

2020 Building Condition Survey Instrument

1. Name of School District Greenburgh Central School District
2. Building Name Administration Building
3. SED District Number

6	6	0	4	0	7	0	6
---	---	---	---	---	---	---	---

District BEDS Code
4. SED Control Number

1	0	2	1
---	---	---	---
5. Survey Inspection Date 3/4/2020
6. Building 911 Address 475 W. Hartsdale Avenue
7. City Hartsdale 8. Zip Code 10530
9. Certificate of Occupancy Status:
- | | |
|-------------------------------------|---------------|
| <input checked="" type="checkbox"/> | A – Annual |
| <input type="checkbox"/> | T – Temporary |
| <input type="checkbox"/> | N – None |
10. Certificate of Occupancy Expiration Date: April 1, 2021
- 10a. Is this a manufactured building? (Relocatable, modular, portable)
- ☐ Yes ☒ No
11. Have there been renovations or construction in the building during the past 12 months?
- ☐ Yes ☒ No
12. Was major construction/renovation work since 2015 conducted when school was in session?
- ☐ Yes ☒ No
13. Estimated capital construction expenses estimated for the building through the 2024 calendar year excluding maintenance (to be answered after building inspection is complete)
- \$10,479,730**
14. Overall building rating (to be answered after the building inspection is complete)
- ☐ Excellent ☒ Satisfactory ☐ Unsatisfactory ☐ Poor
15. Was overall building rating established after consultation with Health and Safety committee in accordance with Commissioner's Regulations 155.4(c)(1)?
- ☐ Yes ☒ No

16. A/E Firm Name BBS Architects, Landscape Architects, & Engineers, P.C.
17. Firm Address 244 E. Main Street, Patchogue, New York 11772
18. Phone/Fax Number 631-475-0349/631-475-0361
19. E-mail jweydidg@bbsarch.com
20. A/E Name James W. Weydig
21. A/E License number 024653

Building Age and Gross Square Footage

22. Building Age

	Year
Original Construction	<u>1908</u>
Addition #1	<u></u>
Addition #2	<u></u>
Addition #3	<u></u>
Addition #4	<u></u>
Addition #5	<u></u>
Addition #6	<u></u>

23. Square feet of Construction

	Sq. Feet
Original Construction	<u>27,000</u>
Addition #1	<u></u>
Addition #2	<u></u>
Addition #3	<u></u>
Addition #4	<u></u>
Addition #5	<u></u>
Addition #6	<u></u>

24. Gross Square Footage building as currently configured: 27,000

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:	<u></u>
Part-time custodians:	<u></u>
Totals:	<u></u>

Building Ownership and Occupancy Status

27. 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

28. 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)

28a. Describe for 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)

75

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

Permanent instructional spaces (i.e., regular classrooms)	75
Temporary instructional spaces (i.e., portable or demountable classrooms) attached to the building:	0
Non-instructional spaces used as instructional spaces:	0

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

- | | | |
|------------------------------------|----------------------------------|--|
| <input type="checkbox"/> Cafeteria | <input type="checkbox"/> Library | <input type="checkbox"/> Storage Space |
| <input type="checkbox"/> Gymnasium | <input type="checkbox"/> Lobby | <input type="checkbox"/> Other (please describe) |
| _____ | _____ | _____ |

☐ Administrative Spaces ☐ Stairwell _____

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

32. Grades Housed (check all that apply):

<input checked="" type="checkbox"/> Pre-K	<input type="checkbox"/> 7
<input type="checkbox"/> K	<input type="checkbox"/> 8
<input type="checkbox"/> 1	<input type="checkbox"/> 9
<input type="checkbox"/> 2	<input type="checkbox"/> 10
<input type="checkbox"/> 3	<input type="checkbox"/> 11
<input type="checkbox"/> 4	<input type="checkbox"/> 12
<input type="checkbox"/> 5	<input type="checkbox"/> Ungraded
<input type="checkbox"/> 6	<input type="checkbox"/> Other

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, 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: 3

36. Gross square footage of all instruction classrooms (combined): 2,700 sf

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

<input type="checkbox"/> N/A (none)	<input type="checkbox"/> Guidance	<input type="checkbox"/> Multipurpose Rooms	<input type="checkbox"/> Special Education
<input checked="" type="checkbox"/> Administration	<input type="checkbox"/> Gymnasium	<input type="checkbox"/> Music	<input type="checkbox"/> Swimming Pool
<input type="checkbox"/> Art	<input type="checkbox"/> Health Suite	<input checked="" type="checkbox"/> Pre-K	<input type="checkbox"/> Teacher Resource
<input type="checkbox"/> Audio Visual	<input type="checkbox"/> Home & Careers	<input type="checkbox"/> Remedial Rooms	<input type="checkbox"/> Technology/Shop
<input type="checkbox"/> Auditorium	<input type="checkbox"/> Kitchen	<input type="checkbox"/> Resource Room	<input type="checkbox"/> Other (describe)
<input type="checkbox"/> Cafeteria	<input type="checkbox"/> Large Group Instruction	<input type="checkbox"/> Science Lab	_____
<input type="checkbox"/> Computer Room	<input type="checkbox"/> Library		

Space Adequacy

38. Rating of Space Adequacy

☒ Good ☐ Fair ☐ Poor

38a. Enter Comments: _____

Site Utilities

39. Water (H)

☒ Yes ☐ No

a. Type of Service:

☒ Municipal or Utility provided ☐ Well ☐ Other

b. Types of Water Service:

☐ Iron

☒ Galvanized

☒ Copper

☐ Lead

☐ PVC

☐ Other

☐ N/A (None)

c. Condition ☐ Excellent ☒ Satisfactory ☐ Unsatisfactory ☐ Non-Functioning ☐ Critical failure

d. Year of Last Major
Reconstruction/Replacement 1953

e. Expected Remaining Useful Life
(Years): 5

f. Cost to Reconstruct/Replace: \$125,000

g. Comments: Provide an RPZ type backflow prevention device on the main water service (\$50k).
Upgrade the main water service or repair as required in order to obtain proper water
pressure (\$75k).

40. Site Sanitary (H)

☒ Yes ☐ No

a. Type of Service:

☒ Municipal or Utility provided ☐ Site Septic ☐ Other

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

c. Year of Last Major
Reconstruction/Replacement 1956

d. Expected Remaining Useful Life
(Years): 5

- e. Cost to Reconstruct/Replace: \$ _____
- f. Comments: _____

41. Site Gas (H)

☐ Yes ☒ No

a. Type of Gas Service:

☐ Natural Gas ☐ Liquid Petroleum

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: \$300,000 _____

f. Comments: Provide a natural gas service this building to allow for dual fuel firing of the boilers.
Replace both burners with new gas/oil burners. _____

42. Site Fuel Oil (H)

☒ Yes ☐ No

a. Number of above ground tanks _____ 1

1. Capacity of above ground tanks (gallons) _____ 2,000

b. The number of below ground tanks _____

Capacity of below ground tanks (gallons)
1. _____

c. Condition ☐ Excellent ☒ Satisfactory ☐ Unsatisfactory ☐ Non-Functioning ☐ Critical failure

d. Year of Last Major
Reconstruction/Replacement _____ 2006

e. Expected Remaining Useful Life
(Years): _____ 26

f. Cost to Reconstruct/Replace: \$10,000 _____

g. Comments: Repair the Omnetc overfill alarm which was flashing at the time of our walk through. _____

43. Site Electrical, Including Exterior Distribution (H)

☒ Yes ☐ No

a. Service Provider:

☒ Municipal or utility provided

☐ Self-Generated

☐ Other

☐ N/A

b. Type of Service:

☒ Above Ground

☐ Below Ground

☐ N/A

c. Condition ☐ Excellent ☒ Satisfactory ☐ Unsatisfactory ☐ Non-Functioning ☐ Critical failure

d. Year of Last Major Reconstruction/Replacement 1998

e. Expected Remaining Useful Life (Years): 18

f. Cost to Reconstruct/Replace: \$5,000

g. Comments: Trim trees adjacent to the overhead electrical service.

Site Features

44. Closed Drainage Pipe Stormwater Management System

a. Does this facility have a closed drainage pipe stormwater management system?

☒ Yes

☐ No (If selecting No, skip to the next numbered question)

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

c. Year of Last Major Reconstruction/Replacement Unknown

d. Expected Remaining Useful Life (Years): 10

e. Cost to Reconstruct/Replace: \$110,000

f. Comments: Provide additional drywells for stormwater runoff from roof – connect to roof drains

45. Open Drainage Pipe Stormwater Management System

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

☐ Yes

☒ No (If selecting No, skip to the next numbered question)

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. Catch Basins/Drop Inlets/Manholes

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

☒ Yes ☐ No (If selecting No, skip to the next numbered question)

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

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

e. Cost to Reconstruct/Replace: \$ _____

f. Comments: _____

47. Culverts

a. Does this facility have culverts?

☒ Yes ☐ No (If selecting No, skip to the next numbered question)

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

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

e. Cost to Reconstruct/Replace: \$ _____

f. Comments: _____

49. Infiltration basins/chambers

a. Does this facility have infiltration basins/chambers?

☐ Yes ☒ No (If selecting No, skip to the next numbered question)

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. Retention basins

a. Does this facility have retention basins?

☐ Yes ☒ No (If selecting, skip to the next numbered question)

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. Wetponds

- a. Does this facility have wetponds?
- ☐ Yes ☒ No (If selecting No, skip to the next numbered question)
- 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: _____

52. Manufactured Stormwater Proprietary Units?

- a. Does this facility have proprietary units?
- ☐ Yes ☒ No (If selecting No, skip to the next numbered question)
- 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: _____

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

- ☐ Municipal storm sewer system
- ☐ Combined sewer system
- ☐ Surface Water
- ☐ On-Site Recharge
- ☒ Other (describe) – natural swales and stream
- ☐ Not Applicable

54. Outfall Reconnaissance Inventory

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

☒ Yes

☐ No

☐ Not Applicable

Other Site Features

55. Pavement (Roadways and Parking Lots)

☒ Yes ☐ No

a. Type: (check all that apply)

☐ Concrete

☒ Asphalt

☐ Gravel

☐ Other

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

c. Year of Last Major
Reconstruction/Replacement Unknown

d. Expected Remaining Useful Life
(Years): 20

e. Cost to Reconstruct/Replace: \$250,000

f. Comments: Repair asphalt pavement and provide additional drainage and embankment stabilization at parking lot and facilities storage area

56. Sidewalks

☒ Yes ☐ No

a. Type: (check all that apply)

☒ Asphalt

☐ Concrete

☐ Gravel

☐ Paver

☐ Other

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

- c. Year of Last Major Reconstruction/Replacement Unknown d. Expected Remaining Useful Life (Years): 20
- e. Cost to Reconstruct/Replace: \$ _____
- f. Comments: _____

57. Playgrounds and Playground Equipment

☒ Yes ☐ No

- a. Condition ☐ Excellent ☒ Satisfactory ☐ Unsatisfactory ☐ Non-Functioning ☐ Critical failure
- b. Year of Last Major Reconstruction/Replacement Unknown c. Expected Remaining Useful Life (Years): 5
- d. Cost to Reconstruct/Replace: \$350,000
- e. Comments: Replace playground equipment with age appropriate equipment that is handicapped accessible. Provide fall protection safety surface.

58. Athletic Fields and Play Fields

☐ Yes ☒ No

- a. Condition ☐ Excellent ☐ Satisfactory ☐ Unsatisfactory ☐ Non-Functioning ☐ Critical failure
- b. Year of Last Major Reconstruction/Replacement _____ c. Expected Remaining Useful Life (Years): _____
- d. Cost to Reconstruct/Replace: \$ _____
- e. Comments: _____
- f. Does the facility have synthetic turf fields?

☐ Yes ☐ No

1. If **yes**, how many synthetic turf fields? _____
2. Expected Remaining Useful Life of Synthetic Turf Field(s): _____
3. Type of synthetic turf infill: _____

59. Exterior Bleachers/Stadiums

☐ Yes ☒ No

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

f. Seating Capacity _____

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

☐ Yes ☒ No (If selecting No, skip to the next numbered question)

a. Condition ☐ Excellent ☐ Satisfactory ☐ Unsatisfactory ☐ Non-Functioning ☐ Critical failure

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

d. Cost to Reconstruct/Replace: \$ _____

e. Comments: _____

Building Structure

61. Foundation (\$)

a. Type (check all that apply):

☒ Reinforced Concrete

☐ Masonry on Concrete Footing

☒ Other (Specify): _____ Natural stone and granite

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

☒ Structural Cracks

☐ Heaving/Jacking

☐ Decay/Corrosion

☒ Water Penetration

☐ Unsupported Ends

☒ Other - collapse

☐ None

c. Condition ☐ Excellent ☒ Satisfactory ☐ Unsatisfactory ☐ Non-Functioning ☒ Critical failure

d. Year of Last Major Reconstruction/Replacement _____ 1908 e. Expected Remaining Useful Life (Years): _____ 0

f. Cost to Reconstruct/Replace: \$374,500

g. Comments: Remove remainder of stone retaining wall at southwest corner of building and replace with new poured concrete retaining wall - (10 ft high x 150 ft long); Remove and reconstruct terrace retaining walls at north west corner outside archway arcade (3 ft high x 40 lf); remove and reconstruct masonry retaining walls each side of stairs to playground area - (2 ft high x 25 ft long);

Repair stone cap and balustrades at parapet of east retaining wall by main entry (35 If).

62. Piers (\$)

☒ Yes

☐ No

a. Type (check all that apply):

☐ Concrete

☒ Masonry

☐ Steel

☐ Stone

☐ Wood

☐ Other (Specify):

☐ N/A (none)

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

☐ Structural Cracks

☐ Heaving/Jacking

☐ Decay/Corrosion

☐ Water Penetration

☐ Unsupported Ends

☐ Other

☒ None

c. Condition ☐ Excellent ☒ Satisfactory ☐ Unsatisfactory ☐ Non-Functioning ☐ Critical failure

d. Year of Last Major
Reconstruction/Replacement 1908

e. Expected Remaining Useful Life
(Years): 25

f. Cost to Reconstruct/Replace: \$

g. Comments: _____

63. Columns (\$)

Type (check all that apply):

☐ Concrete

☐ Masonry

- ☒ Steel
- ☐ Stone
- ☐ Wood
- ☐ Other (Specify): _____
- ☐ N/A (none)

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

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

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

c. Year of Last Major Reconstruction/Replacement 1908

d. Expected Remaining Useful Life (Years): 25

e. Cost to Reconstruct/Replace: \$ _____

f. Comments: _____

64. Footings (S)

Type (check all that apply):

- ☒ Concrete
- ☐ Other (Specify): _____

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

- ☐ Structural Cracks
- ☐ Heaving/Jacking
- ☐ Decay/Corrosion
- ☐ Water Penetration
- ☐ Unsupported Ends
- ☐ Other

X

- b. Condition ☐ Excellent ☒ Satisfactory ☐ Unsatisfactory ☐ Non-Functioning ☐ Critical failure
- c. Year of Last Major Reconstruction/Replacement 1908
- d. Expected Remaining Useful Life (Years): 25
- e. Cost to Reconstruct/Replace: \$ _____
- f. Comments: _____

65. Structural Floors (S)

- a. 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): _____
- b. 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
- c. Evidence of Structural Concerns with Structural Floor Deck (check all that apply):
- ☐ Cracks
- ☒ Deflection
- ☐ Rot/Decay/Corrosion

☐ None

d. Condition ☐ Excellent ☐ Satisfactory ☒ Unsatisfactory ☐ Non-Functioning ☐ Critical failure

e. Year of Last Major Reconstruction/Replacement 1908 f. Expected Remaining Useful Life (Years): 10

g. Cost to Reconstruct/Replace: \$150,000

h. Comments: Remove and replace steel beams that support walkway above boiler room; investigate structural issues with sagging and sloping floors at west elevation on 1st and 2nd floors; remove subfloor and reinforce floor framing at attic file cabinet storage room; remove subfloor and reinforce floor framing at attic storage room with access to roof; restore cantilever support for floor and gable roof over balcony above garage

Building Envelope

66. Exterior Walls/Columns (\$)

a. Type (check all that apply):

☐ Aluminum/Glass Curtain Wall

☒ Brick

☐ Concrete

☐ Composite Insulated Panels

☐ Masonry

☐ Steel

☒ Wood

☒ Other (Specify): Granite, cast stone

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

☐ Structural Cracks

☐ Rot/Decay/Corrosion

☐ Other Problems

☒ None

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

☒ Cracks/Gaps

☐ Inadequate flashing

☐ Efflorescence

☒ Moisture Penetration

☒ Rot/Decay/Corrosion

☐ Other Problems

☐ None

d. Condition ☐ Excellent ☐ Satisfactory ☒ Unsatisfactory ☐ Non-Functioning ☐ Critical failure

e. Year of Last Major Reconstruction/Replacement 1908 f. Expected Remaining Useful Life (Years): 10

g. Cost to Reconstruct/Replace: \$988,750

h. Comments: Remove damaged brick veneer from south west and north west corner of the building, by retaining wall failure, and replace with new brick veneer and masonry ties – full height (800 sf); remove & replace damaged decorative stone at gothic arch arcade on north elevation by failed retaining wall (300 sf); repair cracked and damaged decorative stone at various locations (250 lf); remove all cedar clapboard siding on south elevation at flat roof areas above ECP rooms and replace with hardi-plank clapboard siding (400 sf); remove all cedar shingle siding at interior court around atrium skylight and replace with hardi-plank simulated cedar siding (550 sf); remove damaged heavy timber wood trim and replace or repair at several locations along north elevation at covered porch and cantilever overhangs; repoint mortar joints at ashlar stone at entry tower (500 sf); repoint mortar joints at brick veneer south, west and east elevations (2,500 sf); remove/repair cementitious aggregate infill panels at heavy timber framing (100 sf).

67. Chimneys (\$)

☒ Yes

☐ No

a. Type (check all that apply):

☒ Masonry

☐ Concrete

☐ Metal

☐ Wood

☐ Other (Specify): _____

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

c. Year of Last Major Reconstruction/Replacement 1908 d. Expected Remaining Useful Life (Years): 20

e. Cost to Reconstruct/Replace: \$

f. Comments: _____

68. Parapets (\$)

☒ Yes

☐ No

a. Construction Type (check all that apply):

☒ Masonry

☐ Concrete

☐ Metal

☐ Wood

☐ Other (Specify): _____

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

c. Year of Last Major Reconstruction/Replacement 1908

d. Expected Remaining Useful Life (Years): 4

e. Cost to Reconstruct/Replace: \$120,000

f. Comments: Repair damaged masonry at parapet walls. Reconstruct parapet at corners where brick is failing – install relief joints. Repoint mortar joints (8 corners).

69. Exterior Doors

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

b. Do any exterior doors have magnetic locking devices?

☐ Yes

☒ No

c. Safety/Security features are adequate?

☐ Yes

☒ No

d. Year of Last Major Reconstruction/Replacement Unknown

e. Expected Remaining Useful Life (Years): 10

f. Cost to Reconstruct/Replace: \$52,140

g. Comments: Remove existing wood and hollow metal exterior doors and replace with new insulated FRP doors and hardware (6 doors).

70. Exterior Steps, Stairs, Ramps (\$)

☒ Yes

☐ No

a. Construction Type (check all that apply):

☒ Concrete

☐ Paver

☐ Steel

☐ Wood

☒ Other (Specify): Stone

c. Condition ☐ Excellent ☒ Satisfactory ☐ Unsatisfactory ☐ Non-Functioning ☐ Critical failure

d. Year of Last Major Reconstruction/Replacement 1908 e. Expected Remaining Useful Life (Years): 10

f. Cost to Reconstruct/Replace: \$109,000

g. Comments: Replace stone stairs and masonry side walls at east elevation terrace – (2 stairs, 4 risers each); rebuild masonry and stone stairs at south elevation of ECP-1 (6 risers with masonry side walls); repair stone steps and retaining wall at south elevation outside ECP 2 and 3 (2 stairs – 3 risers); Repair stone caps at both sidewalls of landscape steps at east elevation (80 lf).

71. Fire Escapes (\$)

a. Does this facility one or more fire escapes?

☒ Yes ☐

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

c. Safety features adequate

☒ Yes ☐

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

f. Cost to Reconstruct/Replace: \$

g. Comments: _____

72. Windows

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

☒ Aluminum

☐ Steel

☐ Vinyl

☒ Solid Wood

☐ Wood w/External Cladding System

☐ Other (Specify): _____

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

c. All rescue windows are operable:

☐ Yes ☒ No ☐ N/A

d. Year of Last Major
Reconstruction/Replacement 1908

e. Expected Remaining Useful Life
(Years): 4

f. Cost to Reconstruct/Replace: \$810,500

g. Comments: Remove original wood frame single pane glass window unit and replace with new aluminum clad insulated glass Weather Shield window units (2,800 sf); remove original wood frame single pane gothic arch window units and replace with new aluminum clad insulated glass Weather Shield custom window units (275 sf).

73. Roof & Skylights (S)

☒ Yes ☐ No

a. 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

☐ Metal deck on metal trusses/joists

☒ Wood deck on wood trusses/joists

☐ Wood deck on metal trusses/joists

☐ Tectum on metal trusses/joists

☐ Other (Specify): _____

b. Type of Roofing Material (check all that apply):

☐ Single-ply membrane

☒ Built-Up

☐ Asphalt shingle

☐ Pre-formed metal

☐ IRMA

☒ Slate

☐ Fluid applied seamless surfacing

☐ Other (Specify): _____

c. Evidence of Structural Concerns with Roof System (Beams/Joists/Trusses, etc.)
(check all that apply):

☐ Structural Cracks

☐ Unsupported Ends

☒ Rot/Decay/Corrosion

☐ Deflection

☐ Seriously Damaged/Missing Components

☐ Other Problems

☐ None

d. Evidence of Structural Concerns with Structural Roof Deck (check all that apply):

☐ Cracks

☐ Deflection

☒ Rot/Decay/Corrosion

☐ None

e. Does this facility have skylights?

☒ Yes

☐ No

f. Skylight Material (check all that apply):

☐ Plastic

☒ Glass

☐ Other

☐ N/A

g. Overall condition of skylights?

☐ Excellent

☐ Satisfactory

☒ Unsatisfactory

☐ Non-Functioning

☐ Critical Failure

h. Evidence of Structural Concerns with Roofing, Skylights, Flashings & Drains
(check all that apply):

☒ Failures/Splits/Cracks

☒ Rot/Decay/Corrosion

☒ Inadequate flashings/curbs/pitch pockets

☒ Inadequate or poorly functioning floor drains

☒ Evidence of water penetrations/active leaks

☐ Other (Specify): _____

☐ None

i. Overall condition of Roof & Skylights?

☐ Excellent

☐ Satisfactory

☒ Unsatisfactory

☐ Non-Functioning

☐ Critical Failure

j. Year of Last Major
Reconstruction/Replacement Unknown

k. Expected Remaining Useful Life
(Years): 2

l. Cost to Reconstruct/Replace: \$1,080,500

m. Comments: Remove existing slate roof on all pitched roof areas and replace with new asphalt shingle roof and new underlayment. Repair damaged wood sheathing and provide new gutters and leaders to grade. (10,900 sf); remove existing skylights and replace with new skylight units (2 skylights); remove large atrium skylight and replace with new large Atrium skylight unit similar to Kalwall structure (260 sf); remove existing multi-ply built-up roofing system over flat roof areas. Provide new tapered insulation as required by code and new 2 ply modified SBS roof system. Provide new fascia and roof drains. (5,000 sf roof area); remove existing cast stone cap at top of parapet walls and replace with wood blocking and provide and install new aluminum coping over parapet walls (300 lf).

Building Interior

74. Interior Bearing Walls & Fire Walls (\$)

☒ Yes

☐ No

a. Overall condition of interior bearing walls & fire walls:

☐ Excellent

☒ Satisfactory

☐ Unsatisfactory

☐ Non-Functioning

☐ Critical Failure

b. Year of Last Major
Reconstruction/Replacement 1960

c. Expected Remaining Useful Life
(Years): 20

d. Cost to Reconstruct/Replace: \$58,580

e. Comments: Provide 1 hr fire rated walls at all corridors that serve as an egress passage to exit doors or stairs (150 lf); construct egress corridor on first floor to door exiting onto east terrace to reconcile dead end corridor; modify ECP 2 and 3 rooms to provide second means of egress corridor between the 2 classrooms to the exterior.

75. Other Interior Walls

☒ Yes

☐ No

a. Overall condition of interior bearing walls & fire walls:

☐ Excellent

☒ Satisfactory

☐ Unsatisfactory

☐ Non-Functioning

☐ Critical Failure

b. Year of Last Major
Reconstruction/Replacement 1908

c. Expected Remaining Useful Life
(Years): 20

d. Cost to Reconstruct/Replace: \$

e. Comments: _____

76. Carpet

☒ Yes

☐ No

a. Where located (check all that apply):

☐ Classrooms

- ☐ Corridors
- ☒ Offices
- ☐ Assembly Spaces (auditorium, gym, playroom, etc.)
- ☐ Other Areas (Specify): _____

b. Overall condition:

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

c. Year of Last Major Reconstruction/Replacement Unknown

d. Expected Remaining Useful Life (Years): 4

e. Cost to Reconstruct/Replace: \$ _____

f. Comments: _____

77. Resilient tiles or sheet flooring

☒ Yes ☐ No (If selecting No, skip to the next numbered question)

a. Where located (check all that apply):

- ☒ Classrooms
- ☐ Corridors
- ☐ Offices
- ☐ Assembly Spaces (auditorium, gym, playroom, etc.)
- ☐ Other Areas (Specify): _____

b. Overall condition:

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

- c. Year of Last Major Reconstruction/Replacement 1960 d. Expected Remaining Useful Life (Years): 10
- e. Cost to Reconstruct/Replace: \$ _____
- f. Comments: _____

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

☒ Yes ☐ No (If selecting No, skip to the next numbered question)

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

- ☐ Classrooms
- ☒ Corridors
- ☐ Offices
- ☐ Assembly Spaces (auditorium, gym, playroom, etc.)
- ☐ Kitchen
- ☐ Locker Rooms/Toilet Rooms

☒ Other Areas (Specify): Toilets

- b. Overall condition:

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

- c. Year of Last Major Reconstruction/Replacement 1908 d. Expected Remaining Useful Life (Years): 10
- e. Cost to Reconstruct/Replace: \$ _____
- f. Comments: _____

79. Wood Flooring

☒ Yes ☐ No (If selecting No, skip to the next numbered question)

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

- ☐ Classrooms
- ☒ Corridors

☒ Offices

☐ Assembly Spaces (auditorium, gym, playroom, etc.)

☒ Other Areas (Specify): Storage rooms

b. Overall condition:

☐ Excellent

☒ Satisfactory

☐ Unsatisfactory

☐ Non-Functioning

☐ Critical Failure

c. Year of Last Major
Reconstruction/Replacement 1908

d. Expected Remaining Useful Life
(Years): 10

e. Cost to Reconstruct/Replace: \$5,000

f. Comments: Replace rotted wood floor at storage room on second floor at roof access door

80. Ceilings (H)

☒ Yes

☐ No

a. Overall condition:

☐ Excellent

☐ Satisfactory

☒ Unsatisfactory

☐ Non-Functioning

☐ Critical Failure

b. Year of Last Major
Reconstruction/Replacement Varies

c. Expected Remaining Useful Life
(Years): 2

d. Cost to Reconstruct/Replace: \$347,000

e. Comments: Remove original plaster ceilings above suspended ceilings at ECP-2 & 3; remove plaster ceilings that are starting to show signs of failure at SPS offices on first floor; replace plaster ceiling in garage below balcony; replace boiler room ceiling – provide 2 hr fire rated ceiling

81. Lockers

☐ Yes

☒ No

a. Overall condition:

☐ Excellent

☐ Satisfactory

☐ Unsatisfactory

☐ Non-Functioning

☐ Critical Failure

b. Year of Last Major Reconstruction/Replacement _____

c. Expected Remaining Useful Life (Years): _____

d. Cost to Reconstruct/Replace: \$ _____

e. Comments: _____

82. Interior Doors

☒ Yes

☐ No

a. Overall condition of 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 1960

d. Expected Remaining Useful Life (Years): 10

e. Cost to Reconstruct/Replace: \$258,000

f. Comments: Provide fire rated doors and hardware at all fire rated corridor walls (41 doors);
Remove pocket doors and replace with fire rated pair doors at corridors (2 doors);

Provide and install 90 min. fire rated door and frame at boiler room entry; Remove door hardware and replace with ADA compliant lever sets at all office and classroom doors (60 doors).

83. Interior Stairs (H)

☒ Yes

☐ No

a. Overall condition:

☐ Excellent

☒ Satisfactory

☐ Unsatisfactory

☐ Non-Functioning

☐ Critical Failure

b. Stair Material:

☐ Concrete

☒ Steel

☒ Wood

☐ Other

c. Year of Last Major
Reconstruction/Replacement 1908

d. Expected Remaining Useful Life
(Years): 20

e. Cost to Reconstruct/Replace: \$292,750

f. Comments: Remove non-compliant stairs at end of corridor to ECP classrooms and construct code compliant stair and fire rated enclosure; Construct new enclosed stair northwest end of Special Ed and office wing connecting all levels to reconcile dead end corridors on first and second floor levels; Provide 42" high safety railing around skylit atrium at second floor; Provide 42" high safety railing at first floor balcony at entry lobby; Provide code compliant handrail at entry lobby stairs and stairs up to second and third floors; Replace deteriorated wood stairs that lead up to tower roof.

84. Elevator, Lift & Escalators (H)

☒ Yes

☐ No

a. Overall condition of interior bearing walls & fire walls:

☐ Excellent

☐ Satisfactory

☐ Unsatisfactory

☒ Non-Functioning

☐ Critical Failure

b. Year of Last Major Reconstruction/Replacement 1908 c. Expected Remaining Useful Life (Years): 0

d. Cost to Reconstruct/Replace: \$150,000

e. Comments: Remove non-functioning elevator & close floor & wall openings.

85. Swimming Pool & Swimming Pool Systems (H)

☐ Yes ☒ No

a. Overall condition of interior bearing walls & fire walls:

☐ 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: \$

Comments: _____

86. Interior Bleachers

☐ Yes ☒ No

a. Overall condition of interior bleachers:

☐ 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: _____

HVAC Systems

87. Heat Generating Systems (H)

☒ Yes ☐ No

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

- ☐ Biomass
☒ Boiler/Hot Water
☐ Boiler/Steam
☐ Cogeneration Plant
☐ Electric
☐ Furnace/Forced Air
☐ Geothermal
☐ Heat Pump
☐ Unit Ventilation
☐ Other

b. Overall condition of interior bearing walls & fire walls:

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

c. Year of Last Major Reconstruction/Replacement 2009

d. Expected Remaining Useful Life (Years): 5

e. Cost to Reconstruct/Replace: \$616,000

f. Comments: Tune up both oil fired burners & repair as required (\$5k). Repair or replace the leaking Weil McClain oil filter system (\$1K). Reinsulate the missing sections of boiler breeching for safety & comfort (\$10k). Replace both boilers with energy efficient boilers (\$600k).

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

☐ Yes ☒ No

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

- | | |
|---|--|
| <input checked="" type="checkbox"/> Natural Ventilation | <input type="checkbox"/> Heat Pump |
| <input type="checkbox"/> Central System | <input type="checkbox"/> Split System/Variable Refrigerant |
| <input type="checkbox"/> Energy Recovery Ventilator | <input type="checkbox"/> Powered Relief Air System |
| <input type="checkbox"/> Rooftop Units | <input type="checkbox"/> Gravity/Barometric Relief |
| <input type="checkbox"/> Unitary (UV's, FC/BC, PTAC) | <input type="checkbox"/> Other (specify) _____ |
| <input type="checkbox"/> Forced Air Furnace | |

b. Overall condition of ventilation system:

- ☐ 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: \$2,102,500

f. Comments: Replace the removed exhaust fan in the bathroom adjacent to the Facility Director's office (\$7.5k). Provide mechanical fresh air & relief for all Pre-K student occupied areas, including OT/PT area. Includes A/C to replace window A/C units & split A/C units (\$400k). Provide mechanical exhaust for the Pre-K bathroom areas (2) (\$75k). Provide HVAC in the STEAM Director's office (\$40k). Provide mechanical fresh air for all spaces throughout the building. Assume 30 additional spaces total (\$1.5 mil). Provide heat & ventilation in the attic records storage rooms (2) (\$80k).

89. Mechanical Cooling/Air Conditioning Systems

☒ Yes ☐ No

a. Types of Mechanical Cooling (check all that apply):

- ☐ Chiller/Chilled Water
- ☐ Geothermal
- ☐ Air Cooled
- ☐ Water Cooled
- ☒ DX/Split System
- ☐ Other

b. Overall condition:

☐ Excellent

☒ Satisfactory

☐ Unsatisfactory

☐ Non-Functioning

☐ Critical Failure

c. Year of Last Major
Reconstruction/Replacement 2005

d. Expected Remaining Useful Life
(Years): 5

e. Cost to Reconstruct/Replace: \$

f. Comments: _____

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

☒ Yes

☐ No

a. Overall condition:

☐ Excellent

☒ Satisfactory

☐ Unsatisfactory

☐ Non-Functioning

☐ Critical Failure

b. Year of Last Major
Reconstruction/Replacement 1995

c. Expected Remaining Useful Life
(Years): 5

d. Cost to Reconstruct/Replace: \$147,000

e. Comments: Provide additional HW heat in the Superintendent's secretaries area to supplement the undersized electric baseboard radiation (\$40k). Replace the disconnected HW circulator pump in the boiler room (\$2.5k). Repair the leaking valve in the boiler room (\$4k). Replace the deteriorated auto air vent on the attic HW heating piping (\$500). Perform reconstruction/replacement of heating system piping in continuation of the Districts' on-going program (allowance) (\$100k).

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

☐ Yes

☒ No

a. Overall condition:

☐ Excellent

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

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

92. HVAC Control Systems (H)

☒ Yes ☐ No

- a. Types of Mechanical Cooling (check all that apply):

- ☒ Pneumatic
- ☐ Electric
- ☐ Digital Direct Control (DDC)
- ☐ Web Based DDC

- b. Overall condition:

- ☐ 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: \$250,000
- f. Comments: Provide a full DDC control system in the building allow for individual room control & eliminate over/under heating conditions. Also allows for HW reset & night setback capabilities.

Plumbing

93. Water Supply System (H)

☒ Yes

☐ No

a. Types of Pipes (check all that apply):

☐ Asbestos/transite

☒ Copper

☒ Galvanized

☐ Iron

☐ Lead

☐ PVC/CPVC/PEX/Plastic

☐ Other (Specify): _____

b. Overall condition:

☐ Excellent

☒ Satisfactory

☐ Unsatisfactory

☐ Non-Functioning

☐ Critical Failure

c. Year of Last Major Reconstruction/Replacement 1956

d. Expected Remaining Useful Life (Years): 5

e. Cost to Reconstruct/Replace: \$58,500

f. Comments: Reinsulate the bare piping in the boiler room for safety & energy savings (\$7.5k). Replace the leaking valve by the PRV in the boiler room & replace the non-functional gauge (\$1k). Perform reconstruction/replacement of plumbing system piping in continuation of the District's ongoing program (allowance) (\$50k).

94. Sanitary System (H)

☒ Yes

☐ No

a. Types of Pipes (check all that apply):

☐ Asbestos/transite

☐ Copper

☐ Galvanized

☒ Iron

☐

Lead

☐

PVC/CPVC/PEX/Plastic

☐

Other (Specify):

a. Types of Special Sanitary Systems (check all that apply):

☐

Acid Waste & Vent

☐

Grease Interceptor

☐

Oil Separator

☐

Pumping Station

☐

Sediment Trap

☐

Septic Tank

☐

Waste Water Treatment Plant

c. Overall condition:

☐

Excellent

☒

Satisfactory

☐

Unsatisfactory

☐

Non-Functioning

☐

Critical Failure

d. Year of Last Major
Reconstruction/Replacement 1956

e. Expected Remaining Useful Life
(Years): 5

f. Cost to Reconstruct/Replace: \$25,000

g. Comments: Perform reconstruction/replacement of the sanitary waste piping system in continuation of the District's ongoing program (allowance).

95. Storm Water Drainage System (H)

☒

Yes

☐

No

a. Types of Pipes (check all that apply):

☒

Iron

☐

Galvanized

☐

Copper

- ☐ Lead
- ☐ Plastic
- ☐ Other (Specify): _____

b. Overall condition:

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

c. Year of Last Major
Reconstruction/Replacement 1956

d. Expected Remaining Useful Life
(Years): 5

e. Cost to Reconstruct/Replace: \$ _____

f. Comments: _____

96. Hot Water Heaters (H)

☒ Yes ☐ No

a. Types of Fuel (check all that apply):

- ☐ Oil
- ☐ Natural Gas
- ☒ Electricity
- ☐ Propane
- ☐ Other (Specify): _____

b. Overall condition:

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

c. Year of Last Major
Reconstruction/Replacement 2011

d. Expected Remaining Useful Life
(Years): 6

- e. Cost to Reconstruct/Replace: \$25,000
- f. Comments: Replace the 9-year-old GE electric water heater which is nearing end of life (\$20k). Remove the abandoned water tank in the boiler room to provide additional maintenance & storage space (\$5k).
-

97. Plumbing Fixtures (H)

☒ Yes ☐ No

- a. Overall condition:

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

- b. Year of Last Major Reconstruction/Replacement 1956 c. Expected Remaining Useful Life (Years): 5

- d. Cost to Reconstruct/Replace: \$35,000

- e. Comments: Repair loose cold-water faucet & badly leaking toilet in Pre-K bathroom (\$1k), restore hot water to Pre-K bathroom sinks (2), including mixing valves as necessary (\$15k). Restore hot water to the basement bathroom sink (\$2.5k). Provide vacuum breaker on basement slop sink to prevent back siphonage (\$2.5k). Provide an emergency eyewash station in the building for emergency use (\$4k). Repair or replace the 2nd floor attic toilet which is non-functional (\$5k). Replace one non-functional exterior hose faucet (\$5k).
-

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

☒ Yes ☐ No

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

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

- b. Year of Last Major c. Expected Remaining Useful Life

Reconstruction/Replacement 1956 (Years): 5

d. Cost to Reconstruct/Replace: \$ _____

e. Comments: _____

Fire Suppression Systems

99. Fire Suppression Systems (H)

☐ Yes

☒ No

a. Types of fire suppression system (check all that apply):

☐ Wet Sprinkler System

☐ Dry Sprinkler System

☐ Standpipes

☐ Hose Cabinets

☐ Kitchen Hood Fire Suppression

☐ Data Special Agent Suppression

☐ Limited Area Sprinkler System

☐ Dust Collector Spark Arrestor

☐ Paint Booth Fire Suppression

☐ Other (Specify): _____

b. Overall 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: _____

100. Kitchen Hoods (H)

☐ Yes ☒ No

a. Type of Hood:

☐ Yes – Type 1 Grease & Smoke

☐ Yes – Type 2 Heat & Condensation

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

☐ Yes

☐ No

c. Overall 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: _____

Electrical Systems

101. Electrical Power Distribution System (H)

☒ Yes ☐ No

a. Electrical Supply meets current needs:

☒ Yes

☐ No

b. Overall condition:

☐ Excellent

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

- c. Year of Last Major Reconstruction/Replacement 1994
- d. Expected Remaining Useful Life (Years): 5
- e. Cost to Reconstruct/Replace: \$81,250
- f. Comments: Provide blank space cover in the 3rd floor storage room electrical panels as per code (\$500). Repair the rooftop lightning protection system to restore to proper operation (\$20k). Replace 5 missing exterior electrical box covers to restrict access (\$750). Replace the older type Federal Pacific circuit breaker panels (\$60k).

102. Lighting Fixtures (H)

- ☒ Yes ☐ No

- a. Condition of Lighting Fixtures:
- ☐ Excellent
- ☒ Satisfactory
- ☐ Unsatisfactory
- ☐ Non-Functioning
- ☐ Critical Failure
- b. Year of Last Major Reconstruction/Replacement 1994
- c. Expected Remaining Useful Life (Years): 5
- d. Cost to Reconstruct/Replace: \$280,500
- e. Comments: Provide lenses or sleeves over exposed T-12 fluorescent light bulbs in the Pre-K area (\$2.5k). Provide 7 additional exterior building mounted light fixtures for proper coverage (\$28K). Retrofit or replace the existing T-8 & T-12 fluorescent lighting to LED to improve system maintenance & energy efficiency (\$250k).

103. Emergency/Exit Lighting Systems (H)

- ☒ Yes ☐ No

- a. Condition of Emergency/Exit Lighting Systems:
- ☐ Excellent
- ☒ Satisfactory
- ☐ Unsatisfactory

☐ Non-Functioning

☐ Critical Failure

b. Year of Last Major Reconstruction/Replacement 1995

c. Expected Remaining Useful Life (Years): 5

d. Cost to Reconstruct/Replace: \$7,850

e. Comments: Verify proper operation of all emergency lighting & repair/replace as necessary (allowance) (\$2.5k). Provide lighted exit signs to all access points to fire escapes (\$4k). Add an exit sign to the front main entrance (\$1k).

104. Emergency/Standby Power System (H)

☐ Yes

☒ No

a. Types of Back-Up Power System (check all that apply):

☐ Generator Fuel Gas/Propane

☐ Generator Diesel/Fuel Oil

☐ Receptacle for Mobile Generator Connection

☐ Central Battery Inverter

☐ Integral Fixture/Battery Equipment

☐ Other (Specify): _____

b. Overall 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: _____

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

☒ Yes

☐ No

a. Overall condition of Fire Alarm Systems:

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

- b. Year of Last Major Reconstruction/Replacement 1995
- c. Expected Remaining Useful Life (Years): 5
- d. Cost to Reconstruct/Replace: \$205,000
- e. Comments: Provide a smoke detection, ADA height pull stations, speaker/strobe units, etc. in all Pre-K areas to comply with current code (\$30k). Replace the older type Silent Knight fire alarm system with a new ADA compliant system including smoke detection, ADA height pull stations, speaker/strobes, etc., as required by current code (\$175k).

106. Carbon Monoxide Alarm System (H)

- ☒ Yes ☐ No

- a. Type of Alarm System:
- ☒ 10-year battery stand alone alarm
- ☐ Hardwired/interconnected detection & alarm
- ☐ Gas detection (et NG/CO)
- ☐ Other (Specify): _____
- b. Overall condition:
- ☐ Excellent
- ☒ Satisfactory
- ☐ Unsatisfactory
- ☐ Non-Functioning
- ☐ Critical Failure
- c. Year of Last Major Reconstruction/Replacement 2017
- d. Expected Remaining Useful Life (Years): 7
- e. Cost to Reconstruct/Replace: \$20,000
- f. Comments: Replace battery CO detectors with hard wired CO detectors tied into the fire alarm panel. Assume 10 locations.

107. Communication System (H)

☒ Yes

☐ No

a. Type of Communication System (check all that apply):

☐ Public Address

☒ Phones (VOIP)

☐ Phones (Cellular)

☐ Phones (Other

☐ Mass Notification

☐ Emergency Voice Communication Fire Alarm System

☐ Lockdown Notification System

☐ Other (eg. Radio) (describe): _____

b. Communication systems are adequate:

☒ Yes

☐ No

c. Overall condition:

☐ Excellent

☒ Satisfactory

☐ Unsatisfactory

☐ Non-Functioning

☐ Critical Failure

d. Year of Last Major
Reconstruction/Replacement 2017

d. Expected Remaining Useful Life
(Years): 12

e. Cost to Reconstruct/Replace: \$ _____

f. Comments: _____

109. Does this facility have a fuel dispensing system?

☐ Yes

☒ No

a. Overall condition:

☐ Excellent

☐ Satisfactory

☐ Unsatisfactory

☐ Non-Functioning

☐ Critical Failure

b. Year of Last Major
Reconstruction/Replacement _____

c. Expected Remaining Useful Life
(Years): _____

d. Cost to Reconstruct/Replace: \$ _____

e. Comments: _____

110. Does this facility have vehicle lifts?

☐ Yes

☒ No

a. Overall condition:

☐ Excellent

☐ Satisfactory

☐ Unsatisfactory

☐ Non-Functioning

☐ Critical Failure

b. Year of Last Major
Reconstruction/Replacement _____

c. Expected Remaining Useful Life
(Years): _____

d. Cost to Reconstruct/Replace: \$ _____

e. Comments: _____

111. Does this facility have a bus wash system?

☐ Yes

☒ No

a. Overall condition:

☐ Excellent

☐ Satisfactory

☐ Unsatisfactory

☐ Non-Functioning

☐ Critical Failure

b. Year of Last Major
Reconstruction/Replacement _____

c. Expected Remaining Useful Life
(Years): _____

d. Cost to Reconstruct/Replace: \$ _____

e. Comments: _____

Accessibility

112. Exterior Accessible Route to Building (H)

People with disabilities should be able to arrive on site, approach the building, and enter 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.

a. Is there an accessible exterior route as specified above?

☐ Yes

☒ No

b. Features provided for exterior accessible route (check all that apply):

☐ Curb ramps

☐ Exterior ramps

☒ Handicap parking

c. Cost of improvements needed to provide exterior accessible route to building:

\$285,250

d. Comments: Provide ADA compliant ramp at east elevation by outdoor plaza outside Board room (50 lf); Provide ADA compliant ramp at south elevation entry door to ECP room 1 (75 lf); Provide ADA compliant ramp and walks from lower level ECP 2 & 3 up to ECP 1 level and provide accessible route to new ramp at east elevation outdoor plaza; Provide landing and transition ramp to grade at exit doors to exterior - 3 locations.

113. Is there an accessible route to recreational facilities?

☐ Yes

☒ No

a. Cost of improvements needed to provide exterior accessible route to building:

\$

b. Comments: Costs for providing ramps and walks to recreational areas are included in item 112

114. Exterior recreational facilities that are on an accessible route & meet accessibility standard (check all that apply):

☒ Playground and play equipment

☐ Playfield(s)

☐ Athletic Field(s)

- ☐ Exterior Bleachers
- ☐ Bathroom Facilities
- ☐ Concession Stand

a. Cost of improvements to needed to provide exterior accessible route to recreational facilities:

\$ _____

b. Comments: Costs for providing ramps and walks to recreational areas are included in item 112

115. Interior Accessible Route, Access to Goods & Services, & 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 including drinking fountains, telephones, and other amenities.

Is there an accessible interior route as specified above?

☐ Yes

☒ No

a. Cost of improvements to needed to provide inter accessible route(s) as specified above:

\$ _____

b. Comments: _____

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

- a. Cost of improvements to needed to provide interior spaces that meet accessibility standards:

\$394,160

- b. Comments: Renovate 1 existing toilet on first floor to provide ADA compliant toilet facility for staff and public use; Renovate existing toilets to provide M & F ADA compliant toilet facility on ground floor level near ECP 1 & 2 rooms; Widen entry doors at first floor offices to provide 36" wide door and frame (6 doors); Install new LULA elevator in entry lobby to provide interior handicapped access to the first floor administration office area.

Environment/Comfort/Health

117. General Appearance

- a. Overall Rating:

☐ Good

☒ Fair

☐ Poor

- b. Comments: _____

118. Cleanliness (H)

- a. Overall Rating:

☒ Good

☐ Fair

☐ Poor

- b. Comments: _____

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

☐ Yes

☒ No

- a. If Yes: At least 6 ft. long?

☐ Yes

☒ No

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

☐ Yes

☒ No

121. Lighting Quality (H)

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

☒ Daylight

☒ Not full spectrum

☐ Full Spectrum

☐ LED

☒ Fluorescent

☐ Other (describe): _____

b. Are there blinds in the classrooms to prevent glare?

☐ Yes

☐ No

c. Overall Rating:

☒ Good

☐ Fair

☐ Poor

d. Comments: _____

122. Evidence of Vermin (H)

a. 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)

a. Is there visible mold or moldy odors?

☒ Yes

☐ No

b. If yes, where? (check all that apply)

☐ Classrooms

☐ Locker rooms

☒ Hallways

☐ Labs

☐ Ventilation System

☐ Workshops

☐ Toilet Rooms

☒ Offices

☐ Cafeteria

☐ Storage

☐ Kitchen

☐ Crawlspace

☐ Auditorium

☐ Attic

☐ Gymnasium

☐ Other places (describe): _____

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

☒ Paper-faced or gypsum products

☐ Cellulose products (typically ceiling tiles)

c. Is there evidence of water intrusion?

☒ Yes

☐ No

124. Humidity/Moisture (H)

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

☐ Good

☒ Fair

☐ Poor

b. 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

c. 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)

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

☐ Yes

☒ No

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

☐ Yes

☒ No

c. Are fresh air intakes free of blockage?

☒ Yes

☐ No

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

☐ Yes

☒ No

e. Are dampers functioning as designed?

☒ Yes

☐ No

f. Condition of air filters:

☐ Good

☒ Fair

☐ Poor

g. Outside air adequate for occupant load:

☐ Yes

☒ No

h. Rating of ventilation/indoor air quality:

☐ Good

☒ Fair

☐ Poor

I. Comments: _____

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

a. Does the School District use EPA's Tools for Schools Program?

☐ Yes ☒ No

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

☒ Yes ☐ No

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

☒ Yes ☐ No

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

☒ Yes ☐ No

a. Is vegetation kept 1 ft. away from the building?

☐ Yes ☒ No

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

☒ Yes ☐ No

c. Is there a certified pesticide applicator on staff?

☐ Yes ☒ No

d. Are pesticides used in the buildings?

☐ Yes ☒ No

If **yes**, how are they typically applied?

☐ Spot Treatment ☐ Area wide treatments

e. Are pesticides used on the grounds?

☐ Yes ☒ No

If **yes**, was an emergency exemption granted by the Board of Education?

☐ Yes ☐ No

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

☐ Yes

☒ No

a. Has the 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

If yes, did the school take steps to mitigate these elevated radon levels?

☐ Yes, active mitigation system installed

☐ Yes, passive mitigation system active

☐ Yes, ventilation controls (HVAC) adjusted

☐ Yes, other: _____

☐ No action taken

Emergency Shelter

129. Does this building serve as an emergency shelter?

☐ Yes

☒ No

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

☐ Yes

☐ No

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

☐ Yes

☐ No

c. 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

☐ Other (specify) _____

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

☐ Yes

☐ No

If yes, is the area outfitted for:

☐ Full preparation

☐ Warming capability only

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

☐ Warming/cooking equipment

☐ Refrigeration equipment

☐ Other kitchen equipment

f. Potable water:

☐ Provided by municipal system

☐ Provided by on-site wells – not connected to the emergency generator

☐ Provide by on-site wells – connected to the emergency generator

g. Sanitary:

☐ Gravity discharge

☐ Force main pump station – not connected to the emergency generator

☐ Force main pumping station – connected to the emergency generator