science Lab, Special Education and Technology/Shop
- Administration, counseling, and support spaces are also provided

Overall Building Rating – SATISFACTORY

Cornwall Central High School is rated as 'Satisfactory' per SED guidelines.

SECTION 2.1 // Building Narrative

Section 2.1 // Building Narrative

General Information

Cornwall High School is located at 10 Dragon Drive, New Windsor, New York in the County of Orange. It is in a rural area. The school was built in 2003. The building is a three-story masonry and steel frame structure of approximately 207,000 square feet. On October 1, 2019, the school housed grades 9-12 with a student population of 1,129. General classrooms are supplemented with Art, Auditorium, Cafeteria, Computer Room, Guidance, Gymnasium, Health Suite, Large Group Instruction, Library, Music, Remedial Rooms, Resource Room, Science Lab, Special Education and Technology/Shop. Administration, guidance, and support spaces are also provided.

Site Utilities / Site Features

Water, Site Sanitary, Site Gas, Site Electrical, Including Exterior Distribution, Closed Drainage Pipe Stormwater Management System, Open Drainage Pipe Stormwater Management System, Catch Basins/Drop Inlets/Manholes, Culverts, Outfalls, Infiltration Basins/Chambers, Retention Basins, Wetponds, Manufactured Stormwater Proprietary Units, Point of Outfall Discharge and Outfall Reconnaissance Inventory

Description: The site utilities consist of utility supplied natural gas and electric, site water, sanitary sewer, and storm water management systems. The electrical supply and site distribution are provided by Central Hudson company. The utility brings primary power underground to a pad mount transformer located by the building. The transformer steps the primary supply down for use in the school. The district owns the secondary conductors which extend underground to the primary distribution power panel.

The same utility also brings high pressure natural gas to pressure reducing stations located at the rear of the building. There are several low-pressure secondary distribution stations to serve the boilers, water heater and kitchen equipment. The secondary piping is owned and maintained by the district.

The water to the building is supplied by the Village of Cornwall-On-Hudson municipal water system. The water is metered. Appropriate backflow prevention and meter are located inside the building.

The sanitary sewer system discharges to the Town of New Windsor municipal sanitary sewer system, via gravity.

The site storm water management system conveys stormwater from the parking lots and athletic fields to outfalls and wetponds. Several stormwater and drainage related improvements should be considered soon. Several areas of ponding and erosion will continue, unless corrected.

Observations/Comments:

- The electrical service is in very good condition. The power supplied is adequate for the electrical needs of the building.
- The natural gas service is in very good condition. The service is adequately sized to meet the present needs of the building. Install a chain link fence around the natural gas pressure reducing station for security.
- The domestic water service is in good condition with adequate capacity.
- The sanitary sewer system is in good condition with adequate capacity.
- The storm water system is in ok condition. There are a few locations, including the loading dock and drainage swale adjacent to the tennis courts that need repair or replacement. Portions of the athletic fields require drainage, as ponding has been noted.

Other Site Features

Pavement, Sidewalks, Athletic Fields and Play Fields, Exterior Bleachers and Related Structures (such as Dugouts)

Description: The parking lots and driveways have asphalt paving. Sidewalks at the main entries are composed of concrete and concrete pavers. Walks to the athletic fields are asphalt. Outdoor recreational spaces include 6 tennis courts, 1 baseball field, 2 softball fields, 2 soccer fields (same space as baseball/softball practice outfield), 1 football field, and 1 synthetic running track.

Observations/Comments:

- The asphalt parking lots and driveways are satisfactory. However, some repairs should be performed to extend the life of the pavement.
- The concrete paver sidewalk at the main entrance needs to be reset or replaced.
- A sidewalk needs to be added along the driveway connecting the school to the main road for the safety of students walking to school from home.
- Pathways are needed to access ballfields and from side/rear of building to sidewalk (emergency paths to safety); walker pathways are required to access ballfields.
- The block retaining walls at the main entrance need to be rebuilt in sections or removed.
- The block retaining wall beneath the classroom bridge needs to be reconstructed.
- Wide cracks have formed in the tennis court surface along the nets and the fence. The cracks should be repaired, and the courts resurfaced.
- The baseball field, softball field, and soccer field drainage system need to be repaired and improved. During storm events, water ponds on these fields and after storms these fields remain soggy and unusable. It is evident that the drainage system for these fields does not have adequate capacity and is failing.
- Football field goal posts are in good condition.
- Synthetic running track is in good condition.

Building Structure

Foundation, Piers, Columns, Footings, and Structural Floors

Description: Based on our experience with school buildings of similar size, layout, and geographical location, it is assumed that the foundation system consists of cast-in place concrete footings with concrete foundation walls. The structural floor is generally concrete on metal deck throughout the building.

Observations/Comments:

- Though the foundations and footings could not be directly observed while on site, no apparent signs of significant movement that would indicate excessive settlement were observed. There was no evidence of heaving, jacking, decay, corrosion, water penetration, or unsupported areas.

Section 2.1 // Building Narrative

Building Envelope

Exterior Walls / Columns, Chimneys, Parapets, Exterior Doors, Exterior Steps, Stairs, Ramps, Fire Escapes, Windows, and Roof

Description: Exterior walls are a combination of brick and block masonry units, composite insulated panels, and aluminum/glass curtain walls. Chimneys are metal. Parapets are masonry and metal. Exterior doors are hollow metal with hollow metal frames. Windows are double glazed aluminum. Exterior steps and stairs are concrete. The flat roofs are a single-ply membrane metal deck on metal trusses/joists system. The sloped roof areas are also a single-ply membrane metal deck on metal trusses/joists system.

Observations/Comments:

- Masonry restoration identified, backer rod, sealants at parapets and masonry at roof level.
- Correct failed sealant at roof safety rail / posts along perimeter, metal collar flashing recommended; replace roof areas and built-in cap flashings along roof area G and K1 include miscellaneous roof repairs; waterproof existing rooftop ductwork Area G roof repair scope was previously documented by the roof consultant Watsky Associates report dated September 12, 2018; CSArch supports recommendations plus multiple ponded areas observed.
- Window repairs, restoration, (seal off openings in curtainwalls, sealants, glazing repairs).

Building Interior

Interior Bearing Walls and Fire Walls, Other Interior Walls, Carpet, Resilient Tile or Sheet Flooring, Hard Flooring (concrete; ceramic tiles; stone; etc.), Wood Flooring, Ceilings, Lockers, Interior Doors, Interior Stairs, Elevator, lifts and Escalator, Swimming Pool and Swimming Pool Systems, Interior Bleachers

Description: The construction and finishes of the walls, ceilings, doors and stairs are consistent with a school built in the early 2000's. Interior spaces show signs of use and wear that is acceptable in a 17-year-old building. It is generally well maintained.

Interior bearing walls and fire walls are gypsum white board on a metal stud construction and are in generally good condition. The gypsum board shows minor wear and tear in the classrooms but does not compromise the function of the partitions. Other interior walls such as the accordion partition in A Wing classrooms and offices that show to be in generally good condition.

This building has the following floor finishes: carpet, vinyl composition tile (VCT), ceramic tiles and wood flooring. Carpet flooring is in the various office spaces throughout the building as well as the auditorium aisles. No major wearing was observed, and it is still in generally good condition. Vinyl composition tile throughout the building is original and shows no major wear regarding the finish. It is noted that there are multiple areas of VCT separating from one another at the seams and show signs of shifting. Ceramic tiles were observed in the various toilet rooms and locker rooms throughout the building and are in generally good condition. The gymnasium has wood flooring and there are no signs of wear and tear, the floor is in good condition. Terrazzo flooring was observed in the Lobby and "bridge" corridor, the terrazzo is in good condition.

Ceilings throughout the building are suspended acoustical ceiling tiles and are in generally good condition. Lockers throughout the building corridors are metal and original to the building and are in good condition. The metal lockers in the locker rooms are also original to the building and show wear and tear.

Interior doors throughout the building are wood with hollow metal frames and are either flush, have a narrow vision lite, or have dual glazed panels. There are various doors throughout the building that have wire glazing vision lites whereas others have a standard glazed lite panel.

The interior stairs are metal with concrete filled treads. Most are in generally good condition, but there are locations where the concrete treads are showing signs of settling and wear and tear. The building elevators are operational and in good working condition.

Observations/Comments:

- It is recommended to replace the metal locker systems in the male and female locker rooms.
- Wired glass was observed in various interior doors, replace as required. Consider adding magnetic door hold opens at the interior doors to the cafeteria.
- It is recommended that the VCT be replaced throughout the building where the tiles are separating from one another.
- It is recommended to repair cracks on the concrete filled stair treads, most stair treads are cracked.
- Gypsum board ceilings are in good condition as are all exposed ceilings.

HVAC Systems

Heat Generating System, Ventilation Systems (exhaust fans, etc.), Mechanical Cooling / Air Conditioning Systems, Piped Heating and Cooling Distribution Systems: Piping, Pumps, Radiators, Convectors, Insulation, etc., Ducted Heating and Cooling Distribution Systems: Ductwork, Control Dampers, Fire/Smoke Dampers, VAVs, Insulation, etc., HVAC Control Systems

Description: The Cornwall High School building heating and ventilation systems are in good condition. The existing heat generation systems consist of three (3) non-condensing gas fired boilers with primary and secondary pumping systems. The boilers provide heating water to the classroom air terminal units installed in 2003 and various air handlers.

The existing cooling source consists of one (1) water-cooled water chiller with variable pumping system and force draft cooling tower with condenser water pump. The water-cooled water chiller was installed in 2003. The remainder of the building is provided with cooling via a chiller plant with various air handlers.

Various air handling units, located onto the roof of the high school building, served the Auditorium, Cafeteria, Gym, Offices, and Classrooms.

The systems are in relatively good condition with adequate mechanical ventilation. The systems were updated in 2003 and appear to have been well maintained.

The HVAC controls are Direct Digital Controls (DDC).

Observations/Comments:

- Comfort and efficiency for the air handlers are good.
- The HVAC controls are in good condition.
- The 2003 boilers are in good condition.
- The Cooling Tower starts to show some corrosions, honeycomb starts to fail, and stainless fans start deteriorating. The Cooling Tower will require replacement within the next three years.
- It is recommended to provide additional heat to Band Room, Chorus Room, bridges, and lobby.

- The building appears to have adequate ventilation.
- The systems appear to be well maintained.
- The present preventive maintenance policy should continue.

Plumbing

Water Supply Systems, Sanitary Systems, Storm Water Drainage System, Hot Water Heaters, Plumbing Fixtures, Water Outlets / Taps for Drinking / Cooking Purposes

Description: The High School Building is provided with all plumbing work as required for the following systems: Domestic water services, sanitary drainage and vent systems for plumbing fixtures and equipment, storm water drainage systems, and domestic hot and cold water distribution piping.

Observations/Comments:

- The girls and boy's locker rooms require some attention due to shower heads start to corrode, leak, and accessing the valve is an issue.
- District will replace sump pumps (In Kind) with 1/2 HP motor. Currently, only one pump is running.
- The present preventive maintenance policy should continue.

Electrical Systems

Electrical Power Distribution System, Lighting Fixtures, Emergency / Exit Lighting Systems, Emergency or Standby Power System, Fire Alarm Systems (manual, automatic fire detection, and notification appliances), Carbon Monoxide System, Communication Systems

Description: The building's main electrical service entrance and power distribution system equipment are in good condition.

Existing electrical branch panelboards, located throughout the building, are in good condition.

Existing interior and exterior lighting fixtures and associated controls are in good condition.

Exit sign and emergency battery lighting fixtures are in good condition with code compliant system quantities and locations.

The school's fire alarm and public address system notification speakers emit an audible hum or hiss.

Modifications to the existing fire alarm system are necessary to provide additional door hold open devices throughout the building.

Observations/Comments:

- Existing electrical wiring devices (general purpose receptacles, light switches) are in good condition and appear to be of sufficient quantity and location.
- The building has an emergency standby generator, no concerns reported.

- The present preventive maintenance policy should continue.

Fire Suppression Systems
Fire Suppression System and Kitchen Hoods

Description: The Cornwall High School building is provided with a kitchen hood in the food preparation area.

Observations/Comments:
- The present preventive maintenance policy should continue.
- The hood is classified as Type 1 for grease and smoke cooking applications.

Accessibility
Exterior Accessible Route to Building, Recreational Facilities, Interior Accessible Route, Access to Goods and Services, and Restroom Facilities

Description: The building generally meets current ADA/ANSI requirements for accessibility.

Observations/Comments:
- The building has an elevator serving the various floors and an enclosed ramp way to access the auditorium stage.

Environment/ Comfort/ Health
General Appearance, Cleanliness, Mats/Grills, Acoustics, Lighting Quality and Evidence of Vermin

Description: The building is generally well maintained. Items such as stained ceiling tiles, damaged doors, and cracked or broken floor tiles should be addressed as part of regular maintenance for the building.

Observations/Comments:
- Building is maintained and cleaned nightly.
- Walk off mats are in good condition and are present at all entrances.
- Acoustics in the common areas and classrooms are good.

Indoor Air Quality (IAQ)
Mold, Humidity/Moisture, Ventilation: fresh air intake locations, air filters, etc., IAQ Plan, Integrated Pest Management and Radon

Description: Overall the indoor air quality is satisfactory in this building. The school uses appropriate measures to assess Indoor Air Quality, Pest Management, Noise and Radon levels.

Observations/Comments:
- Building Exterior (Roof) category addresses water intrusion
- Increase ventilation to occupied spaces

Emergency Shelter

Description: There is no written agreement between the American Red Cross and the Central School District of Cornwall for use of Cornwall Central High School as an emergency shelter.

Observations/Comments:

- An emergency generator is present in this building and controls the emergency lights, heating, and food service equipment.

SECTION 2.2 // NYSED 2020 Submission (Final Draft)

Building Information

1. Name of school district Cornwall Central School District

2. SED District 8-Digit BEDS Code 44-03-01-06

3. Building Name: Cornwall High School

4. SED 4-Digit Facility Code: 0-012

5. Survey Inspection Date: June 12, 2020

6. Building 911 Address: 10 Dragon Drive

7. City: New Windsor

8. Zip Code: 12553

9. Certificate of Occupancy Status:

- [x] A - Annual
- [ ] T - Temporary
- [ ] N - None

10. Certificate of Occupancy Expiration Date:

10a. Is this a manufactured building? (Relocatable, modular, portable)

- [ ] Yes
- [x] No

11. Have there been renovations or construction in the building during the past 12 months?

- [ ] Yes
- [x] No

12. Was major construction/renovation work since 2015 conducted when school was in session?

- [ ] Yes
- [x] No

13. Estimated capital construction expenses anticipated for this building through the 2024 calendar year excluding maintenance (to be answered after the building inspection is complete) $4,197,135.00

14. Overall building rating (to be answered after the building inspection is complete)

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Failing

15. Was overall building rating established after consultation with health and safety committee in accordance with Commissioner's Regulations 155.4(c)(1)?

- [x] Yes
- [ ] No

16. A/E Firm Name: Collins+Scoville Architecture |Engineering|Construction Management,DPC, dba CSArch

17. A/E Firm Address: 19 Front Street, Newburgh, New York 12550

18. A/E Firm Phone Number: 845-561-3179

19. E-mail: tritzenthaler@csarchpc.com

20. A/E Name: Thomas Ritzenthaler, AIA

21. A/E License #: 023344

Building Age, Gross Square Footage and Maintenance Staff

22. Building Age

	Year
Original Construction	2003
Addition #1	
Addition #2	
Addition #3	
Addition #4	
Addition #5	
Addition #6	

23. Square feet of construction

	Sq Feet
Original construction	207,000 sf
Addition #1	
Addition #2	
Addition #3	
Addition #4	
Addition #5	
Addition #6	

24. Gross square ft. of Building as currently configured: 207,000 sf

25. Number of Floors: 3

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

	Count Employees
Full-time custodians:	10
Part-time custodians:	1
Totals:	11

Building Ownership and Occupancy Status

27. Building Ownership (check one):

- [x] 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

28. For which of the following purposes is the building currently used? (check all that apply)

- [x] Used for student instructional purposes
- [ ] Used for district administration
- [ ] Used for other district purposes
- [ ] Used by other organization(s)

28a. Describe use for other district purposes:

Building Users

29. How many students were registered to receive instruction in this building as of October 1, 2019? (If none, enter "0") and skip to "Program Spaces" section. (Do not include evening class students) 1129

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

	Quantity
Permanent instructional spaces (i.e., regular classrooms)	1129
Temporary instructional spaces (i.e., portable or demountable classrooms) attached to the building	0

	Quantity
Non-instructional spaces used as instructional spaces	0

31. If the answer is greater than zero, which types of non-instructional spaces were being used for instructional purposes on October 1, 2019? (check all that apply)

- ☐ Cafeteria
- ☐ Gymnasium
- ☐ Administrative Spaces
- ☐ Library
- ☐ Lobby
- ☐ Stairwell
- ☐ Storage space
- ☐ Other (please describe)
- ☐ None

31a. Describe other types of non-instructional spaces being used for instructional purposes:

32. Grades Housed

- ☐ Pre-K
- ☐ Kindergarten
- ☐ 1st
- ☐ 2nd
- ☐ 3rd
- ☐ 4th
- ☐ 5th
- ☐ 6th
- ☐ 7th
- ☐ 8th
- ☑ 9th
- ☑ 10th
- ☑ 11th
- ☑ 12th
- ☐ N/A (none)

33. For how many instructional days during the 2018-19 school year (July 1 through June 30) was the building closed due to facilities failures, system malfunctions, structural problems, fire, etc? (if none, enter "0") 0

34. Is the building used for instructional purposes in the summer?

- ☑ Yes
- ☐ No

Program Spaces

35. Number of instructional classrooms: 42

36. Gross square footage of all instructional classrooms (combined): 80,000 sf

37. Other spaces provided:

- [ ] a. N/A (none)
- [x] b. Administration
- [x] c. Art
- [x] d. Audio Visual
- [x] e. Auditorium
- [x] f. Cafeteria
- [x] g. Computer Room
- [x] h. Guidance
- [x] i. Gymnasium
- [x] j. Health Office
- [x] k. Home & Careers
- [x] l. Kitchen
- [x] m. Large Group Instruction
- [x] n. Library
- [x] o. Multipurpose Rooms
- [x] p. Music
- [ ] q. Pre-K
- [x] r. Remedial Rooms
- [x] s. Resource Rooms
- [x] t. Science Labs
- [x] u. Special Education
- [x] v. Swimming Pool
- [x] w. Teacher Resource
- [x] x. Technology/Shop
- [ ] y. Other (please describe)

37a. Describe other spaces

Space Adequacy

38. Rating of space adequacy:

- [x] Good
- [ ] Fair
- [ ] Poor

38a. Enter comments:

SITE UTILITIES

39. Water (H)

- [x] Yes
- [ ] No

39a. Type of Service:

- [x] Municipal or Utility provided
- [ ] Well
- [ ] Other

39b. Types of water service piping

- [x] Iron
- [ ] Galvanized
- [ ] Copper
- [ ] Lead
- [ ] PVC
- [ ] Other
- [ ] N/A (None)

39c. Overall condition of water service piping

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

39d. Year of Last Major Reconstruction/Replacement: 2003

39e. Expected Remaining Useful Life (Years): 20

39f. Cost to Reconstruct/Replace $:

39g. Comments: None.

40. Site Sanitary (H)

- [x] Yes
- [ ] No

40a. Type of Service:

- [x] Municipal or utility sewer
- [ ] Site septic
- [ ] Other

40b. Condition:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

40c. Year of Last Major Reconstruction/Replacement: 2003

40d. Expected Remaining Useful Life (Years): 20

40e. Cost to reconstruct/Replace $:

40f. Comments: None.

41. Site Gas

- [x] Yes
- [ ] No

41a. Type of gas service:

- [x] Natural Gas
- [ ] Liquid Petroleum

41b. Condition:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

41c. Year of Last Major Reconstruction/Replacement; 2015

41d. Expected Remaining Useful Life (Years): 20

41e. Cost to Reconstruct/Replace $: 3,825.00

41f. Comments: Install chain link fence around gas regulator for security and protection

42. Site Fuel Oil

- [ ] Yes
- [x] No

42a. Number of Above-Ground Tanks:

42a.1 Capacity of Above-Ground Tanks (gallons):

42b. Number of Below-Ground Tanks:

42b.1 Capacity of Below-Ground Tanks (gallons):

42c. Condition:

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

42d. Year of Last Major Reconstruction/Replacement:

42e. Expected Remaining Useful Life (Years):

42f. Cost to Reconstruct/Replace $:

42g. Comments: None.

43. Site Electrical, Including Exterior Distribution

- [x] Yes
- [ ] No

43a. Service Provider:

- [x] Municipal or utility provided
- [ ] Self-Generated
- [ ] Other
- [ ] N/A

43b. Type of Service:

- [ ] Above Ground
- [x] Below Ground
- [ ] N/A

43c. Condition:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

43d. Year of Last Major Reconstruction/Replacement: 2003

43e. Expected Remaining Useful Life (Years): 10

43f. Cost to Reconstruct/Replace $: N/A

43g. Comments: None.

SITE FEATURES

44. Closed Drainage Pipe Stormwater Management System

44a. Does this facility have a closed pipe system?

- [x] Yes
- [ ] No

44b. Condition:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

44c. Year of Last Major Reconstruction/Replacement: 2003

44d. Expected Remaining Useful Life (Years): 20

44e. Cost to Reconstruct/Replace $:

44f. Comments: None.

45. Open Drainage Pipe Stormwater Management System

45a. Does this facility have an open stormwater system (ditch)?

- [x] Yes
- [ ] No

45b. Condition:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

45c. Year of Last Major Reconstruction/Replacement: 2003

45d. Expected Remaining Useful Life (Years): 20

45e. Cost to Reconstruct/Replace $:

45f. Comments: None.

46. Catch Basins/Drop Inlets/Manholes

46a. Does this facility have catch basins/drop inlets/manholes?

- [x] Yes
- [ ] No

46b. Condition:

- [ ] Excellent
- [ ] Satisfactory
- [x] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

46c. Year of Last Major Reconstruction/Replacement: 2003

46d. Expected Remaining Useful Life (Years): 5

46e. Cost to Reconstruct/Replace $: 50,000.00

46f. Comments: Replace trench drain at loading dock, trench drain nearing end of useful life

47. Culverts

47a. Does this facility have culverts?

- [x] Yes
- [ ] No

47b. Condition:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

47c. Year of Last Major Reconstruction/Replacement: 2003

47d. Expected Remaining Useful Life (Years): 20

47e. Cost to Reconstruct/Replace $:

47f. Comments: None.

48. Outfalls

48a. Does this facility have outfalls?

- [x] Yes
- [ ] No

48b. Condition:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

48c. Year of Last Major Reconstruction/Replacement: 2003

48d. Expected Remaining Useful Life (Years): 20

48e. Cost to Reconstruct/Replace $:

48f. Comments:

None.

49. Infiltration Basins/Chambers

49a. Does this facility have infiltration basins/chambers?

- ☐ Yes
- ☑ No

49b. Condition:

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

49c. Year of Last Major Reconstruction/Replacement:

49d. Expected Remaining Useful Life (Years):

49e. Cost to Reconstruct/Replace $:

49f. Comments: None.

50. Retention Basins

50a. Does this facility have retention basins?

- ☐ Yes
- ☑ No

50b. Condition:

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

50c. Year of Last Major Reconstruction/Replacement:

50d. Expected Remaining Useful Life (Years):

50e. Cost to Reconstruct/Replace $:

50f. Comments: None.

51. Wetponds

51a. Does this facility have wetponds?

- ☑ Yes
- ☐ No

51b. Condition:

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

51c. Year of Last Major Reconstruction/Replacement: 2003

51d. Expected Remaining Useful Life (Years): 15

51e. Cost to Reconstruct/Replace $:

51f. Comments:

None.

52. Manufactured Stormwater Proprietary Units

52a. Does this facility have proprietary units?

- ☐ Yes
- ☑ No

52b. Condition:

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

52c. Year of Last Major Reconstruction/Replacement:

52d. Expected Remaining Useful Life (Years):

52e. Cost to Reconstruct/Replace $:

52f. Comments: None.

53. Point of Outfall Discharge: (check all that apply)

- ☐ Municipal storm sewer system
- ☐ Combined sewer system
- ☑ Surface Water
- ☐ On-site recharge
- ☐ Other (describe)
- ☐ Not Applicable

53.a Please describe other:

54. Outfall Reconnaissance Inventory
Were all stormwater outfalls inspected during dry weather for signs of non-stormwater discharge?

- ☑ Yes
- ☐ No
- ☐ Not Applicable

SITE FEATURES

55. Pavement (Roadways and Parking Lots)

- [x] Yes
- [ ] No

55a. Type: (check all that apply)

- [ ] Concrete
- [x] Asphalt
- [x] Gravel
- [ ] Other

55b. Condition:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

55c. Year of Last Major Reconstruction/Replacement: 2003

55d. Expected Remaining Useful Life (Years): 10

55e. Cost to Reconstruct/Replace $:

55f. Comments: None.

56. Sidewalks

- [x] Yes
- [ ] No

56a. Type: (check all that apply)

- [x] Asphalt
- [x] Concrete
- [ ] Gravel
- [ ] Paver
- [x] Other

56b. Condition:

- [ ] Excellent
- [ ] Satisfactory
- [x] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

56c. Year of Last Major Reconstruction/Replacement: 2003

56d. Expected Remaining Useful Life (Years): 3

56e. Cost to Reconstruct/Replace $: 263,310.00

56f. Comments: Replace courtyard pavers with concrete surface, pavers in poor condition; replace retaining w

57. Playgrounds and Playground Equipment

- [ ] Yes
- [x] No

57a. Condition:

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

57b. Year of Last Major Reconstruction/Replacement:

57c. Expected Remaining Useful Life (Years):

57d. Cost to Reconstruct/Replace $:

57e. Comments: None.

58. Athletic Fields and Play Fields

- [x] Yes
- [ ] No

58a. Condition:

- [ ] Excellent
- [ ] Satisfactory
- [x] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

58b. Year of Last Major Reconstruction/Replacement: 2003

58c. Expected Remaining Useful Life (Years): 3

58d. Cost to Reconstruct/Replace $: 885,000.00

58e. Comments: Repair wide cracks in tennis court along nets and fence; resurface tennis courts after crack re

58f. Does the facility have synthetic turf field(s)

- [ ] Yes
- [x] No

58f.1 If Yes, how many synthetic turf fields?

58f.2 Expected Remaining Useful Life of Synthetic Turf Field(s):

58f.3 Type of synthetic turf field infill:

59. Exterior Bleachers / Stadiums

- [x] Yes
- [ ] No

59a. Condition:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

59b. Year of Last Major Reconstruction/Replacement: 2003

59c. Expected Remaining Useful Life (Years): 10

59d. Cost to Reconstruct/Replace $:

59e. Comments: None.

59f. Seating Capacity

Other Site Features

60. Related Structures (such as Press Boxes, Dugouts, Climbing Walls, etc.)

- [x] Yes
- [ ] No

60a. Condition:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

60b. Year of Last Major Reconstruction/Replacement: 2008

60c. Expected Remaining Useful Life (Years): 15

60d. Cost to Reconstruct/Replace $:

60e. Comments: None.

Building Structure

61. Foundation (S)

61a. Type (check all that apply):

- [x] Reinforced Concrete
- [ ] Masonry on Concrete Footing
- [ ] Other (specify)

61a1. If "Other" please specify

61b. Evidence of structural concerns (check all that apply):

- [ ] Structural Cracks
- [ ] Heaving/Jacking
- [ ] Decay/Corrosion
- [ ] Water Penetration
- [ ] Unsupported Ends
- [ ] Other
- [x] None

61c. Condition:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

61d. Year of Last Major Reconstruction/Replacement: 2003

61e. Expected Remaining Useful Life (Years): 15

61f. Cost to Reconstruct/Replace $:

61g. Comments: The foundation could not be directly observed while on site.

62. Piers (S)

- [ ] Yes
- [x] No

62a. Type (check all that apply)

- [ ] Concrete
- [ ] Masonry
- [ ] Steel
- [ ] Stone
- [ ] Wood
- [ ] Other (specify)
- [ ] N/A (none)

62a1. If "Other" please specify

62b. Evidence of structural concerns (check all that apply)

- [ ] Structural Cracks
- [ ] Heaving/Jacking
- [ ] Decay/Corrosion
- [ ] Water Penetration
- [ ] Unsupported Ends
- [ ] Other
- [ ] None

62c. Condition:

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

62d. Year of Last Major Reconstruction/Replacement

62e. Expected Remaining Useful Life (Years):

62f. Cost to Reconstruct/Replace $:

62g. Comments:

63. Columns (S)

Type (check all that apply):

- ☐ Concrete
- ☐ Masonry
- ☑ Steel
- ☐ Stone
- ☐ Wood
- ☐ Other (specify)
- ☐ N/A (None)

63.1. If "Other" please specify

63a. Evidence of structural concerns (check all that apply)

- ☐ Structural Cracks
- ☐ Heaving/Jacking
- ☐ Decay/Corrosion
- ☐ Water Penetration
- ☐ Unsupported Ends
- ☐ Other
- ☑ None

63b. Condition:

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

63c. Year of Last Major Reconstruction/Replacement 2003

63d. Expected Remaining Useful Life (Years): 15

63e. Cost to Reconstruct/Replace $:

63f. Comments: None

64. Footings (S)

Type (check all that apply):

- ☑ Concrete
- ☐ Other (specify)

64a. Evidence of structural concerns (check all that apply)

- ☐ Structural Cracks
- ☐ Heaving/Jacking
- ☐ Decay/Corrosion
- ☐ Water Penetration
- ☐ Unsupported Ends
- ☐ Other (specify)
- ☑ None

64.a1. If "Other" please specify

64b. Condition:

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

64c. Year of Last Major Reconstruction/Replacement 2003

64d. Expected Remaining Useful Life (Years): 15

64e. Cost to Reconstruct/Replace $:

64f. Comments: The footings could not be directly observed while on site.

65. Structural Floors (S)

65a. Type (check all that apply):

- ☐ Concrete Deck on Wood Structure
- ☑ Concrete/Metal Deck/Metal Joists
- ☐ Cast in Place Concrete Structural System
- ☐ Precast Concrete Structural System
- ☑ Reinforced Concrete Slab on Grade
- ☐ Wood Deck on Wood Trusses
- ☐ Wood Deck on Wood Joists
- ☐ Other (specify)

65a.1 Specify Other Type:

65b. Evidence of Structural Concerns with Floor Support System (Beams/Joists/Trusses, etc.) (check all that apply):

- ☐ Structural Cracks
- ☐ Unsupported Ends
- ☐ Rot/Decay/Corrosion
- ☐ Deflection
- ☐ Seriously Damaged/Missing Components
- ☑ Other Problems
- ☐ None

65b.1 Describe Other Problems: Settling in lower entry.

65c. Evidence of Structural Concerns with Structural Floor Deck (check all that apply):

- ☐ Cracks
- ☐ Deflection
- ☐ Rot/Decay/Corrosion
- ☑ None

65d. Overall Condition of Structural Floors:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

65e. Year of Last Major Reconstruction/Replacement: 2003

65f. Expected Remaining Useful Life (Years): 3

65g. Cost to Reconstruct/Replace $: 100,000.00

65h. Comments: Concrete repair in south bridge and lower entry vestibule (settlement).

BUILDING ENVELOPE

66. Exterior Walls/Columns (S)

66a. Material (check all that apply):

- [x] Aluminum/Glass Curtain Wall
- [x] Brick
- [ ] Concrete
- [x] Composite Insulated Panels
- [x] Masonry
- [ ] Steel
- [ ] Wood
- [x] Other (specify)

66a.1 Specify Other Material: Kalwall

66b. Evidence of Structural Concerns with Support System (columns, base plates, connections, etc.) (check all that apply):

- [ ] Structural Cracks
- [ ] Rot/Decay/Corrosion
- [ ] Other Problems
- [x] None

66b.1 Describe Other Problems:

66c. Evidence of Concerns with Exterior Cladding (check all that apply):

- [x] Cracks/Gaps
- [ ] Inadequate Flashing
- [x] Efflorescence
- [x] Moisture Penetration
- [ ] Rot/Decay/Corrosion
- [x] Other Problems
- [ ] None

66c.1 Describe Other Problems: Discoloration under cast band along front exterior walls (auditorium, natatoriur

66d. Overall Condition of Exterior Walls/Columns:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

66e. Year of Last Major Reconstruction/Replacement: 2003

66f. Expected Remaining Useful Life (Years): 5

66g. Cost to Reconstruct/Replace $: 250,000.00

66h. Comments: Masonry restoration identified; backer rod, sealants at parapets and masonry at roof level

67. Chimneys (S)

- [x] Yes
- [ ] No

67a. Material (check all that apply):

- [ ] Masonry
- [ ] Concrete
- [x] Metal
- [ ] Wood
- [ ] Other

67a.1 Specify other:

67b. Overall Condition of Chimneys:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical failure

67c. Year of Last Major Reconstruction/Replacement: 2003

67.d Expected Remaining Useful Life (Years): 8

67e. Cost to Reconstruct/Replace $:

67f. Comments: None

68. Parapets (S)

- [x] Yes
- [ ] No

68a. Construction Type (check all that apply):

- [x] Masonry
- [ ] Concrete
- [x] Metal
- [ ] Wood
- [ ] Other (specify)

68a.1 Specify Other:

68b. Overall condition of parapets:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

68c. Year of Last Major Reconstruction/Replacement: 2003

68d. Expected Remaining Useful Life (Years): 5

68e. Cost to Reconstruct/Replace $:

68f. Comments: See Category 66 for parapet comments

69. Exterior Doors

69a. Overall Condition of Exterior Door Units:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

69b. Do any exterior doors have magnetic locking devices?

- [ ] Yes
- [x] No

69c. Safety/Security features are adequate?

- [x] Yes
- [ ] No

69d. Year of Last Major Reconstruction/Replacement: 2003

69e. Expected Remaining Useful Life (Years): 10

69f. Cost to Reconstruct/Replace $:

69g. Comments: None

70. Exterior Steps, Stairs, Ramps (S)

- [x] Yes
- [ ] No

70a. Construction Type (Check all that apply)

- [x] Concrete
- [ ] Paver
- [ ] Steel
- [ ] Wood
- [ ] Other (specify)

70b. If "other", specify here

70c. Overall Condition of Exterior Steps, Stairs and Ramps

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

70d. Year of Last Major Reconstruction/Replacement: 2003

70e. Expected Remaining Useful Life (Years): 10

70f. Cost to Reconstruct/Replace $:

70g. Comments: None

71. Fire Escapes (S)

71a. Does This Facility Have One or More Fire Escapes?

- [ ] Yes
- [x] No

71b. Overall Condition of Fire Escapes

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

71c. Safety features are adequate:

- [ ] Yes
- [ ] No

71d. Year of Last Major Reconstruction/Replacement:

71e. Expected Remaining Useful Life (Years):

71f. Cost to Reconstruct/Replace $:

71g. Comments: None.

72. Windows

- [x] Yes
- [ ] No

72a. Window Material: (check all that apply)

- [x] Aluminum
- [ ] Steel
- [ ] Vinyl
- [ ] Solid Wood
- [ ] Wood w/ External Cladding System
- [ ] Other

72a1. If "Other" please specify

72b. Overall Condition of Windows:

- [ ] Excellent
- [ ] Satisfactory
- [x] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

72c. All Rescue Windows are Operable:

- [x] Yes
- [ ] No
- [ ] N/A

72d. Year of Last Major Reconstruction/Replacement: 2003

72e. Expected Remaining Useful Life (Years): 3

72f. Cost to Reconstruct/Replace $: 100,000.00

72g. Comments: Window repairs, restoration (seal off openings in curtainwalls, sealants, glazing repairs).

73. Roof and Skylights (S)

- [x] Yes
- [ ] No

73a. Type of roof construction (check all that apply):

- [ ] Concrete on metal deck on metal trusses/joists
- [ ] Concrete (poured or plank) on concrete beams
- [ ] Gypsum (poured or plank) on metal trusses/joists
- [x] Metal deck on metal trusses/joists
- [ ] Wood deck on wood trusses/joists
- [ ] Wood deck on metal trusses/joists
- [ ] Tectum on metal trusses/joists
- [ ] Other (describe below)

73a.1 Other roof construction type:

73b. Type of roofing material (check all that apply):

- [x] Single-ply membrane
- [ ] Built-up
- [ ] Asphalt shingle
- [ ] Pre-formed metal
- [ ] IRMA
- [ ] Slate
- [ ] Fluid applied seamless surfacing
- [ ] Other (describe below)

73b.1 Other roofing material:

73c. Evidence of structural concerns with roof support system (beams/joists/trusses, etc.) (check all that apply):

- ☐ Structural cracks
- ☐ Unsupported ends
- ☐ Rot/Decay/Corrosion
- ☐ Deflection
- ☐ Seriously damaged/missing components
- ☐ Other concerns (describe)
- ☑ None

73c.1 Describe other concerns: Ice and snow guards are recommended on sloped roof areas, sliding ice and s

73d. Evidence of structural concerns with roof deck (check all that apply):

- ☐ Cracks
- ☐ Deflection
- ☐ Rot/Decay/Corrosion
- ☑ None

73e. Does this facility have skylights?

- ☐ Yes
- ☑ No

73f. Skylight material (check all that apply):

- ☐ Plastic
- ☐ Glass
- ☐ Other
- ☐ N/A

73g. Overall condition of skylights:

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

73h. Evidence of concerns with roofing, skylights, flashings, and drains (check all that apply):

- ☐ Failures/Splits/Cracks
- ☐ Rot/Decay/Corrosion
- ☐ Inadequate flashing/curbs/pitch pockets
- ☐ Inadequate or poorly functioning roof drains
- ☐ Evidence of water penetration/active leaks
- ☐ Other (specify)
- ☐ None

73h.1 Specify other concerns:

73i. Overall Condition of Roof and Skylights:

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

73j. Year of Last Major Reconstruction/Replacement: 2003

73k. Expected Remaining Useful Life (Years): 3

73l. Cost to Reconstruct/Replace $: 625,000.00

73m. Comments:

Correct failed sealant at roof safety rail / posts along perimeter, metal collar flashing recommended; replace roof areas and built-in cap flashings along roof area G and K1 include miscellaneous roof repairs; waterproof existing rooftop ductwork A

BUILDING INTERIOR

74. Interior Bearing Walls and Fire Walls (S)

- [x] Yes
- [ ] No

74a. Overall condition of interior bearing walls and fire walls:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-functioning
- [ ] Critical Failure

74b. Year of Last Major Reconstruction/Replacement: 2003

74c. Expected Remaining Useful Life (Years): 10

74d. Cost to Reconstruct/Replace $:

74e. Comments: None

75. Other Interior Walls

- [x] Yes
- [ ] No

75a. Overall condition of other interior walls:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

75b. Year of Last Major Reconstruction/Replacement: 2003

75c. Expected Remaining Useful Life (Years): 10

75d. Cost to Reconstruct/Replace $:

75e. Comments: None

76. Carpet

- [x] Yes
- [ ] No

76a. Where located (check all that apply):

- [ ] Classrooms
- [ ] Corridors
- [x] Offices
- [ ] Assembly Spaces (Auditorium, Gym, Play Room, etc.)
- [ ] Other Areas

76b. Condition:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

76c. Year of Last Major Reconstruction/Replacement: 2003

76d. Expected Remaining Useful Life (Years): 8

76e. Cost to Reconstruct/Replace $:

76f. Comments: None

77. Resilient Tiles or Sheet Flooring

- [x] Yes
- [ ] No

77a. Where located (check all that apply):

- [x] Classrooms
- [x] Corridors
- [x] Offices
- [ ] Assembly Spaces (Auditorium, Gym, Play Room, etc.)
- [x] Other Areas

77b. Overall condition of resilient tiles or sheet flooring:

- [ ] Excellent
- [ ] Satisfactory
- [x] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

77c. Year of Last Major Reconstruction/Replacement: 2003

77d. Expected Remaining Useful Life (Years): 3

77e. Cost to Reconstruct/Replace $: 400,000.00

77f. Comments: Replace existing vinyl composition tile flooring in select areas.

78. Hard Flooring (concrete; ceramic tile; stone; etc)

- [x] Yes
- [ ] No

78a. Where located (check all that apply):

- [ ] Classrooms
- [ ] Corridors
- [ ] Offices
- [ ] Assembly Spaces (Auditorium, Gym, Play Room, etc.)
- [ ] Kitchen
- [ ] Locker Rooms/Toilet Rooms
- [x] Other Areas

78b. Overall condition of hard flooring:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

78c. Year of Last Major Reconstruction/Replacement: 2003

78d. Expected Remaining Useful Life (Years): 5

78e. Cost to Reconstruct/Replace $:

78f. Comments: Repair multi directional cracking of stair tower slab at entrance to roof.

79. Wood Flooring

- [x] Yes
- [ ] No

79a. Where located (check all that apply):

- [ ] Classrooms
- [ ] Corridors
- [ ] Offices
- [x] Assembly Spaces (Auditorium, Gym, Play Room, etc.)
- [ ] Other Areas

79b. Overall condition of wood flooring:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

79c. Year of Last Major Reconstruction/Replacement: 2003

79d. Expected Remaining Useful Life (Years): 10

79e. Cost to Reconstruct/Replace $:

79f. Comments: None.

80. Ceilings (H)

- [x] Yes
- [ ] No

80a. Overall condition of ceilings:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

80b. Year of Last Major Reconstruction/Replacement: 2003

80c. Expected Remaining Useful Life (Years): 10

80d. Cost to Reconstruct/Replace $:

80e. Comments: None

81. Lockers

- [x] Yes
- [ ] No

81a. Overall condition of lockers:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

81b. Year of Last Major Reconstruction/Replacement: 2003

81c. Expected Remaining Useful Life (Years): 5

81d. Cost to Reconstruct/Replace $: 140,000.00

81e. Comments: Replace lockers in male and female locker rooms.

82. Interior Doors

- [x] Yes
- [ ] No

82a. Overall condition of interior door units:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

82b. Overall condition of interior door hardware:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

82c. Year of Last Major Reconstruction/Replacement: 2003

82d. Expected Remaining Useful Life (Years): 8

82e. Cost to Reconstruct/Replace $:

82f. Comments: Some wired glass in vision lites is present; consider adding door hold open hardware at cafet

83. Interior Stairs (H)

- [x] Yes
- [ ] No

83a. Overall condition of interior stairs:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

83b. Stair material

- [x] Concrete
- [x] Steel
- [ ] Wood
- [ ] Other

83c. Year of Last Major Reconstruction/Replacement: 2003

83d. Expected Remaining Useful Life (Years): 5

83e. Cost to Reconstruct/Replace $: 25,000.00

83f. Comments: Concrete repair on concrete-filled stair treads.

84. Elevator, Lift, and Escalators (H)

- [x] Yes
- [ ] No

84a. Overall condition of elevators, lifts, escalators:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

84b. Year of Last Major Reconstruction/Replacement: 2003

84c. Expected Remaining Useful Life (Years): 10

84d. Cost to Reconstruct/Replace $

84e. Comments: None

85. Swimming Pool and Swimming Pool Systems (H)

- [x] Yes
- [ ] No

85a. Overall condition of swimming pool and pool systems:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

85b. Year of Last Major Reconstruction/Replacement: 2003

85c. Expected Remaining Useful Life (Years): 3

85d. Cost to Reconstruct/Replace $:

85e. Comments: District will replace water level automatic control device. Currently not operational and manu

86. Interior Bleachers

- [x] Yes
- [ ] No

86a. Overall condition of interior bleachers:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

86b. Year of Last Major Reconstruction/Replacement: 2003

86c. Expected Remaining Useful Life (Years): 10

86d. Cost to Reconstruct/Replace $

86e. Comments: None.

HVAC Systems

87. Heat Generating Systems (H)

- [x] Yes
- [ ] No

87a. Heat generation source (check all that apply):

- [ ] Biomass
- [x] Boiler / Hot Water
- [ ] Boiler / Steam
- [ ] Cogeneration Plant
- [ ] Electric
- [ ] Furnace / Forced Air
- [ ] Geothermal
- [ ] Heat Pump
- [ ] Unit Ventilation
- [ ] Other (describe below)

87a.1 Other heat generation source:

87b. Overall condition of heat generating systems:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

87c. Year of Last Major Reconstruction/Replacement: 2003

87d. Expected Remaining Useful Life (Years): 5

87e. Cost to Reconstruct/Replace $: 550,000.00

87f. Comments: Addition of heat to band room, chorus room, and bridges (from 2015 BCS); additional HV unit

88. Ventilation System (exhaust fans, etc) (H)

- [x] Yes
- [ ] No

88a. Type of ventilation system (check all that apply)

- [ ] Natural ventilation
- [ ] Central system
- [ ] Energy recovery ventilator
- [x] Rooftop units
- [ ] Unitary (UVs, FC/BC, PTAC)
- [ ] Forced air furnace
- [ ] Heat pump
- [ ] Split system/ variable refrigerant
- [ ] Powered relief air system
- [ ] Gravity/barometric relief
- [ ] Other (specify)

88b. If "Other" please specify here

88c. Overall condition of ventilation systems

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-functioning
- [ ] Critical Failure

88d. Year of last major reconstruction/replacement 2003

88e. Expected remaining useful life (years): 10

88f. Cost to reconstruct/replace $:

88g. Comments

89. Mechanical Cooling / Air-Conditioning Systems

- [x] Yes
- [ ] No

89a. Types of mechanical cooling

- [x] Chiller/chilled water
- [ ] Geothermal
- [ ] Air cooled
- [x] Water cooled
- [ ] DX/Split system
- [ ] Heat pump

89b. Overall condition of cooling/air-conditioning systems:

- [ ] Excellent
- [ ] Satisfactory
- [x] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

89c. Year of Last Major Reconstruction/Replacement: 2003

89d. Expected Remaining Useful Life (Years): 3

89e. Cost to Reconstruct/Replace $: 250,000.00

89f. Comments: Replace Cooling Tower (In Kind), including the condenser water piping going into the Cooling

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

- [x] Yes
- [ ] No

90a. Overall condition of piped heating and cooling distribution systems:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

90b. Year of Last Major Reconstruction/Replacement: 2003

90c. Expected Remaining Useful Life (Years): 5

90d. Cost to Reconstruct/Replace $:

90e. Comments:

91. Ducted Heating and Cooling Distribution Systems: Ductwork, Control Dampers, Fire/Smoke Dampers, VAVs, Insulation, etc. (H)

- [x] Yes
- [ ] No

91a. Overall condition of ducted heating and cooling distribution systems:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

91b. Year of Last Major Reconstruction/Replacement:

91c. Expected Remaining Useful Life (Years): 8

91d. Cost to Reconstruct/Replace $:

91e. Comments: None

92. HVAC Control Systems (H)

- [x] Yes
- [ ] No

92a. Type of control system

- [ ] Pneumatic
- [ ] Electric
- [x] Digital Direct Control (DDC)
- [ ] Web based DDC

92b. Overall condition of control systems:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

92c. Year of Last Major Reconstruction/Replacement: 2003

92d. Expected Remaining Useful Life (Years): 8

92e. Cost to Reconstruct/Replace $:

92f. Comments: None

PLUMBING

93. Water Supply System (H)

- [x] Yes
- [ ] No

93a. Types of pipes (check all that apply):

- [ ] Asbestos/transite
- [x] Copper
- [ ] Galvanized
- [ ] Iron
- [ ] Lead
- [ ] PVC/CPVC/PEX/Plastic
- [ ] Other (specify)

93b. If "Other" please specify here

93c. Overall condition of water supply system:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

93d. Year of Last Major Reconstruction/Replacement: 2003

93e. Expected Remaining Useful Life (Years): 15

93f. Cost to Reconstruct/Replace $:

93g. Comments: None

94. Sanitary System (H)

- [x] Yes
- [ ] No

94a. Types of pipes (check all that apply):

- [x] Iron
- [ ] Galvanized
- [x] Copper
- [ ] Glass/ceramic
- [ ] PVC/CPVC/ABS/poly propylene/plastic
- [ ] Lead
- [ ] Other (specify)

94a1. If "Other" please specify

94b. Types of special sanitary systems (Check all that apply)

- [ ] Acid waste and vent
- [x] Grease interceptor
- [ ] Oil separator
- [x] Pumping station
- [ ] Sediment trap
- [ ] Septic tank
- [ ] Waste water treatment plant

94c. Overall condition of sanitary system:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

94d. Year of Last Major Reconstruction/Replacement: 2003

94e. Expected Remaining Useful Life (Years): 3

94f. Cost to Reconstruct/Replace $:

94g. Comments: District will replace sump pumps (In Kind) with 1/2HP motor. Currently, only one pump is run

95. Storm Water Drainage System (H)

- [x] Yes
- [ ] No

95a. Types of pipes (check all that apply)

- [x] Iron
- [ ] Galvanized
- [ ] Copper
- [ ] Lead
- [ ] Plastic
- [ ] Other

95a1. If "Other" please specify

95b. Overall condition of storm water drainage system

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

95c. Year of Last Major Reconstruction/Replacement 2003

95d. Expected Remaining Useful Life (Years) 15

95e. Cost to Reconstruct/Replace $:

95f. Comments: None

96. Hot Water Heaters (H)

- [x] Yes
- [ ] No

96a. Type of fuel (check all that apply):

- [ ] Oil
- [x] Natural Gas
- [ ] Electricity
- [ ] Propane
- [ ] Other (specify)

96b. If "Other" please specify

96c. Overall condition of hot water heaters:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

96d. Year of Last Major Reconstruction/Replacement: 2003

96e. Expected Remaining Useful Life (Years): 8

96f. Cost to Reconstruct/Replace $:

96g. Comments: None

97. Plumbing Fixtures (H)

- [x] Yes
- [ ] No

97a. Overall condition of plumbing fixtures (including toilets, urinals, lavatories, sinks, showers, etc):

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

97b. Year of Last Major Reconstruction/Replacement: 2003

97c. Expected Remaining Useful Life (Years): 3

97d. Cost to Reconstruct/Replace $: 500,000.00

97e. Comments: Complete replacement of shower heads and provide maintenance access for each shower h

98. Water Outlets/Taps for Drinking/Cooking Purposes (H)

- [x] Yes
- [ ] No

98a. Overall condition of water outlets/taps (drinking fountains, bubblers, bottle fillers, kitchen prep, ice machines, etc).

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

98b. Year of last major reconstruction/replacement: 2003

98c. Expected remaining useful life (years): 10

98d. Cost to reconstruct/replace $:

98e. Comments Follow state guidelines for intermittent drinking water evaluation

Fire Suppression Systems

99. Fire Suppression System (H)

- [x] Yes
- [ ] No

99a. Type of fire suppression system (check all that apply)

- [x] Wet sprinkler system
- [ ] Dry sprinkler system
- [ ] Standpipes
- [ ] Hose cabinets
- [x] Kitchen hood fire suppression
- [ ] Data special agent suppression
- [ ] Limited area sprinkler system
- [ ] Dust collector spark arrestor
- [ ] Paint booth fire suppression
- [ ] Other (describe)

99b. If "other" please describe below

99c. Overall condition of sprinkler systems:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

99d. Year of Last Major Reconstruction/Replacement: 2003

99e. Expected Remaining Useful Life (Years): 10

99f. Cost to Reconstruct/Replace $:

99g. Comments: None

100. Kitchen Hoods (H)

- [x] Yes
- [ ] No

100a. Type of hood

- [x] Yes- Type 1 grease and smoke
- [ ] Yes- Type 2 heat and condensation

100b. Is kitchen exhaust system appropriate for all current appliances it serves?

- [x] Yes
- [ ] No

100c. Overall Condition of Kitchen Hoods

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

100d. Year of Last Major Reconstruction/Replacement: 2003

100e. Expected Remaining Useful Life (Years): 10

100f. Cost to Reconstruct/Replace $:

100g. Comments

None

ELECTRICAL SYSTEMS

101. Electrical Power Distribution System (H)

- [x] Yes
- [ ] No

101a. Electrical supply meets current needs:

- [x] Yes
- [ ] No

101b. Condition of electrical power distribution system:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

101c. Year of last major reconstruction/replacement? 2003

101d. Expected remaining useful life (years): 10

101e. Cost to reconstruct/replace: N/A

101f. Comments: None

102. Lighting Fixtures (H)

- [x] Yes
- [ ] No

102a. Condition of lighting figures:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-functioning
- [ ] Critical failure

102b. Year of last major reconstruction/replacement: 2003

102c. Expected remaining useful life (years): 5

102d. Cost to reconstruct/replace: N/A

102e. Comments None

103. Emergency/ Exit Lighting Systems (H):

- [x] Yes
- [ ] No

103a. Overall condition of emergency/exit lighting systems:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-functioning
- [ ] Critical failure

103b. Year of last manjor reconstruction/replacement: 2009

103c. Expected remaining useful life (years): 5

103d. Cost to reconstruct/replace: N/A

103e. Comments

None

104. Emergency or standby power system (H)

- [x] Yes
- [ ] No

104a. Types of back-up power system (check all that apply)

- [ ] Generator fuel gas/ propane
- [x] Generator diesel/ fuel oil
- [ ] Receptacle for mobile generator connection
- [ ] Central battery inverter
- [x] Integral fixture/ battery equipment
- [ ] Other (specify)

104b. If "other" please describe here

104c. Overall condition of emergency/standby power systems:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-functioning
- [ ] Critical failure
- [ ] N/A

104d. Year of last major reconstruction/replacement 2003

104e. Expected remaining useful life (years): 10

104f. Cost to reconstruct/replace: N/A

104g. Comments None

105. Fire Alarm Systems (manual, automatic fire detection, and notification appliances) (H)

- [x] Yes
- [ ] No

105a. Overall condition of fire alarm system:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-functioning
- [ ] Critical failure

105b. Year of last major reconstruction/replacement: 2003

105c. Expected remaining useful life (years): 5

105d. Cost to reconstruct/replace: 55,000.00

105e. Comments Diagnose & repair faulty ground loop and reported ground fault issues resulting in an audible

106. Carbon Monoxide Alarm System (H)

- [x] Yes
- [ ] No

106a. Type of alarm system:

- [x] 10-year battery stand alone alarm
- [ ] hardwired/interconnected detection and alarm
- [ ] gas detection (eg NG/CO)
- [ ] Other (specify)

106b. If "Other" please specify

106c. Overall condition of carbon monoxide alarm system:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-functioning
- [ ] Critical failure

106d. Year of last major reconstruction/replacement: 2014

106e. Expected remaining useful life (years): 5

106f. Cost to reconstruct/replace: N/A

106g. Comments None

107. Communcation Systems (H)

- [x] Yes
- [ ] No

107a. Type of communication system (check all that apply)

- [x] Public Address
- [x] Phones (VOIP)
- [ ] Phones (Cellular)
- [ ] Phones (other)
- [ ] Mass Notification
- [ ] Emergency voice communication fire alarm system
- [ ] Lockdown notification system
- [ ] Other (eg. radio) (describe below)

107b. If "Other" please describe

107c. Communication systems are adequate:

- [x] Yes
- [ ] No

107d. Condition of communication system:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-functioning
- [ ] Critical failure

107e. Year of last major reconstruction/replacement: 2003

107f. Expected remaining useful life: 5

107g. Cost to replace/reconstruct: N/A

107h. Comments None

Student Transportation Facilities

108. Is this building a transportation facility

- ☐ Yes
- ☑ No

108a. Type of transportation facility

- ☐ Bus/vehicle maintenance facility
- ☐ Bus storage facility

109. Does this facility have a fuel dispensing system?

- ☐ Yes
- ☑ No

109a. Overall condition of fuel dispensing system

- ☐ Excellent
- ☐ Satisfactory
- ☐ Unsatisfactory
- ☐ Non-functioning
- ☐ Critical failure
- ☐ N/A

109b. Year of last major reconstruction/replacement

109c. Expected remaining useful life (years):

109d. Cost to reconstruct/replace:

109e. Comments No fuel dispensing system present at this facility.

110. Does this facility have vehicle lifts

- ☐ Yes
- ☑ No

110a. Overall condition of vehicle lifts

- ☐ Excellent
- ☐ Satisfactory
- ☐ Unsatisfactory
- ☐ Non-functioning
- ☐ Critical failure
- ☐ N/A

110b. Year of last major reconstruction/replacement

110c. Expected remaining useful life (years):

110d. Cost to reconstruct/replace:

110e. Comments No vehicle lifts present at this facility.

111. Does this facility have a bus wash system?

- ☐ Yes
- ☑ No

111a. Overall condition of bus wash

- ☐ Excellent
- ☐ Satisfactory
- ☐ Unsatisfactory
- ☐ Non-funtioning
- ☐ Critical failure
- ☐ N/A

111b. Year of last major reconstruction/replacement

111c. Expected remaining useful life (years):

111d. Cost to reconstruct/replace:

111e. Comments No bus wash system present at this facility.

ACCESSIBILITY

112. Exterior Accessible Route to Building (H)

People with disabilities should be able to arrive on site, approach the building, and enter as freely as everyone else. At least one route of travel should be safe and accessible for everyone, including people with disabilities. This route must include handicapped parking, curb cuts, ramps, and automatic door operators as necessary to enter the building.

Is there an accessible exterior route as specified above?

- [x] Yes
- [ ] No

112a. Features provided for exterior accessible route (check all that apply)

- [x] Curb ramps
- [ ] Exterior ramps
- [x] Handicap parking

112b. Cost of improvements needed to provide exterior accessible route to building $:

112c. Comment

113. Is there an exterior accessible route to recreational facilities?

- [ ] Yes
- [x] No

113a. Cost of improvements to provide exterior accessible route(s) to recreational facilities $:

113b. Comments

114. Exterior recreational facilities that are on an accessible route and meet accessibility standards (check all that apply)

- [ ] Playground and play equipment
- [ ] Playfield(s)
- [ ] Athletic Field(s)
- [ ] Exterior Bleachers
- [ ] Bathroom Facilities
- [ ] Concession Stand

114a. Cost of improvements to provide exterior accessible recreational facilities $:

114b. Comments

115. Interior Accessible Route, Access to Goods and Services, and Restroom Facilities (H)

The layout of the building should allow people with disabilities to obtain materials or services and use the facilities without assistance. This should include access to general purpose and specialized classrooms, public assembly spaces (such as libraries, gymnasiums, auditoriums), nurse's office, main office, and restroom facilities. Services include drinking fountains, telephones, and other amenities.

Is there an interior accessible interior route as specified above?

- [x] Yes
- [ ] No

115a. Cost of improvements needed to provide interior accessible route(s) as spcified above $:

115b. Comments

Accessibility

116. Does this facility have interior spaces that meet accessibility standards (check all that apply)

- ☑ Classrooms
- ☑ Labs (science, art, technology, etc)
- ☑ Shops
- ☑ Main Office
- ☑ Health Office
- ☑ Gymnasium
- ☑ Cafeteria
- ☑ Auditorium
- ☑ Stage
- ☑ Restrooms on each floor

116a. Cost of improvements to provide interior spaces that meet accessibility standards $:

116b. Comments

ENVIRONMENT/COMFORT/HEALTH

117. General Appearance

117a. Overall Rating:

- [x] Good
- [ ] Fair
- [ ] Poor

117b. Comments:

118. Cleanliness (H)

118a. Overall Rating:

- [x] Good
- [ ] Fair
- [ ] Poor

118b. Comments:

119. Are there walk off mats; grills in the entryway?

- [x] Yes
- [ ] No

119a. If yes: at least 6 feet long?

- [x] Yes
- [ ] No

120. Is there noise in classrooms from HVAC units, traffic, etc. that may impact education? (H)

- [ ] Yes
- [x] No

121. Lighting Quality (H):

121a. Types of lighting in general purpose classrooms (check all that apply):

- [x] Daylight (natural)
- [ ] Not full spectrum
- [ ] Full spectrum
- [x] LED
- [x] Flourescent
- [ ] Other (describe)

121a.1 Describe Other:

121b. Are there blinds in the classroom to prevent glare?

- [x] Yes
- [ ] No

123c. Overall Rating:

- [x] Good
- [ ] Fair
- [ ] Poor

121d. Comments:

None

122. Evidence of Vermin (H)

122a. Is there evidence of active infestations of...(check all that apply)?

- ☐ Rodents
- ☐ Wood-boring or Wood-eating Insects
- ☐ Cockroaches
- ☐ Other Vermin
- ☑ None

Indoor Air Quality

123. Mold (H)

123a. Is there visible mold or moldy odors?

- ☐ Yes
- ☑ No

123a.1. If yes, where? (check all that apply)

- ☐ Classroms
- ☐ Hallways
- ☐ Ventilation system
- ☐ Toilet rooms
- ☐ Cafeteria
- ☐ Kitchen
- ☐ Auditorium
- ☐ Gymnasium
- ☐ Locker rooms
- ☐ Labs
- ☐ Workshops
- ☐ Offices
- ☐ Storage
- ☐ Crawl space
- ☐ Attic
- ☐ Other places (describe)

123a.2 Describe other:

123b. Are any surfaces constructed of any of the following materials?

- ☑ Paper-faced or gypsum products
- ☑ Cellulose products (typically ceiling tiles)

123c. Is there evidence of water intrusion?

- ☑ Yes
- ☐ No

123d. Estimated cost of necessary improvements $:

123e. Comments: Roof category addresses water intrusion

124. Humidity/Moisture (H)

124a. Overall rating of humidity/moisture condition in building:

- ☑ Good
- ☐ Fair
- ☐ Poor

124b. Are any of the following found in/or around classroom areas (check all that apply)?

- ☑ Active leaks in roof
- ☐ Active leaks in plumbing
- ☐ Moisture condensation
- ☐ Visible stains or water damage
- ☐ None

124c. Are any of the following found in/or around other areas (check all that apply)?

- ☐ Active leaks in roof
- ☐ Active leaks in plumbing
- ☐ Moisture condensation
- ☐ Visible stains or water damage
- ☑ None

125. Ventilation: fresh air intake locations, air filters, etc. (H)

125a. Are fresh air intakes near the bus loading, truck delivery, or garbage storage/disposal areas?

- ☐ Yes
- ☑ No

125b. Is there accumulated dirt, dust or debris around fresh air intakes?

- ☐ Yes
- ☑ No

125c. Are fresh air intakes free of blockage?

- ☑ Yes
- ☐ No

125d. Is accumulated dirt, dust or debris in ductwork?

- ☐ Yes
- ☑ No

125e. Are dampers functioning as designed?

- ☑ Yes
- ☐ No

125f. Condition of air filters:

- ☐ Good
- ☑ Fair
- ☐ Poor

125g. Outside air is adequate for occupant load:

- ☑ Yes
- ☐ No

125h. Rating of ventilation/indoor air quality:

- ☐ Good
- ☑ Fair
- ☐ Poor

125i. Comments:

126. Indoor Air Quality (IAQ) Plan (H)

1268a. Does the school district use EPA's Tools for Schools program?

- ☑ Yes
- ☐ No

126b. If No, is some other IAQ management plan used?

- ☐ Yes
- ☐ No

126c. Has the District assigned IAQ responsibilities to a designated individual?

- ☑ Yes
- ☐ No

126c.1 If Yes, what is their job title? Director of Facilities

127. Does the school practice Integrated Pest Management (IPM)? (H)

- ☑ Yes
- ☐ No

127a. Is vegetation kept one foot away from the building?

- ☑ Yes
- ☐ No

127b. Are crevices and holes in walls, floors and pavement sealed or eliminated?

- ☑ Yes
- ☐ No

127c. Is there a certified pesticide applicator on staff?

- ☐ Yes
- ☑ No

127d. Are pesticides used in the building?

- ☐ Yes
- ☑ No

127d.1 If Yes, how are they typically applied?

- ☐ Spot treatment
- ☐ Area wide treatments

127e. Are pesticides used on the grounds?

- ☐ Yes
- ☑ No

127e.1 If Yes, was an emergency exemption granted by the Board of Education?

- ☐ Yes
- ☐ No

128. Does the school have a passive radon mitigation system installed (was built with radon resistant features)? (H)

- ☐ Yes
- ☑ No

128a. Has the facility been tested for the presence of radon?

- ☑ Yes
- ☐ No

128b. Were any of the results of the test greater than or equal to 4 picocuries per liter (pCi/L)?

- ☐ Yes
- ☑ No

128c. If Yes, did the school take steps to mitigate the elevated radon levels?

- ☐ Yes, active mitigation system installed
- ☐ Yes, passive mitigation system made active
- ☐ Yes, ventilation controls (HVAC) adjusted
- ☐ Yes, other (describe)
- ☐ No action taken

128c.1 Describe other actions taken to mitigate elevated radon levels:

Increase ventilation to occupied spaces

Emergency Shelter

129. Does this building serve as an emergency shelter?

- [ ] Yes
- [x] No

129a. Is there a written agreement with the American Red Cross for the use of this building as an emergency shelter?

- [ ] Yes
- [x] No

129b. Does this building have an emergency generator to support sheltering operations (lights, HVAC, etc.)?

- [x] Yes
- [ ] No

129b.1 If Yes, what systems are connected to the emergency generator? (check all that apply)

- [ ] Communication system
- [ ] Fire alarm system
- [ ] Security system
- [ ] Lighting
- [ ] HVAC
- [ ] Sump pump
- [x] Other (specify)

129c. If "Other" please specify Emerg. Lights/heat/food service

129d. Does this facility have a cooking/food preparation kitchen?

- [x] Yes
- [ ] No

129d.1 If Yes, is the area outfitted for:

- [x] Full preparation and cooking kitchen
- [ ] Warming capabilities only

129e. What items in the cooking/food preparation kitchen are powered by the emergency generator? (check all that apply)

- [ ] Warming/cooking equipment
- [x] Refrigeration equipment
- [ ] Other kitchen equipment

129f. Potable water:

- [x] Provided by municipal system
- [ ] Provided by on-site wells - not connected to the emergency generator
- [ ] Provided by on-site wells - connected to the emergency generator

129g. Sanitary:

- [x] Gravity discharge
- [ ] Force main pumping station - not connected to the emergency generator
- [ ] Force main pumping station - connected to the emergency generator

Cornwall Central School District

2020 Building Condition Survey Summary

- Only building systems or components that have been rated as Unsatisfactory (U), Non-Functioning (NF) or Critical Failure (CF) ***or*** have a useful life of five or less years are listed below and include a repair or replacement cost.
- Any health, safety and / or structural system that is rated "Unsatisfactory" results in an overall building rating of "Unsatisfactory".
- Any health, safety and / or structural system that is rated "Non-functioning" or "Critical failure" results in an overall building rating of "Poor".
- Cost information reflects construction costs only, incidental expenses not included within BCS Summary.

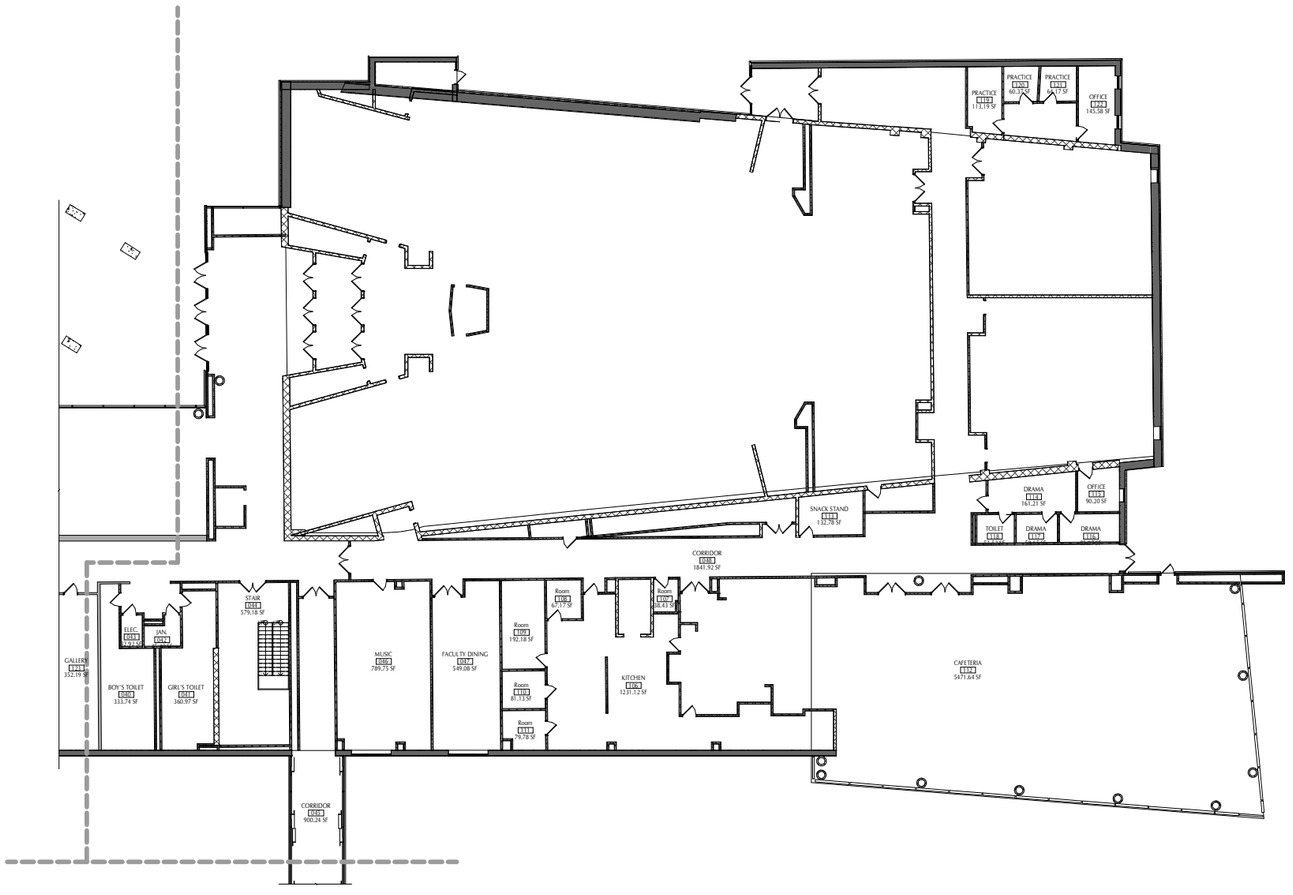
Building Name	2015 BCS Item	2015 BCS Item Rating	2020 BCS Item	Item Title	Useful Life (Years)	Item Rating	Scope of Work	Health and Safety / Structural	Health and Safety / Structural Costs	Other Item Costs
Cornwall High School										
	39	S	41	Site Gas	20	S	Install chain link fence around gas regulator for security and protection.	No		$3,825
	44	S	46	Catch Basins / Drop Inlets / Manholes	5	U	Replace trench drain at loading dock, trench drain nearing end of useful life.	No		$50,000
	54	S	56	Sidewalks	3	U	Replace courtyard pavers with concrete surface, pavers in poor condition; replace retaining walls at main entrance, retaining walls in poor condition; install section of sidewalk to connect sidewalk from NYS Route 94 to sidewalk along driveway in front of building.	No		$263,310
	56	S	58	Athletic Fields and Play Fields	3	U	Repair wide cracks in tennis court along nets and fence; resurface tennis courts after crack repair; improve drainage of soccer/baseball fields, fields are flat/level which causes water to pond and fields to become soggy after storms; generally poor drainage due to lack of pitch on fields for drainage, existing field drainage undersized and backs up onto surface during heavy storm events, rock void behind softball field indicates clogging/backup issue/failure.	No		$885,000
	60	S	65	Structural Floors	3	S	Concrete repair in south bridge and lower entry vestibule (settlement).	S	$100,000	
	61	S	66	Exterior Walls/Columns	5	S	Masonry restoration identified; backer rod, sealants at parapets and masonry at roof level; discoloration under cast band and low capstone along front exterior walls (auditorium, natatorium and gymnasium)	S	$250,000	
	67	S	72	Windows	3	U	Window repairs, restoration (seal off openings in curtainwalls, sealants, glazing repairs).	No		$100,000

Building Name	2015 BCS Item	2015 BCS Item Rating	2020 BCS Item	Item Title	Useful Life (Years)	Item Rating	Scope of Work	Health and Safety / Structural	Health and Safety / Structural Costs	Other Item Costs
	68	S	73	Roof and Skylights	3	S	Correct failed sealant at roof safety rail / posts along perimeter, metal collar flashing recommended; replace roof areas and built-in cap flashings along roof area G and K1 include miscellaneous roof repairs; waterproof existing rooftop ductwork Area G roof repair scope was previously documented by the roof consultant Watsky Associates report dated September 12, 2018; CSArch supports recommendations plus multiple ponded areas observed, regular maintenance for roof drains is recommended, and ice and snow guards are recommended on sloped roof areas, sliding ice and snow can damage building equipment	S	$625,000	
	72	U	77	Resilient Tiles or Sheet Flooring	3	U	Replace existing vinyl composition tile flooring in select areas.	No		$400,000
	76	S	81	Lockers	5	S	Replace lockers in male and female locker rooms.	No		$140,000
	78	E	83	Interior Stairs	5	S	Concrete repair on concrete-filled stair treads.	H	$25,000	
	83	S	85	Swimming Pool and Swimming Pool Systems	3	S	District will replace water level automatic control device. Currently not operational and manually operated.	H	$0	
	89	S	87	Heat Generating Systems	5	S	Addition of heat to band room, chorus room, and bridges (from 2015 BCS); additional HV unit for heating the Lobby is recommended.	H	$550,000	
	91	S	89	Mechanical Cooling / Air Conditioning Systems	3	U	Replace Cooling Tower (In Kind), including the condenser water piping going into the Cooling Tower (CT). Existing CT jet is being clogged, honey comb at the top of the tower is starting to fail, stainless fan is deteriorating, and some devices are not working.	No		$250,000
	85	S	94	Sanitary System	3	S	District will replace sump pumps (In Kind) with 1/2HP motor. Currently, only one pump is running.	H	$0	
	87	S	97	Plumbing Fixtures	1	S	Complete replacement of shower heads and provide maintenance access for each shower head. Remove the tile walls and replace the piping and rebuild the wall.	H	$500,000	
			104	Emergency or standby power system	N/A	N/A	The district requests standby power for the high school building.	H	$0	
	96	S	105	Fire Alarm Systems	5	S	Diagnose & repair faulty ground loop and reported ground fault issues resulting in an audible hum/hiss throughout the school. Provide door holders throughout.	H	$55,000	

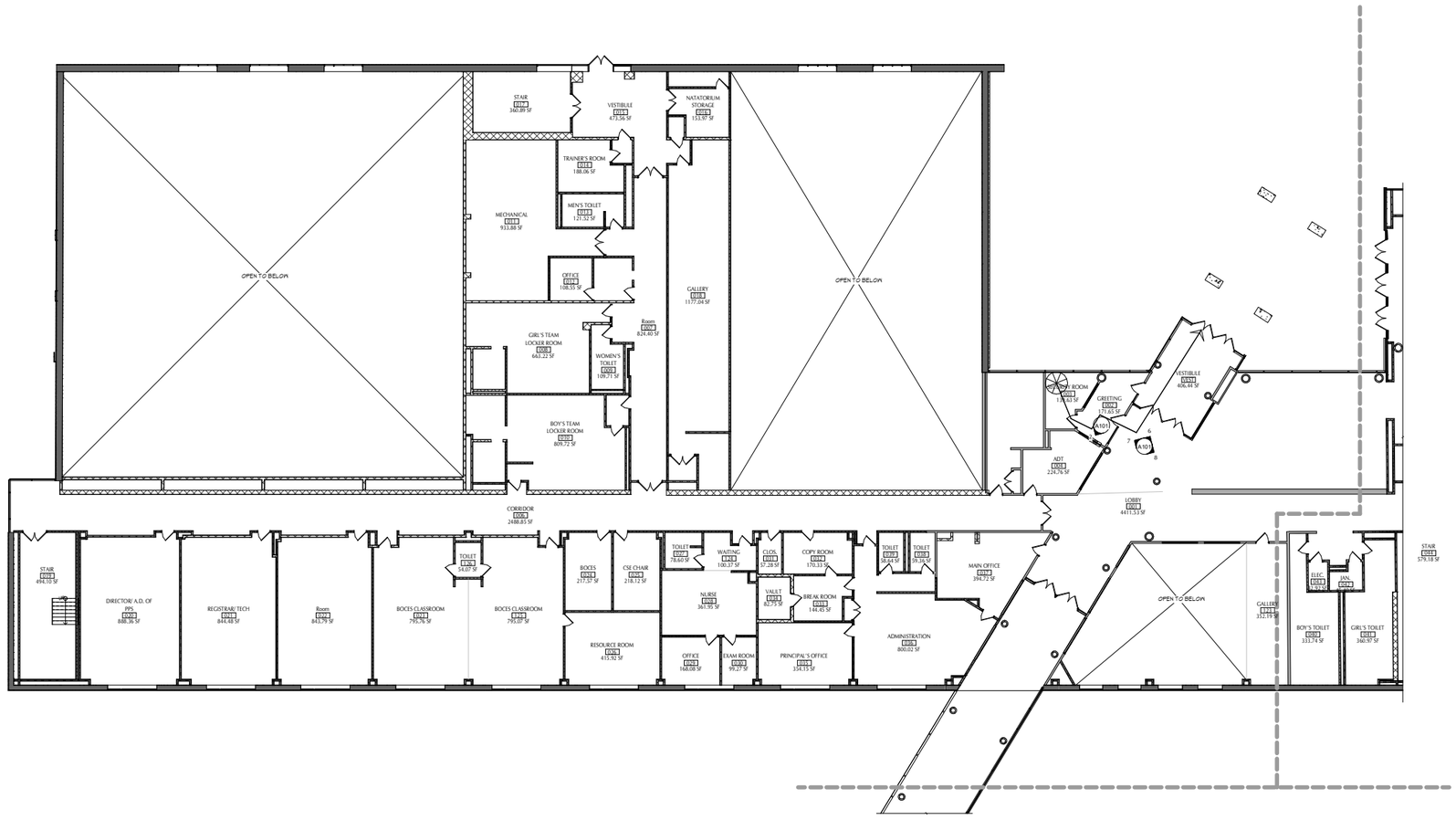
Building Sub Totals	**$2,105,000**	**$2,092,135**

Building Total	**$4,197,135**

SECTION 3.1 // Building Plans



1 FIRST FLOOR - SERVICE WING
SK101 3/32" = 1'-0"

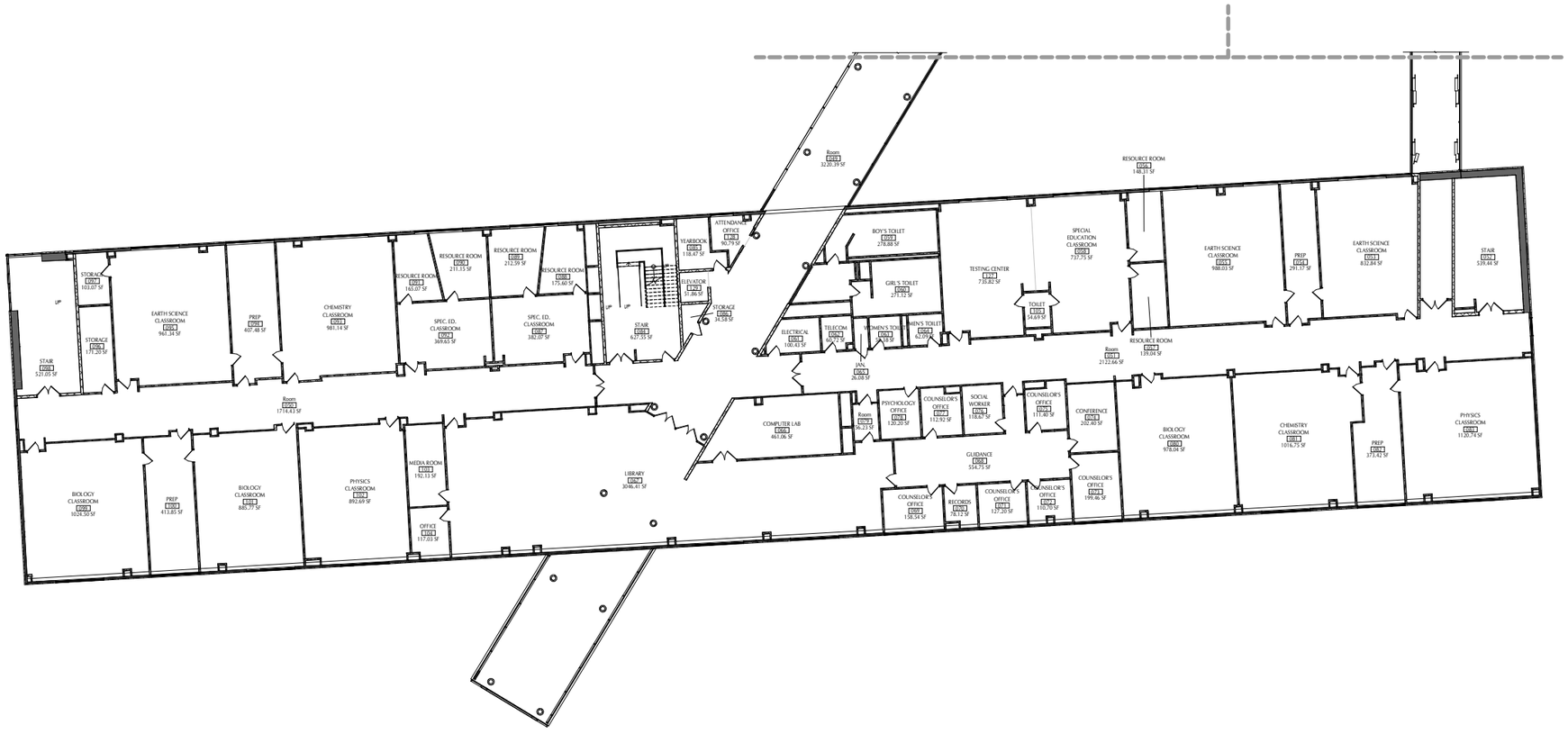


1 FIRST FLOOR - A WING
SK102 1/32" = 1'-0"

CORNWALL CENTRAL SCHOOL DISTRCIT NOVEMBER 2020

CORNWALL HIGH SCHOOL

CSARCH

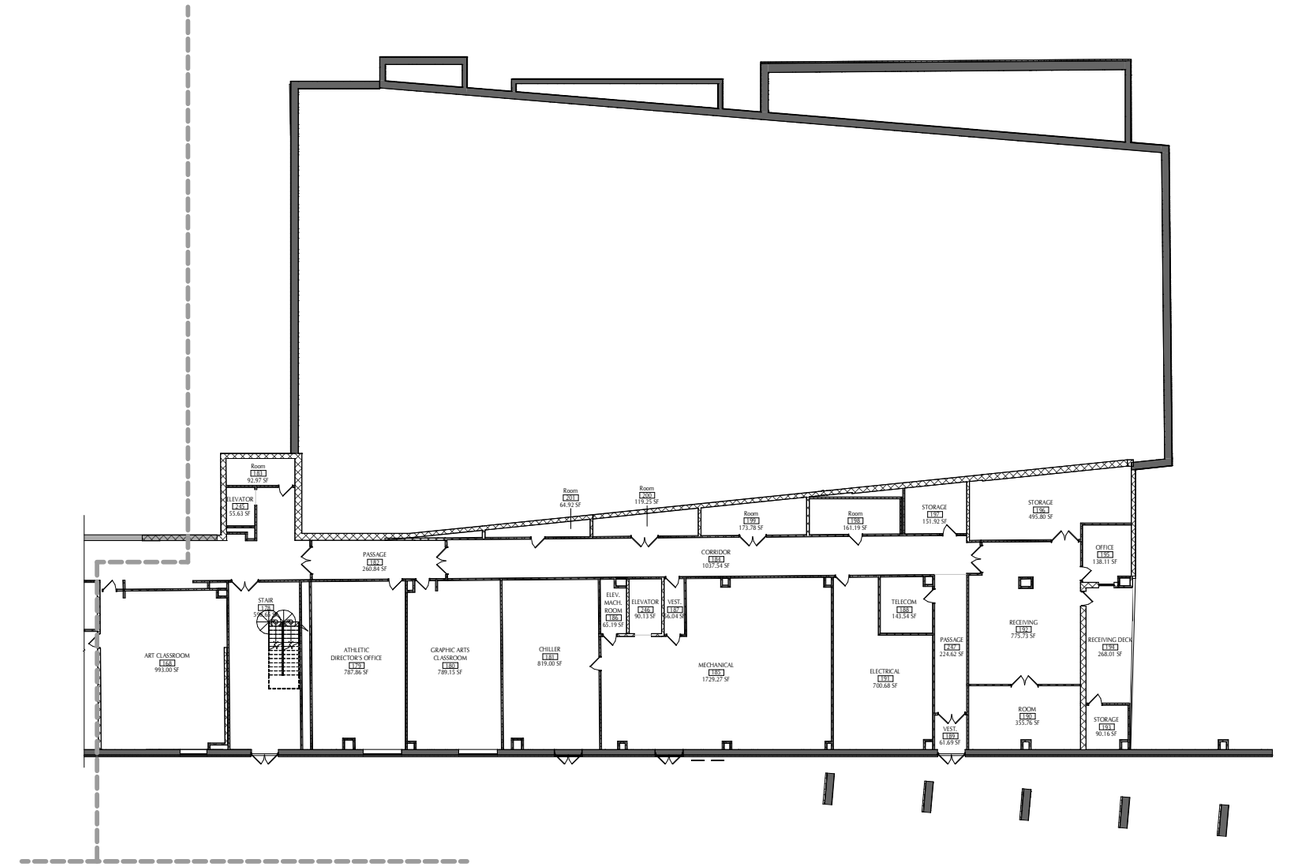


1 FIRST FLOOR - C WING
SK103 3/32" = 1'-0"

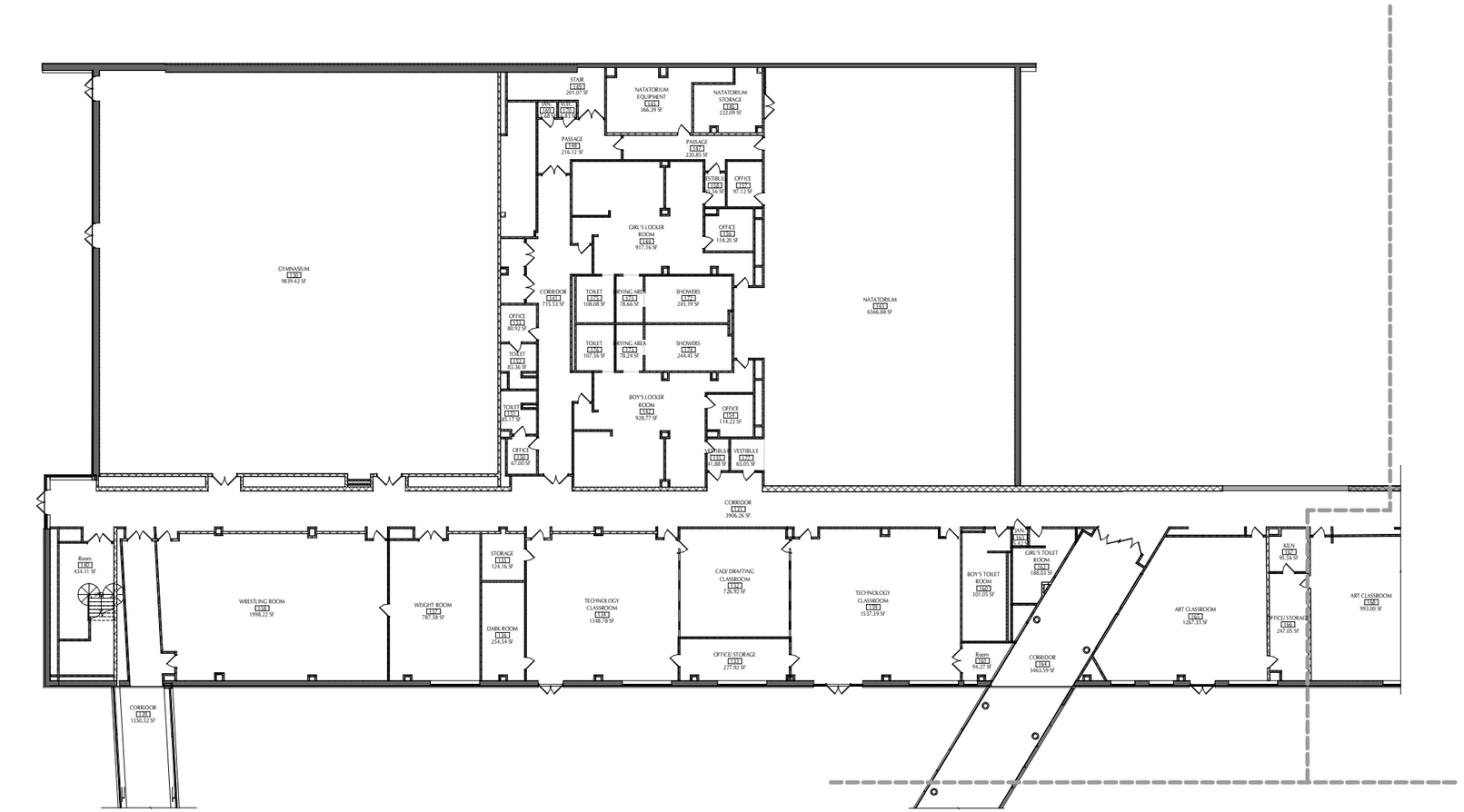
CORNWALL CENTRAL SCHOOL DISTRCIT NOVEMBER 2020

CORNWALL HIGH SCHOOL

CSARCH



1 MIDDLE LEVEL(1) - SERVICE WING
SK104 3/32" = 1'-0"

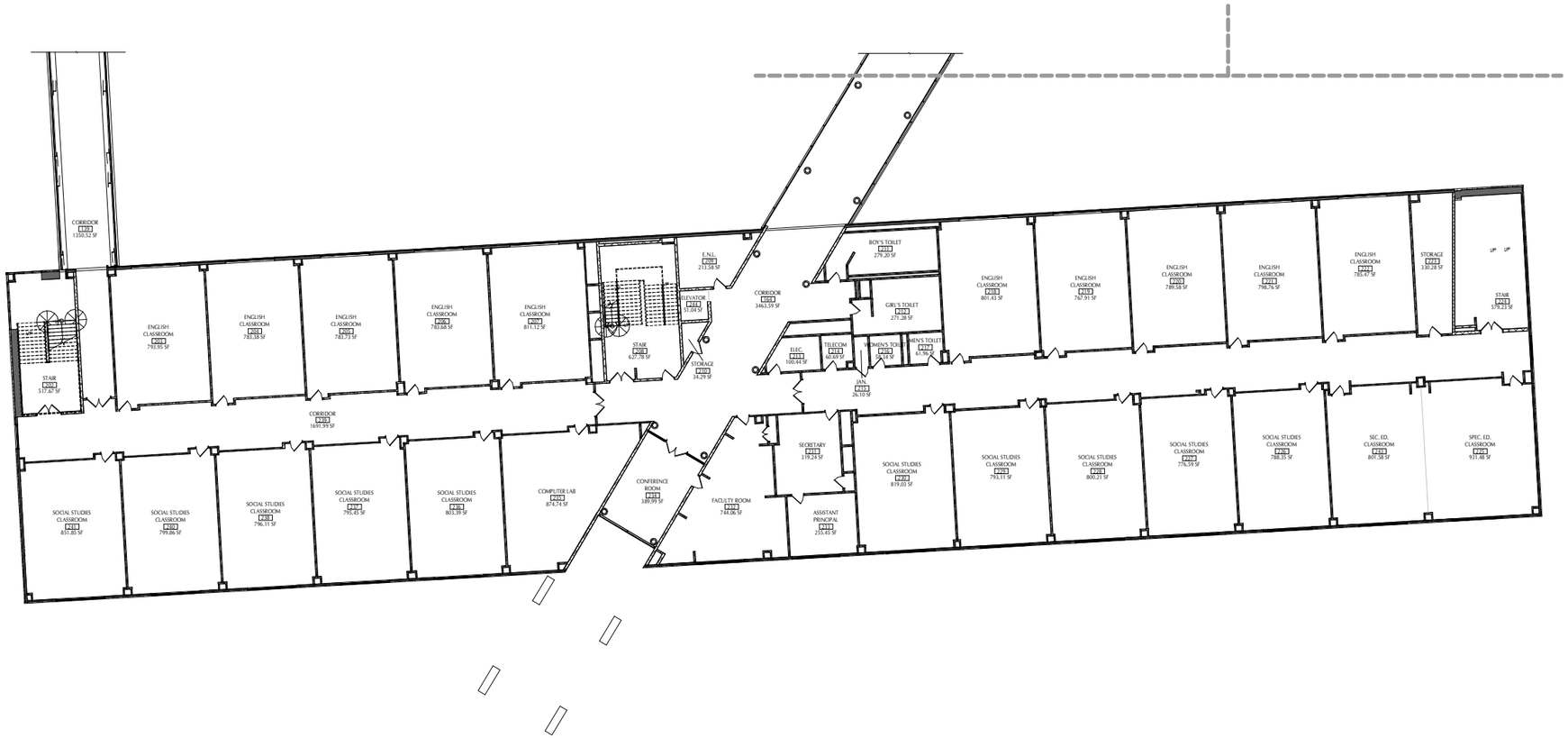


1 MIDDLE LEVEL(1) - B WING
SK105 3/32" = 1'-0"

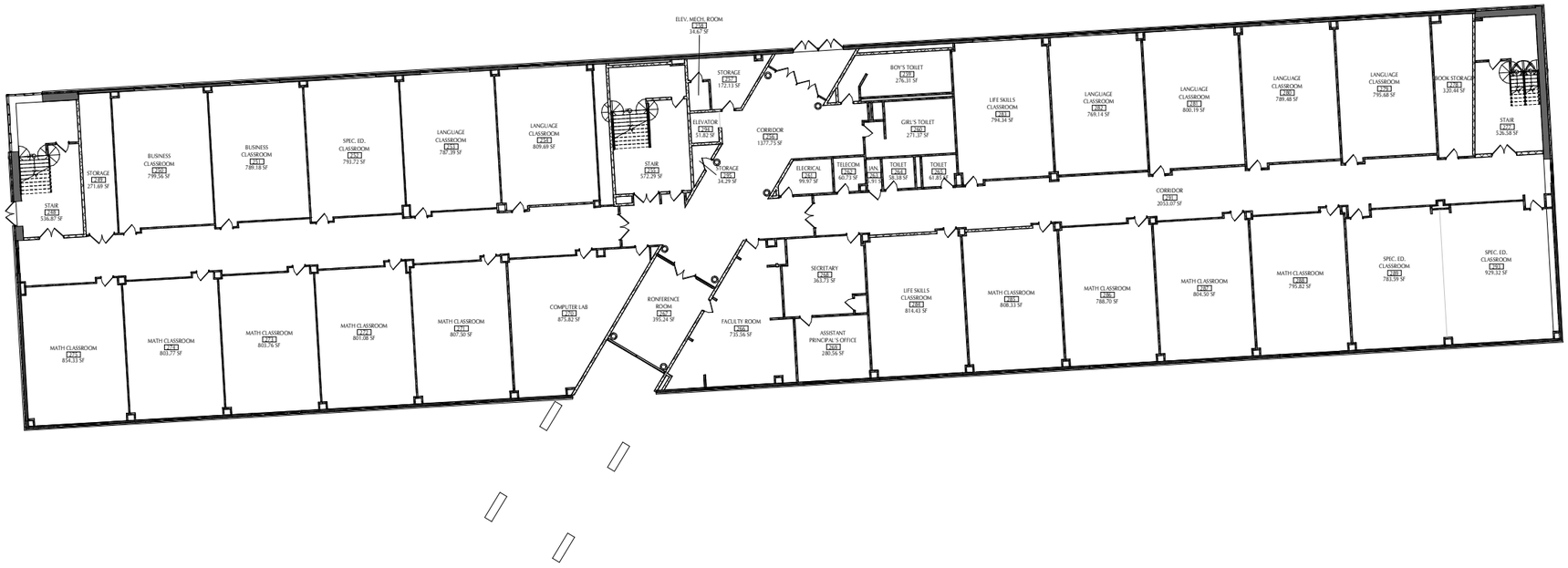
CORNWALL CENTRAL SCHOOL DISTRCIT NOVEMBER 2020

CORNWALL HIGH SCHOOL

CSARCH



1 MIDDLE LEVEL(1) - D WING
SK106 1/32" = 1'-0"



1 LOWER LEVEL(1) - E WING

SK107 3/32" = 1'-0"

SECTION 3.2 // Photo Documentation of Deficient Conditions

HS-01

Category 44: Closed Drainage Pipe Stormwater Management System
Tennis Court/Parking Lot Swale: Eroding and needs repair/replacement.

HS-02

HS-03

HS-04

Category 55: Pavement (Roadways and Parking Lots)
Tennis Court/Parking Lot Swale: Eroding and needs repair/replacement. Repair wide cracks. Pavement in fair condition aside from large cracks and settlement in some areas. Repair drainage at loading dock area.

HS-05

HS-06

HS-07

Category 55: Pavement (Roadways and Parking Lots)

Consider pavement along emergency perimeter roadway. Repair/resurface gravel fire access drive at rear of building. Large potholes with ponding water on south end, and wide eroded channels on north end. Consider installing asphalt pavement instead.Replace gravel vehicle access drive to track/field. Gravel overgrown with grass. Surface needs to be stable and recognizable for emergency vehicles.

HS-08

HS-09

Category 56: Sidewalks

Replace asphalt sidewalk along building with concrete. Asphalt walk in poor condition at building entrance from athletic field parking lot. Replace courtyard stair between door B15 and A18. Stair at end of useful life due to treads spalling/surface crumbling.

HS-10

HS-11

Category 58: Athletic Fields and Play Fields

Improve parking lot drainage and tennis court drainage. Stone lines swale between parking lot and tennis courts needs to be repaired; poor condition resulting in ponding water/water infiltrating beneath tennis courts and causing wide cracks in tennis court surface. Improve drainage of soccer/baseball fields. Fields are flat/level which causes water to pond and fields to become soggy after storms. Generally poor drainage due to lack of pitch on fields for drainage. Existing field drainage undersized and backs up onto surface during heavy storm events. Rock void behind softball field indicates clogging/backup issue/failure.

HS-12

Category XX: UNKNOWN

Repair Retaining wall and drainage. – part of bridge system.

HS-13

Category 56: Sidewalks

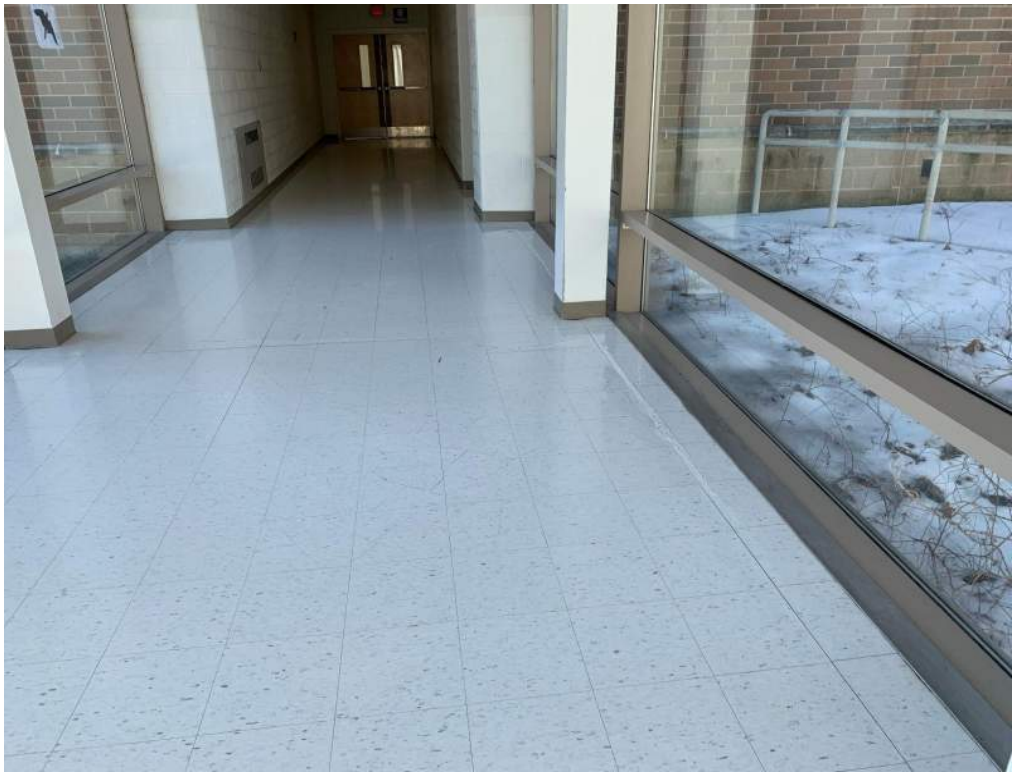
Replace courtyard pavers with concrete surface. Replace retaining wall at main entrance. Install section of sidewalk to connect sidewalk from NY Rt 94 to sidewalk at front of building.

HS-14

HS-15

HS-16

Category 65: Structural Floors
Concrete repair in south bridge and lower entry vestibule (settlement).



HS-17

HS-18

HS-19

Category 66: Exterior Walls/ Columns

Masonry restoration identified; backer rod, sealants at parapets and masonry at roof level. Discoloration under cast band and low capstone along exterior walls at various locations.

HS-20

HS-21

HS-22

Category 72: Windows

Window repairs and restorations. Seal off openings in curtain walls, fix sealants, and miscellaneous glazing repairs.

HS-23

HS-24

HS-25

HS-26

HS-27

HS-28

Category 73: Roof and Skylights

Correct failed sealant at roof safety rail & posts along perimeter. Replace roof areas and built-in cap flashings at identified areas. Include miscellaneous roof repairs. Waterproof existing rooftop ductwork.

HS-29

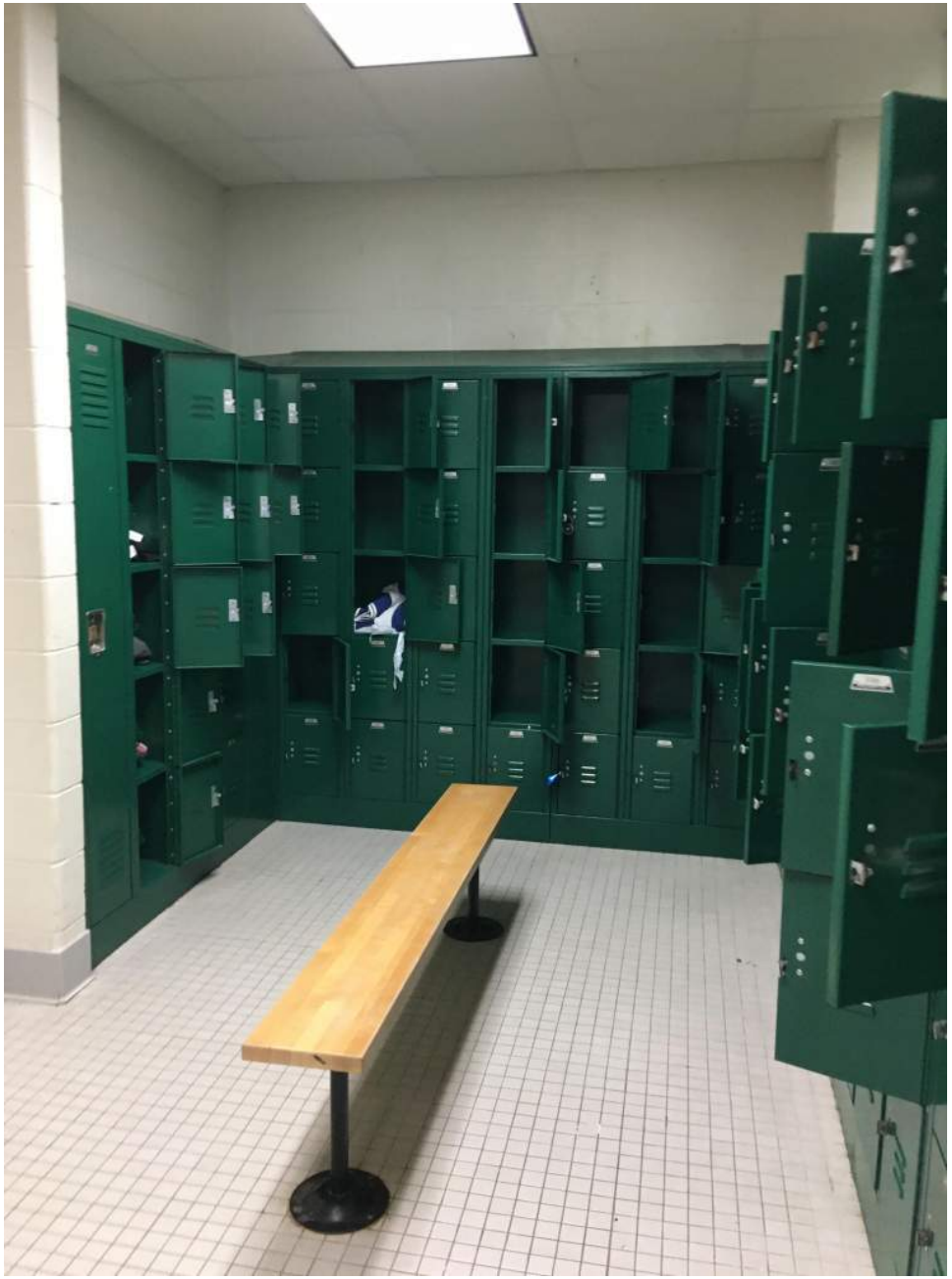
Category 77: Resilient Tiles and Sheet Flooring

Replace existing vinyl composition tile flooring in select areas.

HS-30

HS-31

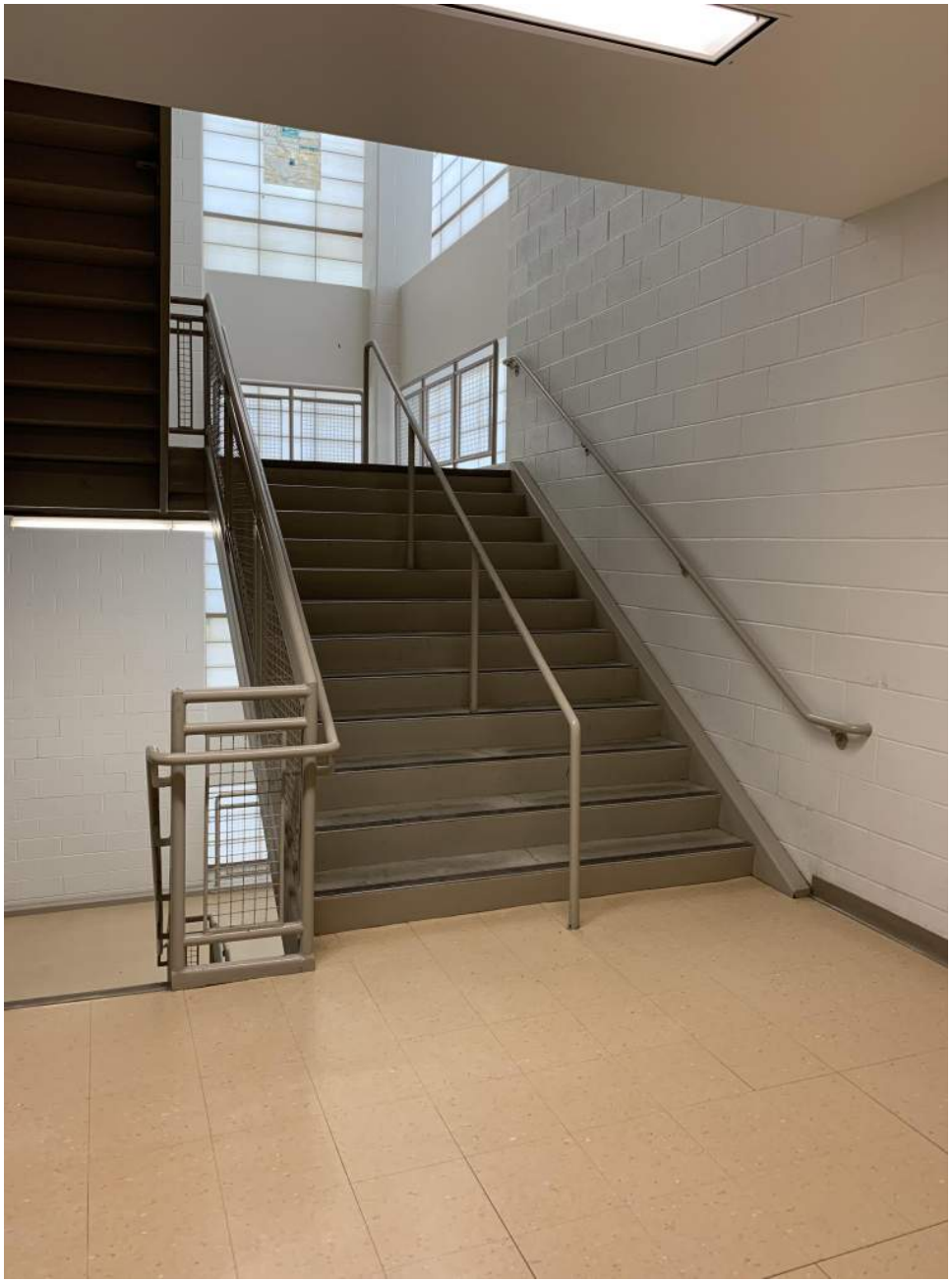
HS-32



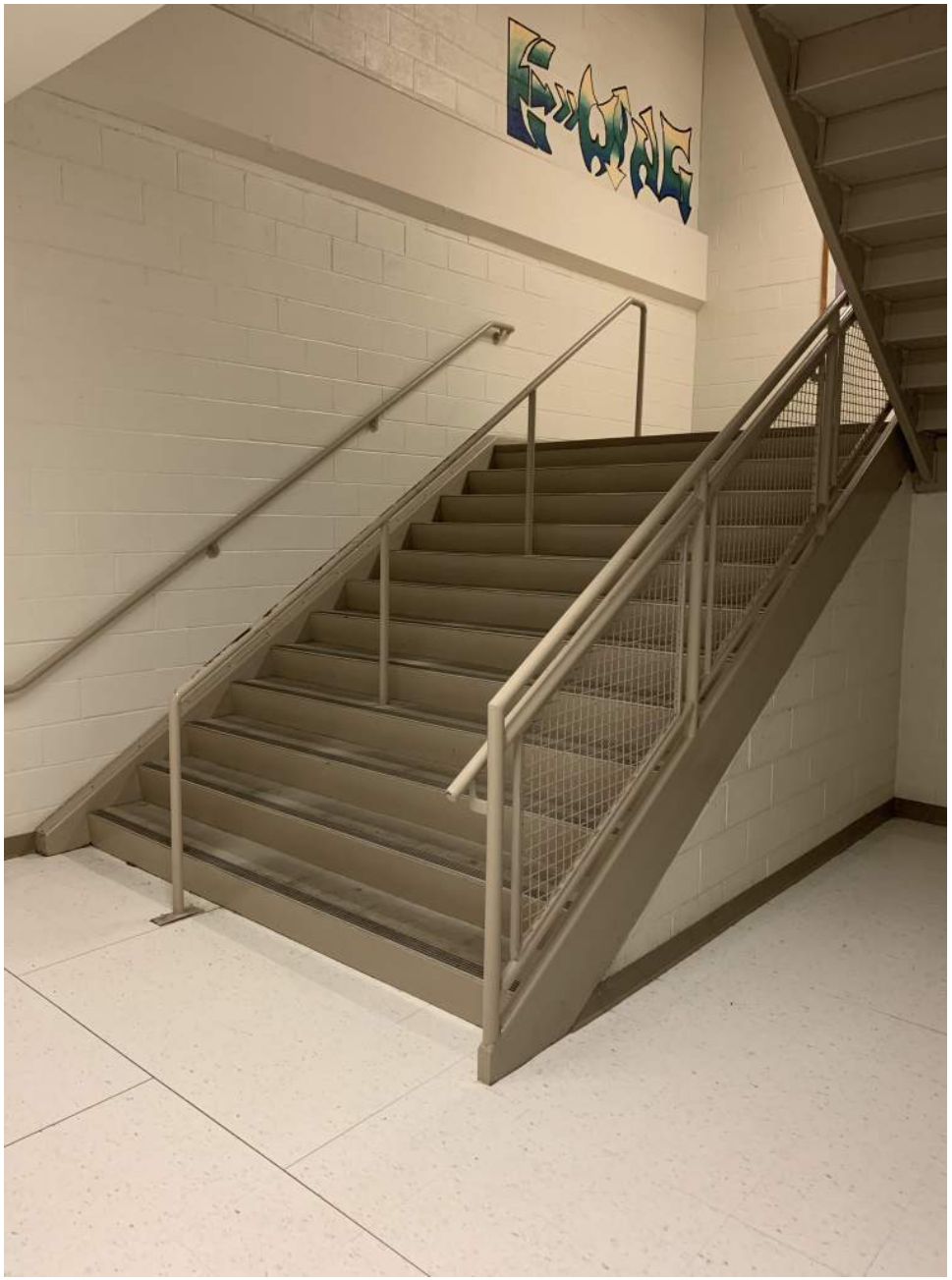
HS-33

Category 81: Lockers

Replace lockers in male and female locker rooms.



HS-34



HS-35

Category 83: Interior Stairs
Concrete repair on concrete-filled stair treads.

HS-36


HS-37

Category 87: Heat Generating Systems
There is no direct supply air in the corridor and lobby to effectively heat the space and wash the window to avoid any potential condensation.

HS-38

HS-39

Category 89: Mechanical Cooling / Air-Conditioning Systems
The cooling tower fan is rotting, corrosion on condenser water pipes, and honey comb starting to fail.

HS-40

HS-41

Category 97: Plumbing Fixtures

Shower heads are corroded and creating water leaks. Complete replacement of shower heads and provide maintenance access for each shower head. Remove the tile walls, replace the piping, and rebuild the wall.

HS-42

HS-43

Category 105: Fire Alarm Systems

System ground loop issues and ground fault occurrences require diagnosis to repair.

SECTION 4 // 2015 Building Condition Survey prepared by McGoey, Hauser & Edsall Consulting Engineers

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Building Information

1. Name of School District:

CORNWALL CSD

2. SED District 8-Digit BEDS Code:

440301060000

3. Building Name:

High School

4. SED 4-Digit Facility Code:

0012

5. Survey Inspection Date:

10/22/2015

6. Building 911 Address:

10 Dragon Drive

7. City:

New Windsor

8. Zip Code:

12553

9. Certificate of Occupancy Status:

- ☑ A - Annual
- ☐ T - Temporary
- ☐ N - None

10. Certificate of Occupancy Expiration Date:

09/01/2016

Building Age, Gross Square Footage and Maintenance Staff

11. Year of Original Building:

2003

12. Gross square ft. of Building as currently configured:

207,000

13. Number of Floors:

3

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

	Count Employees
Full-time custodians:	11
Part-time custodians:	0
Totals:	**11**

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Building Ownership and Occupancy Status

15. Building Ownership (check 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? (check all that apply)

- ☑ Used for student instructional purposes
- ☐ Used for district administration
- ☐ Used for other district purposes
- ☐ 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 class students)

1,078

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

	Quantity
18a. Permanent instructional spaces (i.e., regular classrooms)	1078
18b. Temporary instructional spaces (i.e., portable or demountable classrooms) attached to the building	0
18c. Non-instructional spaces used as instructional spaces	0

18c.1 If the answer is greater than zero, which types of non-instructional spaces were being used for instructional purposes on October 1, 2014? (check all that apply)

- ☐ Cafeteria
- ☐ Gymnasium
- ☐ Administrative Spaces
- ☐ Library
- ☐ Lobby
- ☐ Stairwell
- ☐ Storage space
- ☐ Other (please describe)
- ☑ None

19. Grades Housed:

9 thru 12

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, fire, etc? (if none, enter "0")

0

21. Is the building used for instructional purposes in the summer?

- ☑ Yes
- ☐ No

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22. Have there been renovations or construction in the building during the past 12 months?

- ☐ Yes
- ☑ No

23. Was major construction/renovation work since 2010 conducted when school was in session?

- ☐ Yes
- ☑ No

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Program Spaces

24. Number of instructional classrooms:

42

25. Gross square footage of all instructional classrooms (combined):

80,000.00

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

☐ a. N/A (none)	☑ j. Health Office	☑ s. Resource Rooms
☑ b. Administration	☑ k. Home & Careers	☑ t. Science Labs
☑ c. Art	☑ l. Kitchen	☑ u. Special Education
☑ d. Audio Visual	☑ m. Large Group Instruction	☑ v. Swimming Pool
☑ e. Auditorium	☑ n. Library	☑ w. Teacher Resource
☑ f. Cafeteria	☑ o. Multipurpose Rooms	☑ x. Technology/Shop
☑ g. Computer Room	☑ p. Music	☐ y. Other (please describe)
☑ h. Guidance	☐ q. Pre-K	
☑ i. Gymnasium	☑ r. Remedial Rooms	

26y. Describe other spaces

(No Response)

Space Adequacy

27. Rating of space adequacy:

☑ Good
☐ Fair
☐ Poor

27a. Enter comments:

(No Response)

28. Estimated capital construction expenses anticipated for this building through 2020-2021 school year excluding maintenance (to be answered after the building inspection is complete) $

~~200,000.00~~ $2,410,000.00

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

A/E Information:

31. A/E Firm Name:

McGoey, Hauser & Edsall Consulting Engineers, DPC

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32. A/E Firm Address:

33 Airport Center Drive
Suite 202
New Windsor, NY 12553

33. A/E Firm Phone Number:

8455673100

34. E-mail:

mlamoreaux@mhepc.com

35. A/E Name:

Michael J Lamoreaux, P.E.

36. A/E License #:

78221

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Site Utilities

37. Water

- ☑ Yes
- ☐ No

37a. Type of Service:

- ☑ Municipal or Utility provided
- ☐ Well
- ☐ Other

37b. Condition:

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

37c. Year of Last Major Reconstruction/Replacement:

2003

37d. Expected Remaining Useful Life (Years):

15

37e. Cost to Reconstruct/Replace $:

(No Response)

37f. Comments:

(No Response)

38. Site Sanitary (H)

- ☑ Yes
- ☐ No

38a. Type of Service:

- ☑ Municipal or utility sewer
- ☐ Site septic
- ☐ Other

38b. Condition:

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

38c. Year of Last Major Reconstruction/Replacement:

2003

38d. Expected Remaining Useful Life (Years):

15

38e. Cost to reconstruct/Replace $:

(No Response)

38f. Comments:

(No Response)

39. Site Gas (H)

- ☑ Yes
- ☐ No

39a. Type of gas service:

- ☑ Natural Gas
- ☐ Liquid Petroleum

39b. Condition:

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

39c. Year of Last Major Reconstruction/Replacement;

2003

39d. Expected Remaining Useful Life (Years):

15

39e. Cost to Reconstruct/Replace $:

(No Response)

39f. Comments:

(No Response)

40. Site Fuel Oil (H)

- ☐ Yes
- ☑ No

41. Site Electrical, Including Exterior Distribution (H)

- ☑ Yes
- ☐ No

41a. Service Provider:

- ☑ Municipal or utility provided
- ☐ Self-Generated
- ☐ Other
- ☐ N/A

41b. Type of Service:

- ☐ Above Ground
- ☑ Below Ground
- ☐ N/A

41c. Condition:

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

41d. Year of Last Major Reconstruction/Replacement:

2003

41e. Expected Remaining Useful Life (Years):

15

41f. Cost to Reconstruct/Replace $:

(No Response)

41g. Comments:

(No Response)

Stormwater Management

42. Closed Drainage Pipe Stormwater Management System

42a. Does this facility have a closed pipe system?

- ☑ Yes
- ☐ No

42b. Condition:

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

42c. Year of Last Major Reconstruction/Replacement:

2003

42d. Expected Remaining Useful Life (Years):

15

42e. Cost to Reconstruct/Replace $:

(No Response)

42f. Comments:

(No Response)

43. Open Drainage Pipe Stormwater Management System

43a. Does this facility have an open stormwater system (ditch)?

- ☑ Yes
- ☐ No

43b. Condition:

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

43c. Year of Last Major Reconstruction/Replacement:

2003

43d. Expected Remaining Useful Life (Years):

15

43e. Cost to Reconstruct/Replace $:

(No Response)

43f. Comments:

(No Response)

44. Catch Basins/Drop Inlets/Manholes

44a. Does this facility have catch basins/drop inlets/manholes?

- ☑ Yes
- ☐ No

44b. Condition:

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

44c. Year of Last Major Reconstruction/Replacement:

2003

44d. Expected Remaining Useful Life (Years):

15

44e. Cost to Reconstruct/Replace $:

(No Response)

44f. Comments:

(No Response)

45. Culverts

45a. Does this facility have culverts?

- ☑ Yes
- ☐ No

45b. Condition:

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

45c. Year of Last Major Reconstruction/Replacement:

2003

45d. Expected Remaining Useful Life (Years):

15

45e. Cost to Reconstruct/Replace $:

(No Response)

45f. Comments:

(No Response)

46. Outfalls

46a. Does this facility have outfalls?

- ☐ Yes
- ☑ No

47. Infiltration Basins/Chambers

47a. Does this facility have infiltration basins/chambers?

- ☐ Yes
- ☑ No

48. Retention Basins

48a. Does this facility have retention basins?

- ☐ Yes
- ☑ No

49. Wetponds

49a. Does this facility have wetponds?

- ☑ Yes
- ☐ No

49b. Condition:

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

49c. Year of Last Major Reconstruction/Replacement:

2003

49d. Expected Remaining Useful Life (Years):

15

49e. Cost to Reconstruct/Replace $:

(No Response)

49f. Comments:

(No Response)

50. Manufactured Stormwater Proprietary Units

50a. Does this facility have proprietary units?

- ☐ Yes
- ☑ No

51. Point of Outfall Discharge: (check all that apply)

- ☐ Municipal storm sewer system
- ☐ Combined sewer system
- ☑ Surface Water
- ☐ On-site recharge
- ☐ Other (describe)
- ☐ Not Applicable

52. Outfall Reconnaissance Inventory

Were all stormwater outfalls inspected during dry weather for signs of non-stormwater discharge?

- ☑ Yes
- ☐ No
- ☐ Not Applicable

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Other Site Features

53. Pavement (Roadways and Parking Lots)

- [x] Yes
- [ ] No

53a. Type: (check all that apply)

- [ ] Concrete
- [x] Asphalt
- [ ] Gravel
- [ ] Other
- [ ] None

53b. Condition:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

53c. Year of Last Major Reconstruction/Replacement:

2003

53d. Expected Remaining Useful Life (Years):

12

53e. Cost to Reconstruct/Replace $:

(No Response)

53f. Comments:

Some cracking and wear noted.

54. Sidewalks

- [x] Yes
- [ ] No

54a. Type: (check all that apply)

- [x] Concrete
- [ ] Asphalt
- [ ] Paver
- [ ] Other

54b. Condition:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

54c. Year of Last Major Reconstruction/Replacement:

2003

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54d. Expected Remaining Useful Life (Years):

20

54e. Cost to Reconstruct/Replace $:

(No Response)

54f. Comments:

(No Response)

55. Playgrounds and Playground Equipment

- ☐ Yes
- ☑ No

56. Athletic Fields and Play Fields

- ☑ Yes
- ☐ No

56a. Condition:

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

56b. Year of Last Major Reconstruction/Replacement:

2003

56c. Expected Remaining Useful Life (Years):

10

56d. Cost to Reconstruct/Replace $:

(No Response)

56e. Comments:

some minor drainage issues with fields.

56f. Does the facility have synthetic turf field(s)

- ☐ Yes
- ☑ No

56f.1 If Yes, how many synthetic turf fields?

(No Response)

56f.2 Expected Remaining Useful Life of Synthetic Turf Field(s):

(No Response)

56f.3 Type of synthetic turf field infill:

(No Response)

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57. Exterior Bleachers / Stadiums

- ☑ Yes
- ☐ No

57a. Condition:

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

57b. Year of Last Major Reconstruction/Replacement:

2003

57c. Expected Remaining Useful Life (Years):

10

57d. Cost to Reconstruct/Replace $:

(No Response)

57e. Comments:

(No Response)

58. Related Structures (such as Press Boxes, Dugouts, Climbing Walls, etc.)

- ☑ Yes
- ☐ No

58a. Condition:

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

58b. Year of Last Major Reconstruction/Replacement:

2008

58c. Expected Remaining Useful Life (Years):

15

58d. Cost to Reconstruct/Replace $:

(No Response)

58e. Comments:

(No Response)

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Substructure

59. Foundation (S)

59a. Type (check all that apply):

- ☑ Reinforced Concrete
- ☐ Masonry on Concrete Footing
- ☐ Other

59b. Evidence of structural concerns (check all that apply):

- ☑ Structural Cracks
- ☐ Heaving/Jacking
- ☐ Decay/Corrosion
- ☐ Water Penetration
- ☐ Unsupported Ends
- ☐ Other
- ☐ None

59c. Condition:

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

59d. Year of Last Major Reconstruction/Replacement:

2003

59e. Expected Remaining Useful Life (Years):

20

59f. Cost to Reconstruct/Replace $:

(No Response)

59g. Comments:

(No Response)

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BUILDING ENVELOPE

60. Structural Floors (S)

60a. Type (check all that apply):

- ☑ Reinforced Concrete Slab on Grade
- ☑ Concrete/Metal Deck/Metal Joists
- ☐ Precast Concrete Structural System
- ☐ Wood Deck on Wood Trusses
- ☐ Wood Deck on Wood Joists
- ☐ Concrete Deck on Wood Structure
- ☐ Other (specify)

60b. Evidence of Structural Concerns with Floor Support System (Beams/Joists/Trusses, etc.) (check all that apply):

- ☐ Structural Cracks
- ☐ Unsupported Ends
- ☐ Rot/Decay/Corrosion
- ☐ Deflection
- ☐ Seriously Damaged/Missing Components
- ☐ Other Problems
- ☑ None

60b.1 Describe Other Problems:

Some small areas of concrete floor settling at bridges between wings of bldg.

60c. Evidence of Structural Concerns with Structural Floor Deck (check all that apply):

- ☐ Cracks
- ☐ Deflection
- ☐ Rot/Decay/Corrosion
- ☑ None

60d. Overall Condition of Structural Floors:

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

60e. Year of Last Major Reconstruction/Replacement:

2003

60f. Expected Remaining Useful Life (Years):

25

60g. Cost to Reconstruct/Replace $:

(No Response)

60h. Comments:

(No Response)

61. Exterior Walls/Columns (S)

61a. Material (check all that apply):

- ☐ Concrete
- ☑ Masonry
- ☐ Steel
- ☐ Wood
- ☑ Other (specify)

61a.1 Specify Other Material:

Aluminum and glass system; painted steel panels.

61b. Evidence of Structural Concerns with Support System (columns, base plates, connections, etc.) (check all that apply):

- ☐ Structural Cracks
- ☐ Rot/Decay/Corrosion
- ☐ Other Problems
- ☑ None

61b.1 Describe Other Problems:

(No Response)

61c. Evidence of Concerns with Exterior Cladding (check all that apply):

- ☐ Cracks/Gaps
- ☐ Inadequate Flashing
- ☐ Efflorescence
- ☐ Moisture Penetration
- ☐ Rot/Decay/Corrosion
- ☐ Other Problems
- ☑ None

61c.1 Describe Other Problems:

(No Response)

61d. Overall Condition of Exterior Walls/Columns:

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

61e. Year of Last Major Reconstruction/Replacement:

2003

61f. Expected Remaining Useful Life (Years):

25

61g. Cost to Reconstruct/Replace $:

(No Response)

61h. Comments:

(No Response)

62. Chimneys (S)

- ☑ Yes
- ☐ No

62a. Material (check all that apply):

- ☐ Masonry
- ☐ Concrete
- ☑ Metal
- ☐ Wood
- ☐ Other

62a.1 Specify other:

(No Response)

62b. Overall Condition of Chimneys:

- ☐ Excellent
- ☑ Satisfactory
- ☐ Unsatisfactory
- ☐ Non-Functioning
- ☐ Critical failure

62c. Year of Last Major Reconstruction/Replacement:

2003

62.d Expected Remaining Useful Life (Years):

10

62e. Cost to Reconstruct/Replace $:

(No Response)

62f. Comments:

(No Response)

63. Parapets (S)

- ☐ Yes
- ☑ No

63f. Comments:

(No Response)

64. Exterior Doors

64a. Overall Condition of Exterior Door Units:

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

64b. Overall condition of exterior door hardware:

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

64c. Do any exterior doors have magnetic locking devices?

- ☑ Yes
- ☐ No

64d. Safety/Security features are adequate?

- ☑ Yes
- ☐ No

64e. Year of Last Major Reconstruction/Replacement:

2003

64f. Expected Remaining Useful Life (Years):

10

64g. Cost to Reconstruct/Replace $:

(No Response)

64h. Comments:

(No Response)

65. Exterior Steps, Stairs, Ramps (S)

- ☑ Yes
- ☐ No

65a. Overall Condition of Exterior Steps, Stairs and Ramps

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

65b. Year of Last Major Reconstruction/Replacement:

2003

65c. Expected Remaining Useful Life (Years):

10

65d. Cost to Reconstruct/Replace $:

(No Response)

65e. Comments:

No railing on site stairs between wings of building. Arch. of Record indicates Code compliance.

66. Fire Escapes (S)

66a. Does This Facility Have One or More Fire Escapes?

- ☐ Yes
- ☑ No

67. Windows

- ☑ Yes
- ☐ No

67a. Window Material: (check all that apply)

- ☑ Aluminum
- ☐ Steel
- ☐ Vinyl
- ☐ Solid Wood
- ☐ Wood w/ External Cladding System
- ☐ Other

67b. Overall Condition of Windows:

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

67c. All Rescue Windows are Operable:

- ☑ Yes
- ☐ No
- ☐ N/A

67d. Year of Last Major Reconstruction/Replacement:

2003

67e. Expected Remaining Useful Life (Years):

10

67f. Cost to Reconstruct/Replace $:

(No Response)

67g. Comments:

(No Response)

Roof and Skylights (S)

68. Roof and Skylights (S)

- ☑ Yes
- ☐ No

68a. Type of roof construction (check all that apply):

- ☑ Metal deck on metal trusses/joists
- ☐ Wood deck on wood trusses/joists
- ☐ Wood deck on metal trusses/joists
- ☐ Concrete on metal deck on metal trusses/joists
- ☐ Other (describe below)

68a.1 Other roof construction type:

(No Response)

68b. Type of roofing material (check all that apply):

- ☑ Single-ply membrane
- ☐ Built-up
- ☐ Asphalt shingle
- ☐ Pre-formed metal
- ☐ IRMA
- ☐ Slate
- ☐ Other (describe below)

68b.1 Other roofing material:

(No Response)

68c. Evidence of structural concerns with roof support system (beams/joists/trusses, etc.) (check all that apply):

- ☐ Structural cracks
- ☐ Unsupported ends
- ☐ Rot/Decay/Corrosion
- ☐ Deflection
- ☐ Seriously damaged/missing components
- ☐ Other concerns (describe)
- ☑ None

68c.1 Describe other concerns:

Ice and snow guards are recommended on sloped roof areas. Damage to rooftop equipment has ocurred due to sliding ice and snow.

68d. Evidence of structural concerns with roof deck (check all that apply):

- ☐ Cracks
- ☐ Deflection
- ☐ Rot/Decay/Corrosion
- ☑ None

68e. Does this facility have skylights?

- ☐ Yes
- ☑ No

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68f. Skylight material (check all that apply):

- ☐ Plastic
- ☐ Glass
- ☐ Other
- ☑ N/A

68g. Overall condition of skylights:

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

68h. Evidence of concerns with roofing, skylights, flashings, and drains (check all that apply):

- ☑ Failures/Splits/Cracks
- ☐ Rot/Decay/Corrosion
- ☐ Inadequate flashing/curbs/pitch pockets
- ☐ Inadequate or poorly functioning roof drains
- ☐ Evidence of water penetration/active leaks
- ☐ Other (specify)
- ☐ None

68h.1 Specify other concerns:

Some minor flashing issues noted. Monitoring suggested.

68i. Overall Condition of Roof and Skylights:

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

68j. Year of Last Major Reconstruction/Replacement:

2003

68k. Expected Remaining Useful Life (Years):

7

68l. Cost to Reconstruct/Replace $:

(No Response)

68m. Comments:

(No Response)

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INTERIOR SPACES

69. Interior Bearing Walls and Fire Walls (S)

- ☑ Yes
- ☐ No

69a. Overall condition of interior bearing walls and fire walls:

- ☑ Excellent
- ☐ Satisfactory
- ☐ Unsatisfactory
- ☐ Non-functioning
- ☐ Critical Failure

69b. Year of Last Major Reconstruction/Replacement:

2003

69c. Expected Remaining Useful Life (Years):

20

69d. Cost to Reconstruct/Replace $:

(No Response)

69e. Comments:

(No Response)

Other Interior Walls

70. Other Interior Walls

- ☑ Yes
- ☐ No

70a. Overall condition of other interior walls:

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

70b. Year of Last Major Reconstruction/Replacement:

2003

70c. Expected Remaining Useful Life (Years):

20

70d. Cost to Reconstruct/Replace $:

(No Response)

70e. Comments:

(No Response)

Floor Finishes

71. Carpet

- ☑ Yes
- ☐ No

71a. Where located (check all that apply):

- ☐ Instructional Space
- ☑ Common Area

71b. Condition:

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

71c. Year of Last Major Reconstruction/Replacement:

2003

71d. Expected Remaining Useful Life (Years):

5

71e. Cost to Reconstruct/Replace $:

(No Response)

71f. Comments:

(No Response)

72. Resilient Tiles or Sheet Flooring

- ☑ Yes
- ☐ No

72a. Where located (check all that apply):

- ☑ Instructional Space
- ☑ Common Area

72b. Overall condition of resilient tiles or sheet flooring:

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

72c. Year of Last Major Reconstruction/Replacement:

2003

72d. Expected Remaining Useful Life (Years):

1

72e. Cost to Reconstruct/Replace $:

50,000.00

72f. Comments:

VCT tiles in many areas have shrunk leaving gaps which can then trap dirt and debris making cleaning difficult.

73. Hard Flooring (concrete; ceramic tile; stone; etc)

- ☑ Yes
- ☐ No

73a. Where located (check all that apply):

- ☐ Instructional Space
- ☑ Common Area

73b. Overall condition of hard flooring:

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

73c. Year of Last Major Reconstruction/Replacement:

2003

73d. Expected Remaining Useful Life (Years):

20

73e. Cost to Reconstruct/Replace $:

(No Response)

73f. Comments:

(No Response)

74. Wood Flooring

- ☑ Yes
- ☐ No

74a. Where located (check all that apply):

- ☐ Instructional Space
- ☑ Common Area

74b. Overall condition of wood flooring:

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

74c. Year of Last Major Reconstruction/Replacement:

2003

74d. Expected Remaining Useful Life (Years):

10

74e. Cost to Reconstruct/Replace $:

(No Response)

74f. Comments:

Gymnasium and stage floor.

Ceilings (H)

75. Ceilings (H)

- ☑ Yes
- ☐ No

75a. Overall condition of ceilings:

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

75b. Year of Last Major Reconstruction/Replacement:

2003

75c. Expected Remaining Useful Life (Years):

10

75d. Cost to Reconstruct/Replace $:

(No Response)

75e. Comments:

(No Response)

Lockers

76. Lockers

- ☑ Yes
- ☐ No

76a. Overall condition of lockers:

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

76b. Year of Last Major Reconstruction/Replacement:

2003

76c. Expected Remaining Useful Life (Years):

10

76d. Cost to Reconstruct/Replace $:

(No Response)

76e. Comments:

(No Response)

Interior Doors

77. Interior Doors

- ☑ Yes
- ☐ No

77a. Overall condition of interior door units:

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

77b. Overall condition of interior door hardware:

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

77c. Year of Last Major Reconstruction/Replacement:

2003

77d. Expected Remaining Useful Life (Years):

15

77e. Cost to Reconstruct/Replace $:

(No Response)

77f. Comments:

Minor damage and wear noted.

Interior Stairs (S)

78. Interior Stairs (S)

- ☑ Yes
- ☐ No

78a. Overall condition of interior stairs:

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

78b. Year of Last Major Reconstruction/Replacement:

2003

78c. Expected Remaining Useful Life (Years):

25

78d. Cost to Reconstruct/Replace $:

(No Response)

78e. Comments:

(No Response)

Elevator, Lifts and Escalators (H)

79. Elevator, Lift, and Escalators (H)

- ☑ Yes
- ☐ No

79a. Overall condition of elevators, lifts, escalators:

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

79b. Year of Last Major Reconstruction/Replacement:

2003

79c. Expected Remaining Useful Life (Years):

10

79d. Cost to Reconstruct/Replace $

(No Response)

79e. Comments:

(No Response)

Interior Electrical Distribution (H)

80. Interior Electrical Distribution (H)

- ☑ Yes
- ☐ No

80a. Interior electrical supply meets current needs:

- ☑ Yes
- ☐ No

80b. Condition of interior electrical distribution:

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

80c. Year of Last Major Reconstruction/Replacement:

2003

80d. Expected Remaining Useful Life (Years):

15

80e. Cost to Reconstruct/Replace $:

(No Response)

80f. Comments:

(No Response)

Lighting Fixtures

81. Interior Lighting Fixtures

- ☑ Yes
- ☐ No

81a. Condition of interior lighting fixtures:

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

81b. Year of Last Major Reconstruction/Replacement:

2003

81c. Expected Remaining Useful Life (Years):

10

81d. Cost to Reconstruct/Replace $:

(No Response)

81e. Comments:

(No Response)

Communication Systems (H)

82. Communication Systems (H)

- ☑ Yes
- ☐ No

82a. Communication systems are adequate:

- ☑ Yes
- ☐ No

82b. Condition of communication systems:

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

82c. Year of Last Major Reconstruction/Replacement:

2003

82d. Expected Remaining Useful Life (Years):

10

82e. Cost to Replace/Reconstruct $:

(No Response)

82f. Comments:

(No Response)

Swimming Pool and Swimming Pool Systems

83. Swimming Pool and Swimming Pool Systems

- ☑ Yes
- ☐ No

83a. Overall condition of swimming pool and pool systems:

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

83b. Year of Last Major Reconstruction/Replacement:

2003

83c. Expected Remaining Useful Life (Years):

10

83d. Cost to Reconstruct/Replace $:

(No Response)

83e. Comments:

(No Response)

PLUMBING

84. Water Distribution System (H)

- [x] Yes
- [ ] No

84a. Types of pipes (check all that apply):

- [ ] Iron
- [ ] Galvanized
- [x] Copper
- [ ] Lead
- [ ] PVC
- [ ] Other

84b. Overall condition of water distribution system:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

84c. Year of Last Major Reconstruction/Replacement:

2003

84d. Expected Remaining Useful Life (Years):

15

84e. Cost to Reconstruct/Replace $:

(No Response)

84f. Comments:

(No Response)

Plumbing Drainage System (H)

85. Plumbing Drainage System (H)

- [x] Yes
- [ ] No

85a. Types of pipes (check all that apply):

- [x] Iron
- [ ] Galvanized
- [x] Copper
- [ ] Lead
- [ ] PVC
- [ ] Other

85b. Overall condition of drainage system:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

85c. Year of Last Major Reconstruction/Replacement:

2003

85d. Expected Remaining Useful Life (Years):

15

85e. Cost to Reconstruct/Replace $:

(No Response)

85f. Comments:

(No Response)

Hot Water Heaters (H)

86. Hot Water Heaters (H)

- ☑ Yes
- ☐ No

86a. Type of fuel (check all that apply):

- ☐ Oil
- ☑ Natural Gas
- ☐ Electricity
- ☐ Propane
- ☐ Other

86b. Overall condition of hot water heaters:

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

86c. Year of Last Major Reconstruction/Replacement:

2003

86d. Expected Remaining Useful Life (Years):

5

86e. Cost to Reconstruct/Replace $:

(No Response)

86f. Comments:

(No Response)

Plumbing Fixtures

87. Plumbing Fixtures

- ☑ Yes
- ☐ No

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87a. Overall condition of plumbing fixtures (including toilets, urinals, lavatories, etc):

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

87b. Year of Last Major Reconstruction/Replacement:

2003

87c. Expected Remaining Useful Life (Years):

10

87d. Cost to Reconstruct/Replace $:

(No Response)

87e. Comments:

Some minr damage to some fixtures and trim noted.

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HVAC SYSTEMS

88. HVAC Systems Type

88a. Does this building have a central HVAC system?

- ☑ Yes
- ☐ No

88b. 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 (describe below)
- ☐ N/A

Heat Generating Systems (H)

88b.1 Other central HVAC system technology:

(No Response)

89. Heat Generating Systems (H)

- ☑ Yes
- ☐ No

89a. Heat generation source (check all that apply):

- ☑ Boiler / Hot Water
- ☐ Boiler / Steam
- ☐ Furnace / Forced Air
- ☐ Unit Ventilation
- ☐ Geothermal
- ☐ Biomass
- ☐ Electric
- ☐ Other (describe below)

89a.1 Other heat generation source:

(No Response)

89b. Overall condition of heat generating systems:

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

89c. Year of Last Major Reconstruction/Replacement:

2003

89d. Expected Remaining Useful Life (Years):

10

89e. Cost to Reconstruct/Replace $:

(No Response)

89f. Comments:

(No Response)

Heating Fuel/Energy Systems (H)

90. Heating Fuel / Energy Systems (H)

- ☑ Yes
- ☐ No

90a. Overall condition of heating fuel / energy systems:

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

90b. Year of Last Major Reconstruction/Replacement:

2003

90c. Expected Remaining Useful Life (Years):

10

90d. Cost to Reconstruct/Replace $:

(No Response)

90e. Comments:

(No Response)

Cooling/Air Conditioning Generating Systems

91. Cooling / Air-Conditioning Generating Systems

- ☑ Yes
- ☐ No

91a. Overall condition of cooling/air-conditioning generating systems:

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

91b. Year of Last Major Reconstruction/Replacement:

2003

91c. Expected Remaining Useful Life (Years):

15

91d. Cost to Reconstruct/Replace $:

(No Response)

91e. Comments:

Cooling Tower will need replacement shortly.

AIR HANDLING AND VENTILATION EQUIPMENT

92. Air Handling and Ventilation Equipment: Supply Units, Exhaust Units, Relief/Return Units, etc. (H)

- ☑ Yes
- ☐ No

92a. Overall condition of air handling and ventilation systems:

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

92b. Year of Last Major Reconstruction/Replacement:

2003

92c. Expected Remaining Useful Life (Years):

15

92d. Cost to Reconstruct/Replace $:

(No Response)

92e. Comments:

(No Response)

Piped Heating and Cooling Distribution Systems

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

- ☑ Yes
- ☐ No

93a. Overall condition of piped heating and cooling distribution systems:

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

93b. Year of Last Major Reconstruction/Replacement:

2003

93c. Expected Remaining Useful Life (Years):

15

93d. Cost to Reconstruct/Replace $:

(No Response)

93e. Comments:

(No Response)

Ducted Heating and Cooling Distrbution Systems

94. Ducted Heating and Cooling Distribution Systems: Ductwork, Control Dampers, Fire/Smoke Dampers, VAVs, Insulation, etc. (H)

- ☑ Yes
- ☐ No

94a. Overall condition of ducted heating and cooling distribution systems:

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

94b. Year of Last Major Reconstruction/Replacement:

2003

94c. Expected Remaining Useful Life (Years):

15

94d. Cost to Reconstruct/Replace $:

(No Response)

94e. Comments:

(No Response)

HVAC Control Systems

95. HVAC Control Systems (H)

- ☑ Yes
- ☐ No

95a. Overall condition of control systems:

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

95b. Year of Last Major Reconstruction/Replacement:

2014

95c. Expected Remaining Useful Life (Years):

15

95d. Cost to Reconstruct/Replace $:

(No Response)

95e. Comments:

Modified under NYPA project

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Fire Safety Systems

96. Fire Alarm Systems (H)

- [x] Yes
- [ ] No

96a. Overall condition of fire alarm system:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

96b. Year of Last Major Reconstruction/Replacement:

2003

96c. Expected Remaining Useful Life (Years):

10

96d. Cost to Reconstruct/Replace $:

(No Response)

96e. Comments:

(No Response)

Smoke Detection System (H)

97. Smoke Detection Systems (H)

- [x] Yes
- [ ] No

97a. Overall condition of smoke detection systems:

- [ ] Excellent
- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Non-Functioning
- [ ] Critical Failure

97b. Year of Last Major Reconstruction/Replacement:

2003

97c. Expected Remaining Useful Life (Years):

10

97d. Cost to Reconstruct/Replace $:

(No Response)

97e. Comments:

(No Response)

Fire Suppression Systems

98. Fire Suppression Systems: Sprinklers, Standpipes, Kitchen Hoods, etc. (H)

- ☑ Yes
- ☐ No

98a. Overall condition of fire suppression systems:

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

98b. Year of Last Major Reconstruction/Replacement:

2003

98c. Expected Remaining Useful Life (Years):

5

98d. Cost to Reconstruct/Replace $:

(No Response)

98e. Comments:

(No Response)

Emergency/Exit Lighting Systems

99. Emergency / Exit Lighting Systems (H)

- ☑ Yes
- ☐ No

99a. Overall condition of emergency / exit lighting systems:

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

99b. Year of Last Major Reconstruction/Replacement:

2003

99c. Expected Remaining Useful Life (Years):

10

99d. Cost to Reconstruct/Replace $:

(No Response)

99e. Comments;

Ongoing maintenance and replacement program in place.

Emergency/Standby Power Systems

100. Emergency or Standby Power System (H)

- ☑ Yes
- ☐ No

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100a. Overall condition of emergency/standby power systems:

- ☐ Excellent
- ☑ Satifactory
- ☐ Unsatisfactory
- ☐ Non-Functioning
- ☐ Crtitical Failure
- ☐ N/A

100b. Year of Last Major Reconstruction/Replacement:

2003

100c. Expected Remaining Useful Life (Years):

15.00

100d. Cost to Reconstruct/Replace $:

(No Response)

100e. Comments:

(No Response)

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ACCESSIBILITY

101. Exterior Accessible Route (H)

People with disabilities should be able to arrive on site, approach the building, and enter as freely as everyone else. At least one route of travel should be safe and accessible for everyone, including people with disabilities. This route must include handicapped parking, curb cuts, ramps, and automatic door operators as necessary to enter the building.

Is there an accessible exterior route as specified above?

- ☑ Yes
- ☐ No

102. Interior Accessible Route, Access to Goods and Services, and Restroom Facilities (H)

The layout of the building should allow people with disabilities to obtain materials or services and use the facilities without assistance. This should include access to general purpose and specialized classrooms, public assembly spaces (such as libraries, gymnasiums, auditoriums), nurse's office, main office, and restroom facilities. Services include drinking fountains, telephones, and other amenities.

Is there an accessible interior route as specified above?

- ☑ Yes
- ☐ No

103. Additional Information on Accessibility

If the building lacks accessible interior or exterior routes:

103a. Cost of improvements needed to provide accessible exterior and interior routes as specified above $:

(No Response)

103b. Comments:

(No Response)

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ENVIRONMENT/COMFORT/HEALTH

104. General Appearance

104a. Overall Rating:

- ☑ Good
- ☐ Fair
- ☐ Poor

104b. Comments:

(No Response)

105. Cleanliness

105a. Overall Rating:

- ☑ Good
- ☐ Fair
- ☐ Poor

105b. Comments:

(No Response)

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

- ☑ Yes
- ☐ No

106a. If yes: at least 6 feet long?

- ☑ Yes
- ☐ No

107. Is there noise in classrooms from HVAC units, traffic, etc. that may impact education?

- ☐ Yes
- ☑ No

108. Lighting Quality:

108a. Types of lighting in general purpose classrooms (check all that apply):

- ☑ Daylight
- ☑ Flourescent-not full spectrum
- ☐ Flourescent full spectrum
- ☐ Incandescent
- ☐ Other (describe)

108b. Are there blinds in the classroom to prevent glare?

- ☑ Yes
- ☐ No

108c. Overall Rating:

- ☑ Good
- ☐ Fair
- ☐ Poor

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108d. Comments:

(No Response)

109. Evidence of Vermin

109a. Is there evidence of active infestations of...(check all that apply)?

- ☐ Rodents
- ☐ Wood-boring or Wood-eating Insects
- ☐ Cockroaches
- ☐ Other Vermin
- ☑ None

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Indoor Air Quality

110. Mold

110a. Is there visible mold or moldy odors?

- ☐ Yes
- ☑ No

110c. Are any surfaces constructed of any of the following materials?

- ☑ Paper-faced or gypsum products
- ☐ Cellulose products (typically ceiling tiles)

110d. Estimated cost of necessary improvements $:

(No Response)

110d. Comments:

(No Response)

111. Humidity/Moisture

111a. Overall rating of humidity/moisture condition in building:

- ☑ Good
- ☐ Fair
- ☐ Poor

111b. Are any of the following found in/or around classroom areas (check all that apply)?

- ☐ Active leaks in roof
- ☐ Active leaks in plumbing
- ☐ Moisture condensation
- ☑ Visible stains or water damage
- ☐ None

111c. Are any of the following found in/or around other areas (check all that apply)?

- ☐ Active leaks in roof
- ☐ Active leaks in plumbing
- ☐ Moisture condensation
- ☑ Visible stains or water damage
- ☐ None

112. Ventilation: fresh air intake locations, air filters, etc.

112a. Are fresh air intakes near the bus loading, truck delivery, or garbage storage/disposal areas?

- ☐ Yes
- ☑ No

112b. Is there accumulated dirt, dust or debris around fresh air intakes?

- ☐ Yes
- ☑ No

112c. Are fresh air intakes free of blockage?

- ☑ Yes
- ☐ No

112d. Is accumulated dirt, dust or debris in ductwork?

- ☐ Yes
- ☑ No

112e. Are dampers functioning as designed?

- ☑ Yes
- ☐ No

112f. Condition of air filters:

- ☑ Good
- ☐ Fair
- ☐ Poor

112g. Outside air is adequate for occupant load:

- ☑ Yes
- ☐ No

112h. Rating of ventilation/indoor air quality:

- ☑ Good
- ☐ Fair
- ☐ Poor

112i. Comments:

(No Response)

113. Indoor Air Quality (IAQ) Plan

113a. Does the school district use EPA's Tools for Schools program?

- ☑ Yes
- ☐ No

113c. Has the District assigned IAQ responsibilities to a designated individual?

- ☑ Yes
- ☐ No

113c.1 If Yes, what is their job title?

Director of Buildings and Grounds

114. Does the school practice IPM?

- ☑ Yes
- ☐ No

114a. Is vegetation kept one foot away from the building?

- ☑ Yes
- ☐ No

114b. Are crevices and holes in walls, floors and pavement sealed or eliminated?

- ☑ Yes
- ☐ No

114c. Is there a certified pesticide applicator on staff?

- ☐ Yes
- ☑ No

114d. Are pesticides used in the building?

- ☐ Yes
- ☑ No

114d.1 If Yes, how are they typically applied?

- ☐ Spot treatment
- ☐ Area wide treatments

114e. Are pesticides used on the grounds?

- ☐ Yes
- ☑ No

114e.1 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

115a. Has the facility been tested for the presence of radon?

- ☑ Yes
- ☐ No

115b. Were any of the results of the test greater than or equal to 4 picocuries per liter (pCi/L)?

- ☐ Yes
- ☑ No

115c. If Yes, did the school take steps to mitigate the elevated radon levels?

- ☐ Yes, active mitigation system installed
- ☐ Yes, passive mitigation system made active
- ☐ Yes, ventilation controls (HVAC) adjusted
- ☐ Yes, other (describe)
- ☐ No action taken

115c.1 Describe other actions taken to mitigate elevated radon levels:

(No Response)

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American Red Cross Shelter

116. American Red Cross Shelter

- ☐ Yes
- ☑ No