

2015 Building Condition Survey



1. Name of School District Ellenville Central School District

2. Building Name Ellenville Elementary School

3. SED District Number

6	2	2	0	0	2	0	6
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4. Building ID

0	0	0	8
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5. Survey Inspection Date 6-Aug-15

6. Building 911 Address 28 Maple Avenue

7. City Ellenville

8. Zip Code 12428-1523

9. Certificate of Occupancy Status Annual

10. Certificate Expiration Date 8/31/16

Building Age, Gross Square Footage and Maintenance Staff

11. Year of Original Building 1955

12. Gross square ft. of Building as currently configured 87,000

13. Number of Floors 2

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



Full-time custodians: 5

Part-time custodians: 0

Building Ownership and Occupancy Status

15. Building Ownership (check one):

- a. Owned and used by district
- b. Owned by District and leased to non-district entity
- c. Owned by District, part used by district, part leased to non-district entity
- d. Owned by non-district entity and leased to district

	= Mosaic Assocs.
	= School District

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

- a. Used for student instructional purposes
- b. Used for district administration
- c. Used for other district purposes Describe: _____
- d. 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) 793

- 18. Of these registered students, how many receive most of their instruction in:**
- a. Permanent instructional spaces (i.e., regular classrooms) 793
 - b. Temporary instructional spaces (i.e., portable or demountable classrooms) attached to the building: 0
 - c. Non-instructional spaces used as instructional spaces: 0

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)

- | | | |
|---|---------------------------------------|---|
| <input type="checkbox"/> 1. Cafeteria | <input type="checkbox"/> 4. Library | <input type="checkbox"/> 7. Storage space |
| <input type="checkbox"/> 2. Gymnasium | <input type="checkbox"/> 5. Lobby | <input type="checkbox"/> 8. Other (please describe) |
| <input type="checkbox"/> 3. Administrative spaces | <input type="checkbox"/> 6. Stairwell | _____ |

19. Grades Housed: Pre-K - 5

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

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

Program Spaces

24. Number of instructional classrooms:

36

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

41,274

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

- | | | | |
|---|---|---|--|
| <input type="checkbox"/> a. N/A (none) | <input type="checkbox"/> h. Guidance | <input type="checkbox"/> o. Multipurpose Rm. | <input checked="" type="checkbox"/> u. Spec. education |
| <input checked="" type="checkbox"/> b. Administration | <input checked="" type="checkbox"/> i. Gymnasium | <input checked="" type="checkbox"/> p. Music | <input type="checkbox"/> v. Swimming pool |
| <input checked="" type="checkbox"/> c. Art | <input checked="" type="checkbox"/> j. Health suite | <input checked="" type="checkbox"/> q. Pre-K | <input checked="" type="checkbox"/> w. Teacher res. |
| <input type="checkbox"/> d. Audio Visual | <input type="checkbox"/> k. Home & Careers | <input checked="" type="checkbox"/> r. Remedial rooms | <input type="checkbox"/> x. Tech./Shop |
| <input checked="" type="checkbox"/> e. Auditorium | <input checked="" type="checkbox"/> l. Kitchen | <input checked="" type="checkbox"/> s. Resource rooms | <input type="checkbox"/> y. Other (describe) |
| <input checked="" type="checkbox"/> f. Cafeteria | <input type="checkbox"/> m. Lg.group instruction | <input type="checkbox"/> t. Science labs | |
| <input type="checkbox"/> g. Computer room | <input checked="" type="checkbox"/> n. Library | | |

Space Adequacy

27. Rating of space adequacy

Good

Fair

Poor

Comments: _____

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

\$ 8,328,387

29. Overall building rating

Excellent

Satisfactory

Unsatisfactory

Poor

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

Yes

No

Overall Building Rating Definitions:

- E Excellent All systems classified as health and safety or structural rated "excellent," no systems rated below "satisfactory," preventive maintenance plan in place.
- S Satisfactory All systems categorized as health and safety or structural rated "satisfactory" or better. No system rates "non-functioning" or "critical failure."
- U Unsatisfactory Any system categorized as health and safety or structural rated "unsatisfactory." No health and safety or structural system rated "non-functioning" or "critical failure."
- F Failing Any system categorized as health and safety or structural rated "non-functioning" or "critical failure." Building Certificate of Occupancy may be rescinded.

31.	A/E Firm Name:	<u>Mosaic Assocs., Architects</u>	32.	Firm Address	<u>The Frear Building</u>
					<u>2 Third Street, Suite 440</u>
					<u>Troy, NY 12180</u>
33.	Phone Number	<u>(518) 479-4000</u>			
34.	E-mail:	<u>nwaer@mosaicaa.com</u>			
35.	A/E Name	<u>Nicholas K. Waer</u>	36.	A/E License #	<u>18542</u>

NOTE:
 Visual inspection of all structural systems is required. In some cases this may necessitate opening ceilings, walls, or using other invasive inspection techniques. Please use the "comments" section for each building feature to note limitations to visual inspections of structural elements and actions taken to overcome these limitations. Please see the Building Condition Survey guide for additional information.

Building System Condition Ratings and Definitions:

- E Excellent System is in new or like-new condition and functioning optimally; only routine maintenance and repair is needed.
- S Satisfactory System functioning reliably; routine maintenance and repair is needed.
- U Unsatisfactory System is functioning unreliably or has exceeded its useful life. Repair or replacement of some or all components is needed.
- NF 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.
- CF Critical Failure Same as "NF" with the addition that the condition of at least one component is so poor that at least part of the building or grounds should not be occupied pending repair/replacement of some or all components.

Building System Type Definitions:

- H Health and Safety
- S Structural

NOTE:
 Cost estimates are required ONLY for systems/features rated "U", "NF", or "CF." Cost estimates are NOT REQUIRED for systems rated "E" or "S." These estimates are for state and local planning purposes only.

Site Utilities

37. Water (H)

- a. Type of service: Municipal or utility provided Well Other
- b. Condition Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure
- c. Year of Last Major Reconstruction/Replacement 1996 d. Expected Remaining Useful Life (Years): 10
- e. Cost to Reconstruct/Replace _____
- f. Comments: _____

38. Site Sanitary (H)

- a. Type of service: Municipal or utility sewer Site Septic Other
- b. Condition Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure
- c. Year of Last Major Reconstruction/Replacement 1996 d. Expected Remaining Useful Life (Years): 10
- e. Cost to Reconstruct/Replace _____
- f. Comments: _____

39. Site Gas (H)

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

40. Site Fuel Oil (H)

- a. Type of service Fuel tanks None (skip to next section)
- b. If the building has fuel tanks:
1. # Above Ground: _____ Capacity of above ground tanks (gallons) _____
2. # Below Ground: _____ Capacity of below ground tanks (gallons) _____
- c. Condition Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure
- d. Year of Last Major Reconstruction/Replacement _____ e. Expected Remaining Useful Life (Years): _____

- f. Cost to Reconstruct/Replace _____
- g. Comments: _____

41. Site Electrical, Including Exterior Distribution (H)

- a. Service Provider (check all that apply):
 Utility Provided Self-Generated Other
- b. Type of service: Above Ground Below Ground
- c. Condition Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure
- d. Year of Last Major Reconstruction/Replacement 1996 e. Expected Remaining Useful Life (Years): 10
- f. Cost to Reconstruct/Replace _____
- g. Comments: _____

42. Closed Drainage Pipe Stormwater Management System

- a. Does the facility have a closed pipe system? Yes No (skip to next section)
- b. Condition Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure
- c. Year of Last Major Reconstruction/Replacement 1996 d. Expected Remaining Useful Life (Years): 10
- e. Cost to Reconstruct/Replace _____
- f. Comments: _____

43. Open Drainage Stormwater Management System

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

44. Catch Basins/Drop Inlets/Manholes

- a. Does the facility have CBs/drop inlets/MHs? Yes No (skip to next section)
- b. Condition Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure

- c. Year of Last Major Reconstruction/Replacement 1996 d. Expected Remaining Useful Life (Years): 10
- e. Cost to Reconstruct/Replace _____
- f. Comments: _____

45. Culverts

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

46. Outfalls

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

47. Infiltration basins/chambers

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

48. Retention Basins

- a. Does the facility have retention basins? Yes No (skip to next section)
- b. Condition Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure

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

49. Wetponds

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

50. Manufactured stormwater proprietary units

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

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

- Municipal sewer storm system Combined Sewer system Surface water
 On-site recharge Other (please describe) _____

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

Other Site Features

53. Pavement (Roadways and Parking Lots)

- a. Type (check all that apply) concrete asphalt gravel
 other none
- b. Condition Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure

- c. Year of Last Major Reconstruction/Replacement 2004 d. Expected Remaining Useful Life (Years): 5
- e. Cost to Reconstruct/Replace \$ 1,682,616
- f. Comments: Areas of distress and deterioration. Pavement is close to the end of its useful life.

54. Sidewalks

- a. Type (check all that apply) concrete asphalt other
- b. Condition Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure
- d. Year of Last Major Reconstruction/Replacement 1998 e. Expected Remaining Useful Life (Years): 10
- f. Cost to Reconstruct/Replace \$ 40,000
- g. Comments: Some areas of concrete sidewalk require reconstruction due to significant cracking

55. Playgrounds and Playground Equipment

- a. Condition Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure N/A
- b. Year of Last Major Reconstruction/Replacement 2008 c. Expected Remaining Useful Life (Years): 12
- d. Cost to Reconstruct/Replace \$0
- e. Comments: _____

56. Athletic Fields and Play Fields

- a. Condition Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure N/A
- b. Year of Last Major Reconstruction/Replacement _____ c. Expected Remaining Useful Life (Years): _____
- d. Cost to Reconstruct/Replace _____
- e. Comments: _____
- f. Does the facility have Synthetic Turf Fields? Yes No
- If yes, how many synthetic turf fields _____
- Expected useful life remaining _____
- Type of infill _____

57. Exterior Bleachers / Stadiums

- a. Condition Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure N/A

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

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

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

Substructure

59. Foundation (S)

- a. Type (check all that apply)
 Reinforced Concrete Masonry on Concrete Footing Other
- b. Evidence of Structural Concerns:
- | | | | | | |
|----------------------|------------------------------|--|----------------------|------------------------------|--|
| 1. Structural Cracks | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | 4. Water Penetration | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 2. Heaving/Jacking | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | 5. Unsupported Areas | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 3. Decay/Corrosion | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | 6. Other | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
- c. Condition Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure
- d. Year of Last Major Reconstruction/Replacement 1996 e. Expected Remaining Useful Life (Years): 30
- f. Cost to Reconstruct/Replace \$0
- g. Comments: New Addition in 1996

Building Envelope

60. Structural Floors (S)

- a. Type (check all that apply):
- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> 1. Reinf. Concrete Slab on Grade | <input type="checkbox"/> 4. Wood Deck/Wood Trusses | <input type="checkbox"/> 7. Other (specify) |
| <input checked="" type="checkbox"/> 2. Concrete/Metal Deck/Metal Joists | <input type="checkbox"/> 5. Wood Deck/Wood Joists | _____ |
| <input type="checkbox"/> 3. Precast Concrete Struct. System | <input type="checkbox"/> 6. Concrete Deck/Wood Structure | |
- b. Evidence of Structural Concerns with Support System (Beams/Joists/Trusses, etc.):
- | | | | | | |
|----------------------|------------------------------|--|---------------|------------------------------|--|
| 1. Structural Cracks | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | 4. Deflection | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
|----------------------|------------------------------|--|---------------|------------------------------|--|

2 Unsupported Ends Yes No 5 Seriously Damaged/Missing Components Yes No
 3 Rot/Decay/Corrosion Yes No 6 Other Problems _____

c. Evidence of Structural Concerns with Structural Floor Deck:

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

d. Overall Condition of Structural Floors:

Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure

e. Year of Last Major Reconstruction/Replacement 1996 f. Expected Remaining Useful Life (Years): 20

g. Cost to Reconstruct/Replace \$0

h. Comments: 1996 Addt: some minor shrinkage cracks, structurally sound

61. Exterior Walls/Columns (S)

a. Material (check all that apply):

Concrete Masonry Steel Wood Other

b. Evidence of Structural Concerns with Support System (columns, base plates, connections, etc.):

1. Structural Cracks Yes No
 2. Rot/Decay/Corrosion Yes No
 3. Other Problems _____

c. Evidence of Concerns with Exterior Cladding:

1. Cracks/Gaps Yes No 4. Moisture Penetration Yes No
 2. Inadequate Flashing Yes No 5. Rot/Decay/Corrosion Yes No
 3. Efflorescence Yes No 6. Other Problems _____

d. Overall Condition of Exterior Walls/Columns:

Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure

e. Year of Last Major Reconstruction/Replacement 1996 f. Expected Remaining Useful Life (Years): 20

g. Cost to Reconstruct/Replace
1955 Bldg: wood fascia scheduled to be replaced 2016. Efflorescence on 1996

h. Comments: addition

62. Chimneys (S)

a. Material (check all that apply):
 Elementary School

Masonry Concrete Metal Other N/A

b. Overall condition of chimneys:

Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure

c. Year of Last Major Reconstruction/Replacement _____

d. Expected Remaining Useful Life (Years): _____

e. Cost to Reconstruct/Replace _____

f. Comments: _____

63. Parapets (S)

b. Construction Type (check all that apply):

Masonry Concrete Metal Other N/A

c. Overall condition of parapets:

Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure

d. Year of Last Major Reconstruction/Replacement _____

e. Expected Remaining Useful Life (Years): _____

f. Cost to Reconstruct/Replace _____

g. Comments: _____

64. Exterior Doors

a. Overall condition of exterior door units:

Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure

b. Overall condition of exterior door hardware:

Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure

c. Do any exit doors have magnetic locking devices? Yes No

d. Safety/Security features are adequate: Yes No

e. Year of Last Major Reconstruction/Replacement 1996 _____

f. Expected Remaining Useful Life (Years): 15 _____

g. Cost to Reconstruct/Replace \$0 _____

h. Comments: Auditorium door to be replaced in 2016

65. Exterior Steps, Stairs and Ramps (S)

a. Overall condition of exterior steps, stairs, and ramps:

Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure N/A

b. Year of Last Major Reconstruction/Replacement 1996 c. Expected Remaining Useful Life (Years): 15

d. Cost to Reconstruct/Replace _____

e. Comments: Ramp between buildings scheduled to be replaced 2016

66. Fire Escapes (S)

a. Does the facility have one or more fire escapes? Yes No (skip to next section)

b. Overall condition of fire escapes:
 Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure

c. Safety features are adequate Yes No

d. Year of Last Major Reconstruction/Replacement _____ e. Expected Remaining Useful Life (Years): _____

f. Cost to Reconstruct/Replace _____

g. Comments: _____

67. Windows

a. Type of windows (check all that apply):
 Aluminum Steel Vinyl Solid Wood Wood w/ external cladding system Other

b. Overall condition of windows:
 Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure

c. All rescue windows are operable: Yes No N/A

d. Year of Last Major Reconstruction/Replacement 2001 e. Expected Remaining Useful Life (Years): 3

f. Cost to Reconstruct/Replace \$40,800

g. Comments: 1955 Bldg: Some rescue windows stick, replace balances; replace gym windows

68. Roof and Skylights (S)

a. Type of roof construction (check all that apply):
 1. Metal deck on metal trusses/joists 4. Concrete on metal deck on metal trusses/joists
 2. Wood deck on wood trusses/joists 5. Other
 3. Wood deck on metal trusses/joists

b. Type of roofing material (check all that apply):
 1. Single-ply membrane 3. Asphalt single 5. IRMA 7. Other
 2. Built up 4. Pre-Formed metal 6. Slate

1. Structural Cracks Yes No 4. Deflection Yes No

2. Unsupported Ends Yes No 5. Damaged/Missing Components Yes No

3. Rot/Decay/Corrosion Yes No 6. Other Problems _____

d. Evidence of Concerns with structural floor deck:

1. Cracks Yes No

2. Deflection Yes No

3. Rot/Decay/Corrosion Yes No

e. Does the building have skylights? Yes No **If No, go to (h)**

f. If yes, of what material are the skylights made?

1. Plastic 2. Glass 3. Other

g. Condition of skylights:

Excellent Satisfactory Unsatisfactory

Non-Functioning Critical failure N/A

h. Evidence of concerns with roofing, skylights, flashing, and drains:

1. Failures/Splits/Cracks Yes No

2. Rot/Decay/Corrosion Yes No

3. Inadequate flashing/curbs/pitch pockets Yes No

4. Inadequate or poorly functioning roof drains Yes No

5. Evidence of water penetration/active leaks Yes No

Other concerns (specify): _____

i. Overall Condition of roof:

Excellent Satisfactory Unsatisfactory

Non-Functioning Critical failure

j. Year of Last Major Reconstruction/Replacement 1997 k. Expected Remaining Useful Life (Years): 1

l. Cost to Reconstruct/Replace \$1,980,250

m. Comments: Roof overlay and select areas of replacement scheduled for 2016

Interior Spaces

69. Interior bearing walls and fire walls (S)

a. Overall condition of interior walls:

Excellent Satisfactory Unsatisfactory

Non-Functioning Critical failure

b. Year of Last Major Reconstruction/Replacement 1996 c. Expected Remaining Useful Life (Years): 30

d. Cost to Reconstruct/Replace \$0

e. Comments: _____

70. Other Interior Walls

a. Overall condition of interior walls:
 Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure

b. Year of Last Major Reconstruction/Replacement 1996 c. Expected Remaining Useful Life (Years): 15

d. Cost to Reconstruct/Replace 1955 Building contains CMU partitions; 1996 Addition contains gypsum finished

e. Comments: interior walls

Floor Finishes

71. Carpet

a. Where located? Instruct. Space Common

b. Condition Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure

c. Year of Last Major Reconstruction/Replacement 2009 d. Expected Remaining Useful Life (Years): 10

e. Cost to Reconstruct/Replace \$0

f. Comments: _____

72. Resilient tiles or sheet flooring

a. Where located? Instruct. Space Common

b. Condition Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure

c. Year of Last Major Reconstruction/Replacement 1996 d. Expected Remaining Useful Life (Years): 4

e. Cost to Reconstruct/Replace \$275,000

f. Comments: 1955 Bldg - PACM 9x9 floor tiles scheduled to be replaced 2016

73. Hard flooring (concrete, ceramic tile, stone, etc.)

a. Where located? Instruct. Space Common

b. Condition Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure

c. Year of Last Major Reconstruction/Replacement 2001 d. Expected Remaining Useful Life (Years): 15

e. Cost to Reconstruct/Replace Elementary School

f. Comments: 1955 Bldg - terrazo in good condition

74. Wood

a. Where located? Instruct. Space Common

b. Condition Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure

c. Year of Last Major Reconstruction/Replacement 1996 d. Expected Remaining Useful Life (Years): 15

e. Cost to Reconstruct/Replace _____

f. Comments: Wood floor in gymnasium

75. Ceilings (H)

a. Overall condition of ceilings:
 Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure

b. Year of Last Major Reconstruction/Replacement 2001 c. Expected Remaining Useful Life (Years): _____

d. Cost to Reconstruct/Replace \$0

e. Comments: _____

76. Lockers

a. Overall condition of lockers:
 Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure

b. Year of Last Major Reconstruction/Replacement _____ c. Expected Remaining Useful Life (Years): _____

d. Cost to Reconstruct/Replace _____

e. Comments: _____

77. Interior Doors

a. Overall condition of interior door units:
 Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure

b. Overall condition of interior door hardware:
 Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure

c. Year of Last Major Reconstruction/Replacement 1996 d. Expected Remaining Useful Life (Years): 5

e. Cost to Reconstruct/Replace \$394,466

f. Comments: Replace remaining worn doors/hrdw and 45 min lable classroom doors/hrdw in 1955 bldg.

78. Interior Stairs (S)

a. Overall condition of interior stairs:
 Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure N/A

b. Year of Last Major Reconstruction/Replacement 1996 c. Expected Remaining Useful Life (Years): 15

d. Cost to Reconstruct/Replace \$23,495

e. Comments: Hand railing required at east wing corridor ramp

79. Elevator, lifts and escalators (H)

a. Overall condition of elevators, lifts and escalators:
 Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure N/A

b. Year of Last Major Reconstruction/Replacement 1996 c. Expected Remaining Useful Life (Years): 15

d. Cost to Reconstruct/Replace _____

e. Comments: Elevator installed in 1996 addition

80. Interior Electrical Distribution (H)

a. Interior electrical supply meets current needs: Yes No

b. Condition of interior electrical distribution:
 Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure N/A

c. Year of Last Major Reconstruction/Replacement 1996 d. Expected Remaining Useful Life (Years): 4

e. Cost to Reconstruct/Replace \$221,760
1955 building - local electric distribution/convenience power upgrade scheduled

f. Comments: for 2016

81. Lighting Fixtures

a. Condition of interior lighting fixtures:
 Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure N/A

b. Year of Last Major Reconstruction/Replacement 2001 c. Expected Remaining Useful Life (Years): 10

d. Cost to Reconstruct/Replace _____

e. Comments: _____

82. Communications Systems (H)

- a. Communications systems are adequate Yes No
- b. Condition of communications system:
 Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure N/A
- c. Year of Last Major Reconstruction/Replacement 1996 d. Expected Remaining Useful Life (Years): 5
- e. Cost to Reconstruct/Replace \$ 325,000
- f. Comments: Upgrade data system and provide wireless

83. Swimming Pool and Swimming Pool Systems

- a. Overall condition of swimming pool and pool systems:
 Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure N/A
- b. Year of Last Major Reconstruction/Replacement _____ c. Expected Remaining Useful Life (Years): _____
- d. Cost to Reconstruct/Replace _____
- e. Comments: _____

Plumbing (Excluding HVAC Systems)

84. Water Distribution System (H)

- a. Types of pipes (check all that apply):
 Iron Galvanized Copper Lead PVC Other N/A
- b. Overall condition of water distribution system:
 Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure N/A
- c. Year of Last Major Reconstruction/Replacement 1996 d. Expected Remaining Useful Life (Years): 10
- e. Cost to Reconstruct/Replace _____
- f. Comments: New Addition in 1996; 1955 building still has original equipment in use.

85. Plumbing Drainage System (H)

- a. Types of pipes (check all that apply):
 Iron Galvanized Copper Lead PVC Other N/A
- b. Overall condition of drainage system:
 Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure
- c. Year of Last Major Reconstruction/Replacement 1996 d. Expected Remaining Useful Life (Years): 10

- e. Cost to Reconstruct/Replace _____
- f. Comments: 1955 Building still has original equipment in use.

86. Hot Water Heaters (H)

- a. Type of fuel (check all that apply):
- Oil Nat. Gas Electricity Other N/A
- b. Overall condition of water heaters:
- Excellent Satisfactory Unsatisfactory
- Non-Functioning Critical failure
- c. Year of Last Major Reconstruction/Replacement _____
- d. Expected Remaining Useful Life (Years): _____
- e. Cost to Reconstruct/Replace _____
- f. Comments: _____

87. Plumbing Fixtures

- a. Overall condition of plumbing fixtures (including toilets, urinals, lavatories, etc.):
- Excellent Satisfactory Unsatisfactory
- Non-Functioning Critical failure
- b. Year of Last Major Reconstruction/Replacement 2001
- c. Expected Remaining Useful Life (Years): 6
- d. Cost to Reconstruct/Replace _____
- 1955 Building sinks & fixtures to be replaced as part of casework upgrades
- e. Comments: scheduled for 2016

HVAC Systems

88. HVAC Systems Type

- a. Does the facility have central HVAC system? Yes No (skip to next section)
- b. If yes, what type of technology does it use (check all that apply):
- Constant volume (CV) Variable air volume (VAV) Dual-duct or multi-zone Other

89. Heat Generating Systems (H)

- a. Heat generation source (check all that apply):
- Boiler/ hot water Boiler/Steam Furnace/forced air Geothermal
- Unit ventilation Biomass Other Steam Fed from HS
- b. Overall condition of heat generating systems:
- Excellent Satisfactory Unsatisfactory
- Non-Functioning Critical failure
- c. Year of Last Major Reconstruction/Replacement _____
- d. Expected Remaining Useful Life (Years): _____

e. Cost to Reconstruct/Replace _____

f. Comments: _____

90. Heating Fuel/Energy Systems (H)

a. Overall condition of heating fuel/energy systems:
 Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure

b. Year of Last Major Reconstruction/Replacement _____ c. Expected Remaining Useful Life (Years): _____

d. Cost to Reconstruct/Replace _____

e. Comments: _____

91. Cooling/Air Conditioning Generating Systems

a. Overall condition of cooling/air conditioning generating systems:
 Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure

b. Year of Last Major Reconstruction/Replacement 1996 c. Expected Remaining Useful Life (Years): 1

d. Cost to Reconstruct/Replace \$ 125,000

e. Comments: Replace window A/C units with VRF System

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

a. Overall condition of air handling and ventilation systems:
 Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure

b. Year of Last Major Reconstruction/Replacement 1996 c. Expected Remaining Useful Life (Years): 1

d. Cost to Reconstruct/Replace \$2,600,000

e. Comments: 1955 original Steam equipment in use, convert to HW

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

a. Overall condition of piped heating and cooling distribution systems:
 Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure N/A

b. Year of Last Major Reconstruction/Replacement 1996 c. Expected Remaining Useful Life (Years): 1

d. Cost to Reconstruct/Replace \$ -
1955 original Steam equipment in use, convert to HW. Cost is included under item

e. Comments: #92.

94. Ducted Heating and Cooling Distribution Systems: Ductwork, Control Dampers, Fire/Smoke 4/20/2016

Dampers, VAVs, Insulation, etc. (H)

- a. Overall condition of ducted heating and cooling distribution systems:
 Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure N/A
- b. Year of Last Major Reconstruction/Replacement 1996 c. Expected Remaining Useful Life (Years): 6
- d. Cost to Reconstruct/Replace \$ -
 1955 Building still has original equipment in use, requires upgrades. Cost is included
- e. Comments: under item #92.

95. HVAC Control Systems (H)

- a. Overall condition of control systems:
 Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure N/A
- b. Year of Last Major Reconstruction/Replacement 1996 c. Expected Remaining Useful Life (Years): 1
- d. Cost to Reconstruct/Replace \$325,000
- e. Comments: 1955 Building still has some original equipment in use, requires repairs.

Fire Safety Systems

96. Fire Alarm Systems (H)

- a. Overall condition of fire alarms:
 Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure N/A
- b. Year of Last Major Reconstruction/Replacement 1996 c. Expected Remaining Useful Life (Years): 1
- d. Cost to Reconstruct/Replace \$250,000
- e. Comments: Fire alarm system functions but with some problems and needs upgrading.

97. Smoke Detection Systems (H)

- a. Overall condition of smoke detection systems:
 Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure N/A
- b. Year of Last Major Reconstruction/Replacement 1996 c. Expected Remaining Useful Life (Years): 1
- d. Cost to Reconstruct/Replace
- e. Comments: Cost included under item #96

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

- a. Overall condition of fire suppression systems:
 Elementary School Excellent Satisfactory Unsatisfactory

Non-Functioning Critical failure N/A

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

99. Emergency/Exit Lighting Systems (H)

- a. Overall condition of emergency/exit lighting systems:
 Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure N/A
- b. Year of Last Major Reconstruction/Replacement 2001 c. Expected Remaining Useful Life (Years): 1
- d. Cost to Reconstruct/Replace \$ 45,000
- e. Comments: Upgrade to current code

100. Emergency/Standby Power Systems (H)

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

Accessibility

101. Exterior Route (H)

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

Is there an accessible exterior route as specified above? Yes No

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

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

Is there an accessible interior route as specified above? Yes No

103. Additional Information on Accessibility

If the building lacks accessible interior or exterior routes:

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

b. Comments: _____

Environment/Comfort/Health

104. General Appearance

a. Overall rating: Good Fair Poor

b. Comments: _____

105. Cleanliness

a. Overall rating: Good Fair Poor

b. Comments: _____

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

Yes No

a. If **Yes**: at least 6 Ft. Long?

Yes No

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

Yes No

108. Lighting Quality

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

1. Daylight 2. Fluorescent-not full spectrum 3. Fluorescent full spectrum

4. Incandescent 5. Other 6. N/A

b. Are there blinds in the classroom to prevent glare? Yes No

c. Overall rating: Good Fair Poor

d. Comments: Consider light fixture upgrades for improved energy efficiency.

109. Evidence of Vermin

Is there evidence of active infestations of ...?

a. Rodents Yes No

b. Wood-boring or wood-eating insects Yes No

c. Cockroaches Yes No

d. Other vermin Yes No

Indoor Air Quality

110. Mold

a. Is there visible mold or moldy odors? Yes No

If **yes**, where? (check all that apply)

Elementary School Classrooms Hallways Ventilation Systems

Other places _____

4/20/2016

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

Paper-faced or gypsum products? Yes No

Cellulose products (typical ceiling tiles) Yes No

c. Estimated cost of necessary improvements: _____

d. Comments _____

111. Humidity/Moisture

a. Are any of the following found in/or around the following area?

	a. In classrooms		b. In other areas	
1. Active leaks in roof	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
2. Active leaks in plumbing	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
3. Moisture condensation	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
4. Visible stains of water damage	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

b. Rating of Humidity/moisture condition in building: Good Fair Poor

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

Are there fresh air intakes near the following?

a. Are fresh air intakes near the bus loading, truck delivery, or garbage storage/disposal areas?? Yes No

b. Is there accumulated dirt, dust, or debris around intakes? Yes No

c. Are fresh air intakes free of blockage? Yes No

d. Is accumulated dirt, dust, or debris in ductwork? Yes No

e. Are dampers functioning as designed? Yes No

f. Condition of air filters: Good Fair Poor

g. Outside air is adequate for occupant load: Yes No

h. Rating of ventilation/indoor air quality: Good Fair Poor

i. Comments: _____

113. Indoor air quality (IAQ) plan

a. Does the school district use EPA's *Tools for Schools* program? Yes No

b. If not, is some other IAQ management plan used? Yes No

c. Has District assigned IAQ responsibilities to a designated individual? Yes No

If yes, what is their job title? Administrator/Staff Industrial Hygienist Ulster BOCES Risk Management

114. Does the school practice IPM ? Yes No

a. Is vegetation kept 1 ft. from away from the building? Yes No

b. Are crevices and holes in walls, floors and pavement sealed or eliminated? Yes No

- c. Is there a certified pesticide applicator on staff? Yes No
- d. Are pesticides used in the buildings?
If **yes**, how are they typically applied?
 Spot treatment Area Wide Treatments
- e. Are pesticides used on the grounds?
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 radonresistant features) ?

- a. Has this facility been tested for the presence of Radon? Yes No
- b. Were any of the results of the test greater than or equal to 4 picocuries per liter (pCi/L)? Yes No
- c. If yes, did the school take steps to mitigate these elevated radon levels?
 Yes, active mitigation system installed Yes, ventilation controls (HVAC) adjusted
 Yes, passive system made active
 Yes, other: _____
 No action taken

116. American Red Cross

- a. Is there a written agreement with the the American Red Cross for the use of this building as an emergency shelter? Yes No
- b. Does this building have an emergency generator to support sheltering operations? (lights, HVAC, etc.)? Yes No
- If yes, where? (check all that apply)
 Communication syst. Fire alarm system Security system Lighting
 HVAC Sump pump
- c. Does this facility have a cooking /food preparation kitchen? Yes No
- If yes, is the area outfitted for:
 Full preparation Warming capability only
- d. Check items powered by emergency generator:
 Kitchen equipment Cooking equipment Refrigeration equipment
- e. Potable water:
- Provided by municipal system? Yes No
- On-site wells? Yes No
- If on site wells are present, are the wells connected to emergency generator? Yes No
- f. Sanitary:
- Gravity Discharge? Yes No
- Elementary School has sump pumping station? Yes No

If pumping station exists, are they connected to emergency generator?

Yes

No

2015 Building Condition Survey



1. Name of School District Ellenville Central School District

2. Building Name Ellenville Middle-High School

3. SED District Number

6	2	2	0	0	2	0	6
---	---	---	---	---	---	---	---

4. Building ID

0	0	0	1
---	---	---	---

5. Survey Inspection Date 6-Aug-15

6. Building 911 Address 28 Maple Avenue

7. City Ellenville 8. Zip Code 12428-1523

9. Certificate or Occupancy Status Annual 10. Certificate Expiration Date 8/31/16

Building Age, Gross Square Footage and Maintenance Staff

11. Year of Original Building 1934

12. Gross square ft. of Building as currently configured 202,300

13. Number of Floors 2

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



Full-time custodians: 9

Part-time custodians: 0

Building Ownership and Occupancy Status

15. Building Ownership (check one):

- a. Owned and used by district
- b. Owned by District and leased to non-district entity
- c. Owned by District, part used by district, part leased to non-district entity
- d. Owned by non-district entity and leased to district

	= Mosaic Assocs.
	= School District

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

- a. Used for student instructional purposes
- b. Used for district administration
- c. Used for other district purposes Describe: _____
- d. 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)

921

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

- a. Permanent instructional spaces (i.e., regular classrooms) 921
- b. Temporary instructional spaces (i.e., portable or demountable classrooms) attached to the building: 0
- c. Non-instructional spaces used as instructional spaces: 0

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)

- | | | |
|---|---------------------------------------|---|
| <input type="checkbox"/> 1. Cafeteria | <input type="checkbox"/> 4. Library | <input type="checkbox"/> 7. Storage space |
| <input type="checkbox"/> 2. Gymnasium | <input type="checkbox"/> 5. Lobby | <input type="checkbox"/> 8. Other (please describe) |
| <input type="checkbox"/> 3. Administrative spaces | <input type="checkbox"/> 6. Stairwell | _____ |

19. Grades Housed: 5-12

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

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

Program Spaces

24. Number of instructional classrooms:

55

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

46800

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

- | | | | |
|---|---|---|--|
| <input type="checkbox"/> a. N/A (none) | <input checked="" type="checkbox"/> h. Guidance | <input checked="" type="checkbox"/> o. Multipurpose Rm. | <input checked="" type="checkbox"/> u. Spec. education |
| <input checked="" type="checkbox"/> b. Administration | <input checked="" type="checkbox"/> i. Gymnasium | <input checked="" type="checkbox"/> p. Music | <input type="checkbox"/> v. Swimming pool |
| <input checked="" type="checkbox"/> c. Art | <input checked="" type="checkbox"/> j. Health suite | <input type="checkbox"/> q. Pre-K | <input checked="" type="checkbox"/> w. Teacher res. |
| <input checked="" type="checkbox"/> d. Audio Visual | <input checked="" type="checkbox"/> k. Home & Careers | <input checked="" type="checkbox"/> r. Remedial rooms | <input checked="" type="checkbox"/> x. Tech./Shop |
| <input checked="" type="checkbox"/> e. Auditorium | <input checked="" type="checkbox"/> l. Kitchen | <input checked="" type="checkbox"/> s. Resource rooms | <input type="checkbox"/> y. Other (describe) |
| <input checked="" type="checkbox"/> f. Cafeteria | <input type="checkbox"/> m. Lg.group instruction | <input checked="" type="checkbox"/> t. Science labs | |
| <input checked="" type="checkbox"/> g. Computer room | <input checked="" type="checkbox"/> n. Library | | |

Space Adequacy

27. Rating of space adequacy

Good

Fair

Poor

Comments: _____

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

13,884,855.00

29. Overall building rating

Excellent

Satisfactory

Unsatisfactory

Poor

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

Yes

No

Overall Building Rating Definitions:

- E Excellent All systems classified as health and safety or structural rated "excellent," no systems rated below "satisfactory," preventive maintenance plan in place.
- S Satisfactory All systems categorized as health and safety or structural rated "satisfactory" or better. No system rates "non-functioning" or "critical failure."
- U Unsatisfactory Any system categorized as health and safety or structural rated "unsatisfactory." No health and safety or structural system rated "non-functioning" or "critical failure."
- F Failing Any system categorized as health and safety or structural rated "non-functioning" or "critical failure." Building Certificate of Occupancy may be rescinded.

31.	A/E Firm Name:	<u>Mosaic Assocs., Architects</u>	32.	Firm Address	<u>The Frear Building</u>
					<u>2 Third Street, Suite 440</u>
					<u>Troy, NY 12180</u>
33.	Phone Number	<u>(518) 479-4000</u>			
34.	E-mail:	<u>nwaer@mosaicaa.com</u>			
35.	A/E Name	<u>Nicholas K. Waer</u>	36.	A/E License #	<u>18542</u>

NOTE:
 Visual inspection of all structural systems is required. In some cases this may necessitate opening ceilings, walls, or using other invasive inspection techniques. Please use the "comments" section for each building feature to note limitations to visual inspections of structural elements and actions taken to overcome these limitations. Please see the Building Condition Survey guide for additional information.

Building System Condition Ratings and Definitions:

- E Excellent System is in new or like-new condition and functioning optimally; only routine maintenance and repair is needed.
- S Satisfactory System functioning reliably; routine maintenance and repair is needed.
- U Unsatisfactory System is functioning unreliably or has exceeded its useful life. Repair or replacement of some or all components is needed.
- NF 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.
- CF Critical Failure Same as "NF" with the addition that the condition of at least one component is so poor that at least part of the building or grounds should not be occupied pending repair/replacement of some or all components.

Building System Type Definitions:

- H Health and Safety
- S Structural

NOTE:
 Cost estimates are required ONLY for systems/features rated "U", "NF", or "CF." Cost estimates are NOT REQUIRED for systems rated "E" or "S." These estimates are for state and local planning purposes only.

Site Utilities

37. Water (H)

- a. Type of service: Municipal or utility provided Well Other
- b. Condition Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure
- c. Year of Last Major Reconstruction/Replacement 1996 d. Expected Remaining Useful Life (Years): 10
- e. Cost to Reconstruct/Replace _____
- f. Comments: _____

38. Site Sanitary (H)

- a. Type of service: Municipal or utility sewer Site Septic Other
- b. Condition Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure
- c. Year of Last Major Reconstruction/Replacement 1996 d. Expected Remaining Useful Life (Years): 10
- e. Cost to Reconstruct/Replace _____
- f. Comments: _____

39. Site Gas (H)

- a. Does the building have gas service or liquid petroleum gas? Yes No (skip to next section)
- b. Condition Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure
- c. Year of Last Major Reconstruction/Replacement 1996 d. Expected Remaining Useful Life (Years): 8
- e. Cost to Reconstruct/Replace _____
- f. Comments: Propane bottles

40. Site Fuel Oil (H)

- a. Type of service Fuel tanks None (skip to next section)
- b. If the building has fuel tanks:
1. # Above Ground: 0 Capacity of above ground tanks (gallons) _____
2. # Below Ground: 1 Capacity of below ground tanks (gallons) 15000
- c. Condition Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure
- d. Year of Last Major Reconstruction/Replacement 2009 e. Expected Remaining Useful Life (Years): 15
- f. Cost to Reconstruct/Replace \$0

g. Comments: _____

41. Site Electrical, Including Exterior Distribution (H)

a. Service Provider (check all that apply):

Utility Provided Self-Generated Other

b. Type of service: Above Ground Below Ground

c. Condition Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure

d. Year of Last Major Reconstruction/Replacement 1996 e. Expected Remaining Useful Life (Years): 1

f. Cost to Reconstruct/Replace \$145,000

g. Comments: 1955 old main switchboard still in use

42. Closed Drainage Pipe Stormwater Management System

a. Does the facility have a closed pipe system? Yes No (skip to next section)

b. Condition Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure

c. Year of Last Major Reconstruction/Replacement 1996 d. Expected Remaining Useful Life (Years): 10

e. Cost to Reconstruct/Replace _____

f. Comments: _____

43. Open Drainage Stormwater Management System

a. Does the facility have an open stormwater system (ditch)? Yes No (skip to next section)

b. Condition Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure

c. Year of Last Major Reconstruction/Replacement _____ d. Expected Remaining Useful Life (Years): _____

e. Cost to Reconstruct/Replace _____

f. Comments: _____

44. Catch Basins/Drop Inlets/Manholes

a. Does the facility have CBs/drop inlets/MHs? Yes No (skip to next section)

b. Condition Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure

c. Year of Last Major Reconstruction/Replacement 1996 d. Expected Remaining Useful Life (Years): 10

e. Cost to Reconstruct/Replace _____

Improvements to repair two failed CB were completed in 2011. Another was

f. Comments: completed in 2015.

45. Culverts

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

46. Outfalls

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

47. Infiltration basins/chambers

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

48. Retention Basins

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

49. Wetponds

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

50. Manufactured stormwater proprietary units

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

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

- Municipal sewer storm system Combined Sewer system Surface water
 On-site recharge Other (please describe) _____

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

Other Site Features

53. Pavement (Roadways and Parking Lots)

- a. Type (check all that apply) concrete asphalt gravel
 other none
- b. Condition Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure
- c. Year of Last Major Reconstruction/Replacement 2004 d. Expected Remaining Useful Life (Years): 8
- e. Cost to Reconstruct/Replace \$0
- f. Comments: _____ Parking lot was sealed in 2015 _____

54. Sidewalks

- a. Type (check all that apply) concrete asphalt other

b. Condition Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure

d. Year of Last Major Reconstruction/Replacement 1998 e. Expected Remaining Useful Life (Years): 10

f. Cost to Reconstruct/Replace _____

g. Comments: _____

55. Playgrounds and Playground Equipment

a. Condition Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure N/A

b. Year of Last Major Reconstruction/Replacement _____ c. Expected Remaining Useful Life (Years): _____

d. Cost to Reconstruct/Replace _____

e. Comments: _____

56. Athletic Fields and Play Fields

a. Condition Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure N/A

b. Year of Last Major Reconstruction/Replacement 1996 c. Expected Remaining Useful Life (Years): 20

d. Cost to Reconstruct/Replace \$0

e. Comments: Tennis court and track due to be resurfaced in 2016

f. Does the facility have Synthetic Turf Fields? Yes No

If yes, how many synthetic turf fields _____

Expected useful life remaining _____

Type of infill _____

57. Exterior Bleachers / Stadiums

a. Condition Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure N/A

b. Year of Last Major Reconstruction/Replacement _____ c. Expected Remaining Useful Life (Years): 10

d. Cost to Reconstruct/Replace _____

e. Comments: _____

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

a. Condition Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure N/A

b. Year of Last Major Reconstruction/Replacement _____ c. Expected Remaining Useful Life (Years): 5

d. Cost to Reconstruct/Replace \$ 75,000

e. Comments: Replace wood pressbox and provide ADA access

Substructure

59. Foundation (S)

a. Type (check all that apply)

Reinforced Concrete Masonry on Concrete Footing Other

b. Evidence of Structural Concerns:

1. Structural Cracks	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	4. Water Penetration	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
2. Heaving/Jacking	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	5. Unsupported Areas	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
3. Decay/Corrosion	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	6. Other	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

c. Condition Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure

d. Year of Last Major Reconstruction/Replacement 1996 e. Expected Remaining Useful Life (Years): 30

f. Cost to Reconstruct/Replace \$0

g. Comments: New Addition in 1996

Building Envelope

60. Structural Floors (S)

a. Type (check all that apply):

1. Reinf. Concrete Slab on Grade
 2. Concrete/Metal Deck/Metal Joists 5. Wood Deck/Wood Joists
 3. Precast Concrete Struct. System 6. Concrete Deck/Wood Structure

b. Evidence of Structural Concerns with Support System (Beams/Joists/Trusses, etc.):

1 Structural Cracks	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	4 Deflection	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
2 Unsupported Ends	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	5 Seriously Damaged/Missing Components	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
3 Rot/Decay/Corrosion	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	6 Other Problems	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

c. Evidence of Structural Concerns with Structural Floor Deck:

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

d. Overall Condition of Structural Floors:

Excellent Satisfactory Unsatisfactory

Non-Functioning Critical failure

e. Year of Last Major Reconstruction/Replacement 1996 f. Expected Remaining Useful Life (Years): 20

g. Cost to Reconstruct/Replace \$0

h. Comments: Moisture infiltration on 1st floor of 1996 addition to be mitigated in 2016

61. Exterior Walls/Columns (S)

a. Material (check all that apply):
 Concrete Masonry Steel Wood Other

b. Evidence of Structural Concerns with Support System (columns, base plates, connections, etc.):

1. Structural Cracks Yes No

2. Rot/Decay/Corrosion Yes No

3. Other Problems _____

c. Evidence of Concerns with Exterior Cladding:

1. Cracks/Gaps Yes No 4. Moisture Penetration Yes No

2. Inadequate Flashing Yes No 5. Rot/Decay/Corrosion Yes No

3. Efflorescence Yes No 6. Other Problems _____

d. Overall Condition of Exterior Walls/Columns:
 Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure

e. Year of Last Major Reconstruction/Replacement 1996 f. Expected Remaining Useful Life (Years): 10

g. Cost to Reconstruct/Replace \$438,800

h. Comments: 1934 & 1955 Bldg: repoint deteriorated brick & mortar. Repair rust jacking.

62. Chimneys (S)

a. Material (check all that apply):
 Masonry Concrete Metal Other N/A

b. Overall condition of chimneys:
 Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure

c. Year of Last Major Reconstruction/Replacement 1955 d. Expected Remaining Useful Life (Years): 6

e. Cost to Reconstruct/Replace \$ 35,000

f. Comments: Concrete cap is deteriorated and top of masonry should be repointed.

63. Parapets (S)

b. Construction Type (check all that apply):
 Masonry Concrete Metal Other N/A

- c. Overall condition of parapets:
 Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure
- d. Year of Last Major Reconstruction/Replacement 2001 e. Expected Remaining Useful Life (Years): 5
- f. Cost to Reconstruct/Replace \$150,000
- g. Comments: Original precast cornice is deteriorated. Repair is scheduled for 2016.
-

64. Exterior Doors

- a. Overall condition of exterior door units:
 Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure
- b. Overall condition of exterior door hardware:
 Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure
- c. Do any exit doors have magnetic locking devices? Yes No
- d. Safety/Security features are adequate: Yes No
- e. Year of Last Major Reconstruction/Replacement 1996 f. Expected Remaining Useful Life (Years): 10
- g. Cost to Reconstruct/Replace _____
- h. Comments: _____
-

65. Exterior Steps, Stairs and Ramps (S)

- a. Overall condition of exterior steps, stairs, and ramps:
 Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure N/A
- b. Year of Last Major Reconstruction/Replacement 1996 c. Expected Remaining Useful Life (Years): 15
- d. Cost to Reconstruct/Replace \$90,000
 1955 Bldg: at Kitchen receiving: Repair conc slab & kneewall, install ADA ramp.
- e. Comments: 1934 Bldg: Rebuild steps at east entrance
-

66. Fire Escapes (S)

- a. Does the facility have one or more fire escapes? Yes No (skip to next section)
- b. Overall condition of fire escapes:
 Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure
- c. Safety features are adequate Yes No
- d. Year of Last Major Reconstruction/Replacement _____ e. Expected Remaining Useful Life (Years): _____
- f. Cost to Reconstruct/Replace _____
-

g. Comments: _____

67. Windows

a. Type of windows (check all that apply):

Aluminum Steel Vinyl Solid Wood Wood w/ external cladding system Other

b. Overall condition of windows:

Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure

c. All rescue windows are operable:

Yes No N/A

d. Year of Last Major Reconstruction/Replacement

2001 _____

e. Expected Remaining Useful Life (Years):

10 _____

f. Cost to Reconstruct/Replace

\$131,076

g. Comments: 1955 Bldg: replace glass block windows w/insul tranl. Panels, assume asbestos

68. Roof and Skylights (S)

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

1. Metal deck on metal trusses/joists 4. Concrete on metal deck on metal trusses/joists
 2. Wood deck on wood trusses/joists 5. Other
 3. Wood deck on metal trusses/joists

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

1. Single-ply membrane 3. Asphalt single 5. IRMA 7. Other
 2. Built up 4. Pre-Formed metal 6. Slate

c. Evidence of structural concerns with support system (beams, joists, trusses, etc.):

1. Structural Cracks Yes No 4. Deflection Yes No
2. Unsupported Ends Yes No 5. Damaged/Missing Components Yes No
3. Rot/Decay/Corrosion Yes No 6. Other Problems _____

d. Evidence of Concerns with structural floor deck:

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

e. Does the building have skylights?

Yes No **If No, go to (h)**

f. If yes, of what material are the skylights made?

1. Plastic 2. Glass 3. Other

g. Condition of skylights:

Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure N/A

h. Evidence of concerns with roofing, skylights, flashing, and drains:

- 1. Failures/Splits/Cracks Yes No
- 2. Rot/Decay/Corrosion Yes No
- 3. Inadequate flashing/curbs/pitch pockets Yes No
- 4. Inadequate or poorly functioning roof drains Yes No
- 5. Evidence of water penetration/active leaks Yes No

Other concerns (specify): _____

i. Overall Condition of roof:

- Excellent Satisfactory Unsatisfactory
- Non-Functioning Critical failure

j. Year of Last Major Reconstruction/Replacement 1997 k. Expected Remaining Useful Life (Years): 1

l. Cost to Reconstruct/Replace \$4,432,000

m. Comments: roof out of warranty and scheduled for overaly 2016.

Interior Spaces

69. Interior bearing walls and fire walls (S)

a. Overall condition of interior walls:

- Excellent Satisfactory Unsatisfactory
- Non-Functioning Critical failure

b. Year of Last Major Reconstruction/Replacement 1996 c. Expected Remaining Useful Life (Years): 30

d. Cost to Reconstruct/Replace _____

e. Comments: Addition In 1996

70. Other Interior Walls

a. Overall condition of interior walls:

- Excellent Satisfactory Unsatisfactory
- Non-Functioning Critical failure

b. Year of Last Major Reconstruction/Replacement 1996 c. Expected Remaining Useful Life (Years): 20

d. Cost to Reconstruct/Replace \$0

e. Comments: _____

Floor Finishes

71. Carpet

a. Where located? Instruct. Space Common

- b. Condition Excellent Satisfactory Unsatisfactory
- Non-Functioning Critical failure

- c. Year of Last Major Reconstruction/Replacement 2009 d. Expected Remaining Useful Life (Years): 15
- e. Cost to Reconstruct/Replace \$12,000
- f. Comments: Carpet tile in District Office is moisture laden and scheduled for replacement in 2016

72. Resilient tiles or sheet flooring

- a. Where located? Instruct. Space Common
- b. Condition Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure
- c. Year of Last Major Reconstruction/Replacement 2009 d. Expected Remaining Useful Life (Years): 1
- e. Cost to Reconstruct/Replace \$409,552
 1934 & 1955 Bldg: remaining ACM VCT scheduled to be replaced in 2016; 1996 Bldg:
- f. Comments: VCT has become unadhered due to moisture in the slab and is scheduled to be

73. Hard flooring (concrete, ceramic tile, stone, etc.)

- a. Where located? Instruct. Space Common
- b. Condition Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure
- c. Year of Last Major Reconstruction/Replacement 2004 d. Expected Remaining Useful Life (Years): 10
- e. Cost to Reconstruct/Replace
 1934 & 1955 Bldg terrazzo in good condition; 1996 addition terrazzo has some
- f. Comments: settlement cracks, but is structurally sound

74. Wood

- a. Where located? Instruct. Space Common
- b. Condition Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure
- c. Year of Last Major Reconstruction/Replacement 1996 d. Expected Remaining Useful Life (Years): 15
- e. Cost to Reconstruct/Replace
 wood floor in Gym, OT/PT Room, and stage in good condition. Stage floor scheduled to
- f. Comments: receive masonite overlay in 2016

75. Ceilings (H)

- a. Overall condition of ceilings:
 Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure
- b. Year of Last Major Reconstruction/Replacement 2001 c. Expected Remaining Useful Life (Years): 15
- d. Cost to Reconstruct/Replace \$0
- e. Comments: _____

76. Lockers

- a. Overall condition of lockers:
 Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure
- b. Year of Last Major Reconstruction/Replacement 1998 c. Expected Remaining Useful Life (Years): 10
- d. Cost to Reconstruct/Replace _____
- e. Comments: _____

77. Interior Doors

- a. Overall condition of interior door units:
 Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure
- b. Overall condition of interior door hardware:
 Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure
- c. Year of Last Major Reconstruction/Replacement 1996 d. Expected Remaining Useful Life (Years): 4
- e. Cost to Reconstruct/Replace \$375,867
- f. Comments: Replace remaining worn doors/hdwr w/ (remaining B and C label doors/hdwr

78. Interior Stairs (S)

- a. Overall condition of interior stairs:
 Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure N/A
- b. Year of Last Major Reconstruction/Replacement 1996 c. Expected Remaining Useful Life (Years): 15
- d. Cost to Reconstruct/Replace _____
- e. Comments: _____

79. Elevator, lifts and escalators (H)

- a. Overall condition of elevators, lifts and escalators:
 Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure N/A
- b. Year of Last Major Reconstruction/Replacement 1996 c. Expected Remaining Useful Life (Years): 15
- d. Cost to Reconstruct/Replace _____
- e. Comments: New Elevator installed 1996 Addition

80. Interior Electrical Distribution (H)

- a. Interior electrical supply meets current needs: Yes No

Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure N/A

- c. Year of Last Major Reconstruction/Replacement 1996 d. Expected Remaining Useful Life (Years): 1
- e. Cost to Reconstruct/Replace \$126,560
- f. Comments: elec. distr. In 1955 bldg Tech wing need to be upgraded

81. Lighting Fixtures

- a. Condition of interior lighting fixtures:
 Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure N/A
- b. Year of Last Major Reconstruction/Replacement 2001 c. Expected Remaining Useful Life (Years): 6
- d. Cost to Reconstruct/Replace _____
- e. Comments: _____

82. Communications Systems (H)

- a. Communications systems are adequate Yes No
- b. Condition of communications system:
 Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure N/A
- c. Year of Last Major Reconstruction/Replacement 1996 d. Expected Remaining Useful Life (Years): 5
- e. Cost to Reconstruct/Replace \$ 325,000
- f. Comments: Upgrade data wiring and provide wireless throughout

83. Swimming Pool and Swimming Pool Systems

- a. Overall condition of swimming pool and pool systems:
 Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure N/A
- b. Year of Last Major Reconstruction/Replacement _____ c. Expected Remaining Useful Life (Years): _____
- d. Cost to Reconstruct/Replace _____
- e. Comments: _____

Plumbing (Excluding HVAC Systems)

84. Water Distribution System (H)

- a. Types of pipes (check all that apply):
 Iron Galvanized Copper Lead PVC Other N/A
- b. Overall condition of water distribution system:
 Middle-HS Excellent Satisfactory Unsatisfactory

Non-Functioning Critical failure N/A

- c. Year of Last Major Reconstruction/Replacement 1996 d. Expected Remaining Useful Life (Years): 5
- e. Cost to Reconstruct/Replace \$ 150,000
- f. Comments: 1955 Bldg. still has original equipment in use.

85. Plumbing Drainage System (H)

- a. Types of pipes (check all that apply):
- Iron Galvanized Copper Lead PVC Other N/A
- b. Overall condition of drainage system:
- Excellent Satisfactory Unsatisfactory
- Non-Functioning Critical failure
- c. Year of Last Major Reconstruction/Replacement 1996 d. Expected Remaining Useful Life (Years): 5
- e. Cost to Reconstruct/Replace \$ 125,000
- f. Comments: 1955 Bldg still has original equipment in use

86. Hot Water Heaters (H)

- a. Type of fuel (check all that apply):
- Oil Nat. Gas Electricity Other N/A
- b. Overall condition of water heaters:
- Excellent Satisfactory Unsatisfactory
- Non-Functioning Critical failure
- c. Year of Last Major Reconstruction/Replacement 2010 d. Expected Remaining Useful Life (Years): 10
- e. Cost to Reconstruct/Replace _____
- f. Comments: _____

87. Plumbing Fixtures

- a. Overall condition of plumbing fixtures (including toilets, urinals, lavatories, etc.):
- Excellent Satisfactory Unsatisfactory
- Non-Functioning Critical failure
- b. Year of Last Major Reconstruction/Replacement 2001 c. Expected Remaining Useful Life (Years): 5
- d. Cost to Reconstruct/Replace \$85,000
- e. Comments: 1955 Bldg: replace original fixtures, lavs, and water closets at two toilet rms

HVAC Systems

88. HVAC Systems Type

- a. Does the facility have central HVAC system? 18 Yes No (skip to next section)

b. If yes, what type of technology does it use (check all that apply):

Constant volume (CV) Variable air volume (VAV) Dual-duct or multi-zone Other

89. Heat Generating Systems (H)

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

Boiler/ hot water Boiler/Steam Furnace/forced air Geothermal
 Unit ventilation Biomass Other _____

b. Overall condition of heat generating systems:

Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure

c. Year of Last Major Reconstruction/Replacement 1994 d. Expected Remaining Useful Life (Years): 5

e. Cost to Reconstruct/Replace \$ 135,000

f. Comments: (2) main boilers re tubed 2009, Convert to HW

90. Heating Fuel/Energy Systems (H)

a. Overall condition of heating fuel/energy systems:

Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure

b. Year of Last Major Reconstruction/Replacement 1994 c. Expected Remaining Useful Life (Years): 10

d. Cost to Reconstruct/Replace _____

e. Comments: _____

91. Cooling/Air Conditioning Generating Systems

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

Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure

b. Year of Last Major Reconstruction/Replacement 1996 c. Expected Remaining Useful Life (Years): 8

d. Cost to Reconstruct/Replace _____

e. Comments: _____

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

a. Overall condition of air handling and ventilation systems:

Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure

b. Year of Last Major Reconstruction/Replacement 1996 c. Expected Remaining Useful Life (Years): 3

d. Cost to Reconstruct/Replace \$6,000,000

e. Comments: Original equipment is still in use, upgrades required

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

- a. Overall condition of piped heating and cooling distribution systems:
 Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure N/A
- b. Year of Last Major Reconstruction/Replacement 1996 c. Expected Remaining Useful Life (Years): 3
- d. Cost to Reconstruct/Replace _____
- e. Comments: (Cost included in #78)

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

- a. Overall condition of ducted heating and cooling distribution systems:
 Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure N/A
- b. Year of Last Major Reconstruction/Replacement 1996 c. Expected Remaining Useful Life (Years): 3
- d. Cost to Reconstruct/Replace \$385,000
- e. Comments: 1955 Tech Wing: original equipment still in use, upgrade required

95. HVAC Control Systems (H)

- a. Overall condition of control systems:
 Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure N/A
- b. Year of Last Major Reconstruction/Replacement 1996 c. Expected Remaining Useful Life (Years): 3
- d. Cost to Reconstruct/Replace _____
- e. Comments: (Costs included in #78, ; #80)

Fire Safety Systems

96. Fire Alarm Systems (H)

- a. Overall condition of fire alarms:
 Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure N/A
- b. Year of Last Major Reconstruction/Replacement 1996 c. Expected Remaining Useful Life (Years): 2
- d. Cost to Reconstruct/Replace \$224,000
- e. Comments: Fire alarm system functions but needs upgrading.

97. Smoke Detection Systems (H)

- a. Overall condition of smoke detection systems:
Middle-HS Excellent Satisfactory Unsatisfactory

Non-Functioning Critical failure N/A

- b. Year of Last Major Reconstruction/Replacement 1996 c. Expected Remaining Useful Life (Years): 2
- d. Cost to Reconstruct/Replace _____
- e. Comments: cost included under item #96

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

- a. Overall condition of fire suppression systems:
 Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure N/A
- b. Year of Last Major Reconstruction/Replacement 1996 c. Expected Remaining Useful Life (Years): 8
- d. Cost to Reconstruct/Replace _____
- e. Comments: Kitchen hood suppression

99. Emergency/Exit Lighting Systems (H)

- a. Overall condition of emergency/exit lighting systems:
 Excellent Satisfactory Unsatisfactory
 Non-Functioning Critical failure N/A
- b. Year of Last Major Reconstruction/Replacement 2001 c. Expected Remaining Useful Life (Years): 5
- d. Cost to Reconstruct/Replace \$ 35,000
- e. Comments: Upgrade to current code

100. Emergency/Standby Power Systems (H)

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

Accessibility

101. Exterior Route (H)

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

Is there an accessible exterior route as specified above? Yes No

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

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

Is there an accessible interior route as specified above? Yes No

103. Additional Information on Accessibility

If the building lacks accessible interior or exterior routes:

- a. Cost of improvements needed to provide accessible exterior and interior routes as specified above. _____
- b. Comments: _____

Environment/Comfort/Health

104. General Appearance

a. Overall rating: Good Fair Poor

b. Comments: _____

105. Cleanliness

a. Overall rating: Good Fair Poor

b. Comments: _____

106. Are there walk off mats; grills in entryway? Yes No

a. If **yes**: at least 6 FT. Long: Yes No

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

Yes No

108. Lighting Quality

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

1. Daylight 2. Fluorescent-not full spectrum 3. Fluorescent full spectrum

4. Incandescent 5. Other 6. N/A

b. Are there blinds in the classroom to prevent glare? Yes No

c. Overall rating: Good Fair Poor

d. Comments: _____

109. Evidence of Vermin

Is there evidence of active infestations of ...?

- a. Rodents Yes No
- b. Wood-boring or wood-eating insects Yes No
- c. Cockroaches Yes No
- d. Other vermin Yes No

Indoor Air Quality

110. Mold

a. Is there visible mold or moldy odors? Yes No

If **yes**, where? (check all that apply)

Classrooms Hallways Ventilation Systems Other places _____

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

Paper-faced or gypsum products? Yes No

Cellulose products (typical ceiling tiles) Yes No

c. Estimated cost of necessary improvements: _____

d. Comments _____

111. Humidity/Moisture

a. Are any of the following found in/or around the following area?

	a. In classrooms		b. In other areas	
1. Active leaks in roof	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
2. Active leaks in plumbing	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
3. Moisture condensation	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
4. Visible stains of water damage	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

b. Rating of Humidity/moisture condition in building: Good Fair Poor

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

Are there fresh air intakes near the following?

a. Are fresh air intakes near the bus loading, truck delivery, or garbage storage/disposal areas?? Yes No

b. Is there accumulated dirt, dust, or debris around intakes? Yes No

c. Are fresh air intakes free of blockage? Yes No

d. Is accumulated dirt, dust, or debris in ductwork? Yes No

e. Are dampers functioning as designed? Yes No

f. Condition of air filters: Good Fair Poor

g. Outside air is adequate for occupant load: Yes No

h. Rating of ventilation/indoor air quality: Good Fair Poor

i. Comments: Upgrade HVAC as noted

113. Indoor air quality (IAQ) plan

a. Does the school district use EPA's *Tools for Schools* program? Yes No

b. If not, is some other IAQ management plan used? Yes No

c. Has District assigned IAQ responsibilities to a designated individual? Yes No

114. Does the school practice IPM ?

- Yes No
- a. Is vegetation kept 1 ft. from away from the building? Yes No
- b. Are crevices and holes in walls, floors and pavement sealed or eliminated? Yes No
- c. Is there a certified pesticide applicator on staff? Yes No
- d. Are pesticides used in the buildings?
If **yes**, how are they typically applied?
 Spot treatment Area Wide Treatments
- e. Are pesticides used on the grounds? Yes No
If yes, was an emergency exemption granted by the Board of Education? Yes No

115. Does the school have a passive radon mitigation system installed (was built with radonresistant features) ?

- Yes No
- a. Has this facility been tested for the presence of Radon? Yes No
- b. Were any of the results of the test greater than or equal to 4 picocuries per liter (pCi/L)? Yes No
- c. Yes No
If yes, did the school take steps to mitigate these elevated radon levels?
 Yes, active mitigation system installed Yes, ventilation controls (HVAC) adjusted
 Yes, passive system made active
 Yes, other: _____
 No action taken

116. American Red Cross

- a. Is there a written agreement with the the American Red Cross for the use of this building as an emergency shelter? Yes No
- b. Does this building have an emergency generator to support sheltering operations? (lights, HVAC, etc.)? Yes No
If yes, where? (check all that apply)
 Communication syst. Fire alarm system Security system Lighting
 HVAC Sump pump
- c. Does this facility have a cooking /food preparation kitchen? Yes No
If yes, is the area outfitted for:
 Full preparation Warming capability only
- d. Check items powered by emergency generator:
 Kitchen equipment Cooking equipment Refrigeration equipment
- e. Potable water:
Provided by municipal system? Yes No
On-site wells? Yes No
If on site wells are present, are the wells connected to emergency generator? Yes No

Gravity Discharge? Yes No
Force main pumping station? Yes No
If pumping station exists, are they connected to emergency generator? Yes No