2020 Building Condition Survey Instrument

1. Name of School District: Greenburgh Central School District

2. Building Name: Woodlands Middle/High School

3. SED District Number: 6 6 0 4 0 7 0 6
   District BEDS Code

4. SED Control Number: 0 0 0 7

5. Survey Inspection Date: _____

6. Building 911 Address: 475 W. Hartsdale Avenue

7. City: Hartsdale 8. Zip Code: 10530

9. Certificate of Occupancy Status:

- [X] A – Annual
- [ ] T – Temporary
- [ ] N - None

10. Certificate of Occupancy Expiration Date: April 1, 2021

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

[ ] Yes [X] No

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

[X] Yes [ ] No

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

[ ] Yes [X] 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)

$33,638,000

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

[ ] Excellent [ ] Satisfactory [X] 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 [X] 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: seeba@bbsarch.com

20. A/E Name: Frederick W. Seeba, P.E., LEED AP

21. A/E License number: 068018

Building Age and Gross Square Footage

22. Building Age

	Year
Original Construction	1962
Addition #1	1978
Addition #2	
Addition #3	
Addition #4	
Addition #5	
Addition #6	

23. Square feet of Construction

	Sq. Feet
Original Construction	
Addition #1	
Addition #2	
Addition #3	
Addition #4	
Addition #5	
Addition #6	

24. Gross Square Footage building as currently configured: 123,190

25. Number of Floors: 3

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

	Count Employees
Full-time custodians:	10
Part-time custodians:	0
Totals:	**10**

Building Ownership and Occupancy Status

27. Building Ownership (check one):

- [X] Owned and used by district
- [ ] Owned by District and leased to non-district entity
- [ ] Owned by district, part used by district, part leased to non-district entity
- [ ] Owned by non-district entity and leased to district

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

- [X] Used for student instructional purposes
- [X] 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) 709

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

Permanent instructional spaces (i.e., regular classrooms) 709

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)

- [ ] Cafeteria
- [ ] Gymnasium
- [ ] Administrative Spaces
- [ ] Library
- [ ] Lobby
- [ ] Stairwell
- [ ] Storage Space
- [ ] Other (please describe) _____

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

_____

32. Grades Housed (check all that apply):

[ ]	Pre-K	[X]	7
[ ]	K	[X]	8
[ ]	1	[X]	9
[ ]	2	[X]	10
[ ]	3	[X]	11
[ ]	4	[X]	12
[ ]	5	[ ]	Ungraded
[ ]	6	[ ]	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? [X] Yes [ ] No

Program Spaces

35. Number of Instructional classrooms: 57

36. Gross square footage of all instruction classrooms (combined): 49,800

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

[ ]	N/A (none)	[X]	Guidance	[X]	Multipurpose Rooms	[X]	Special Education
[X]	Administration	[X]	Gymnasium	[X]	Music	[ ]	Swimming Pool
[X]	Art	[X]	Health Suite	[ ]	Pre-K	[X]	Teacher Resource
[X]	Audio Visual	[X]	Home & Careers	[X]	Remedial Rooms	[X]	Technology/Shop
[X]	Auditorium	[X]	Kitchen	[X]	Resource Room	[ ]	Other (describe)
[X]	Cafeteria	[ ]	Large Group Instruction	[X]	Science Lab		
[X]	Computer Room	[X]	Library				

Space Adequacy

38. Rating of Space Adequacy

[ ] Good [X] Fair [ ] Poor

38a. Enter Comments: _____

Site Utilities

39. Water (H)

[X] Yes [ ] No

a. Type of Service:

[X] Municipal or Utility provided [ ] Well [ ] Other

b. Types of Water Service:

[ ] Iron

[ ] Galvanized

[X] Copper

[ ] Lead

[ ] PVC

[ ] Other

[ ] N/A (None)

c. Condition [ ] Excellent [X] Satisfactory [ ] Unsatisfactory [ ] Non-Functioning [ ] Critical failure

d. Year of Last Major Reconstruction/Replacement: 2018

e. Expected Remaining Useful Life (Years): 10

f. Cost to Reconstruct/Replace: $50,000

g. Comments: Provide an RPZ type backflow preventor on the main water service.

40. Site Sanitary (H)

[X] Yes [ ] No

a. Type of Service:

[X] Municipal or Utility provided [ ] Site Septic [ ] Other

b. Condition [ ] Excellent [X] Satisfactory [ ] Unsatisfactory [ ] Non-Functioning [ ] Critical failure

c. Year of Last Major Reconstruction/Replacement: 1961

d. Expected Remaining Useful Life (Years): 10

e. Cost to Reconstruct/Replace: $

f. Comments: _____

41. Site Gas (H)

[X] Yes [ ] No

a. Type of Gas Service:

[X] Natural Gas [ ] Liquid Petroleum

b. Condition [ ] Excellent [ ] Satisfactory [ ] Unsatisfactory [X] Non-Functioning [ ] Critical failure

c. Year of Last Major Reconstruction/Replacement: 1961

d. Expected Remaining Useful Life (Years): 0

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

f. Comments: Replace crushed gas service to restore to operation and allow dual firing of boilers as designed.

42. Site Fuel Oil (H)

[X] Yes [ ] No

a. Number of above ground tanks: 1

1. Capacity of above ground tanks (gallons): 3,000

b. The number of below ground tanks:

Capacity of below ground tanks (gallons)

1.

c. Condition [ ] Excellent [X] Satisfactory [ ] Unsatisfactory [ ] Non-Functioning [ ] Critical failure

d. Year of Last Major Reconstruction/Replacement: 2003

e. Expected Remaining Useful Life (Years): 23

f. Cost to Reconstruct/Replace: $250,000

g. Comments: Upgrade tank size which was sized based upon dual fuel capability which is no longer functional.

43. Site Electrical, Including Exterior Distribution (H)

[X] Yes [ ] No

a. Service Provider:

[X] Municipal or utility provided

[ ] Self-Generated

[ ] Other

[ ] N/A

b. Type of Service:

[ ] Above Ground

[X] Below Ground

[ ] N/A

c. Condition [ ] Excellent [X] Satisfactory [ ] Unsatisfactory [ ] Non-Functioning [ ] Critical failure

d. Year of Last Major Reconstruction/Replacement: 1968

e. Expected Remaining Useful Life (Years): 10

f. Cost to Reconstruct/Replace: $

g. Comments:

Site Features

44. Closed Drainage Pipe Stormwater Management System

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

[X] Yes [ ] No (If selecting No, skip to the next numbered question)

b. Condition [ ] Excellent [X] Satisfactory [ ] Unsatisfactory [ ] Non-Functioning [ ] Critical failure

c. Year of Last Major Reconstruction/Replacement: 1978

d. Expected Remaining Useful Life (Years): 10

e. Cost to Reconstruct/Replace: $80,000

f. Comments: Connect roof drains to new underground piping in west courtyard and provide new headwall to retention pond.

45. Open Drainage Pipe Stormwater Management System

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

[X] Yes [ ] No (If selecting No, skip to the next numbered question)

b. Condition [ ] Excellent [X] Satisfactory [ ] Unsatisfactory [ ] Non-Functioning [ ] Critical failure

c. Year of Last Major Reconstruction/Replacement: 2007

d. Expected Remaining Useful Life (Years): 10

e. Cost to Reconstruct/Replace: $

f. Comments: _____

46. Catch Basins/Drop Inlets/Manholes

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

[X] Yes [ ] No (If selecting No, skip to the next numbered question)

b. Condition [ ] Excellent [X] Satisfactory [ ] Unsatisfactory [ ] Non-Functioning [ ] Critical failure

c. Year of Last Major Reconstruction/Replacement 1978

d. Expected Remaining Useful Life (Years): 10

e. Cost to Reconstruct/Replace: $ _____

f. Comments: _____

47. Culverts

a. Does this facility have culverts?

[X] Yes [ ] No (If selecting No, skip to the next numbered question)

b. Condition [ ] Excellent [X] 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: $ _____

f. Comments: _____

49. Infiltration basins/chambers

a. Does this facility have infiltration basins/chambers?

[ ] Yes [X] 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 [X] 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?

[X] Yes [ ] No (If selecting No, skip to the next numbered question)

b. Condition [ ] Excellent [X] Satisfactory [ ] Unsatisfactory [ ] Non-Functioning [ ] Critical failure

c. Year of Last Major Reconstruction/Replacement 1978

d. Expected Remaining Useful Life (Years): 10

e. Cost to Reconstruct/Replace: $ _____

f. Comments: _____

52. Manufactured Stormwater Proprietary Units?

a. Does this facility have proprietary units?

[ ] Yes [X] 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)

[ ]

[ ] Combined sewer system

[X] Surface Water

[ ] On-Site Recharge

[X] Other (describe): Retention Pond

[ ] Not Applicable

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

[X] Yes

[ ] No

[ ] Not Applicable

Other Site Features

55. Pavement (Roadways and Parking Lots)

[X] Yes [ ] No

a. Type: (check all that apply)

[X] Concrete

[ ] Asphalt

[ ] Gravel

[ ] Other

b. Condition [ ] Excellent [ ] Satisfactory [X] Unsatisfactory [ ] Non-Functioning [ ] Critical failure

c. Year of Last Major Reconstruction/Replacement: 2010

d. Expected Remaining Useful Life (Years): 5

e. Cost to Reconstruct/Replace: $765,000

f. Comments: At track/bleachers, pave driveway at S/W corner and add handicapped & ambulance parking ($40k). Repave front (north) lot & bus lot ($360k). Repave asphalt play are adjacent to tennis courts ($75k). Repair & overlay east & west lots ($290k).

56. Sidewalks

[X] Yes [ ] No

a. Type: (check all that apply)

[X] Asphalt

[X] Concrete

[ ] Gravel

[ ] Paver

[ ] Other

b. Condition [ ] Excellent [X] Satisfactory [ ] Unsatisfactory [ ] Non-Functioning [ ] Critical failure

c. Year of Last Major Reconstruction/Replacement: 2013

d. Expected Remaining Useful Life (Years): 10

e. Cost to Reconstruct/Replace: $85,000

f. Comments: Replace certain damaged concrete flags at front entry. Repave asphalt sidewalks at south courtyard.

57. Playgrounds and Playground Equipment

[ ] Yes [X] 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:

58. Athletic Fields and Play Fields

[X] Yes [ ] No

a. Condition [ ] Excellent [X] Satisfactory [ ] Unsatisfactory [ ] Non-Functioning [ ] Critical failure

b. Year of Last Major Reconstruction/Replacement 2010 c. Expected Remaining Useful Life (Years): 5

d. Cost to Reconstruct/Replace: $1,750,000

e. Comments: Fully reconstruct tennis courts & fencing ($500k). Replace synthetic turf field ($750k). Mill & overlay running track & install resilient surface ($500k).

f. Does the facility have synthetic turf fields?

[X] Yes [ ] No

1. If **yes**, how many synthetic turf fields? 1

2. Expected Remaining Useful Life of Synthetic Turf Field(s): 0

3. Type of synthetic turf infill: Unknown

59. Exterior Bleachers/Stadiums

[X] Yes [ ]

a. Condition [ ] Excellent [X] Satisfactory [ ] Unsatisfactory [ ] Non-Functioning [ ] Critical failure

b. Year of Last Major Reconstruction/Replacement 2010 c. Expected Remaining Useful Life (Years): 10

d. Cost to Reconstruct/Replace: $1,500

e. Comments: Cut seating benches at new pressbox platforms for access.

f. Seating Capacity Home 720, Visitors 430

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

[X] Yes [ ] No (If selecting No, skip to the next numbered question)

a. Condition [ ] Excellent [X] Satisfactory [ ] Unsatisfactory [ ] Non-Functioning [ ] Critical failure

b. Year of Last Major Reconstruction/Replacement 2018

c. Expected Remaining Useful Life (Years): 20

d. Cost to Reconstruct/Replace: $

e. Comments:

Building Structure

61. Foundation (S)

a. Type (check all that apply):

[X] Reinforced Concrete

[ ] Masonry on Concrete Footing

[ ] Other (Specify):

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

[ ] Structural Cracks

[ ] Heaving/Jacking

[ ] Decay/Corrosion

[ ] Water Penetration

[ ] Unsupported Ends

[ ] Other

[X] None

c. Condition [ ] Excellent [X] Satisfactory [ ] Unsatisfactory [ ] Non-Functioning [ ] Critical failure

d. Year of Last Major Reconstruction/Replacement 1978

e. Expected Remaining Useful Life (Years): 25

f. Cost to Reconstruct/Replace: $

g. Comments:

62. Piers (S)

☐ 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 _____

e. Expected Remaining Useful Life (Years): _____

f. Cost to Reconstruct/Replace: $ _____

g. Comments: _____

63. Columns (S)

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 1978

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

☐ None

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

c. Year of Last Major Reconstruction/Replacement 1978

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
- [X] Concrete/Metal Deck/Metal Joists
- [ ] Cast-in-Place Concrete Structural System
- [ ] Precast Concrete Structural System
- [X] 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
- [X] None

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

- [ ] Cracks
- [ ] Deflection
- [ ] Rot/Decay/Corrosion
- [X] None

d. Condition [ ] Excellent [X] Satisfactory [ ] Unsatisfactory [ ] Non-Functioning [ ] Critical failure

e. Year of Last Major Reconstruction/Replacement: 1978

f. Expected Remaining Useful Life (Years): 25

g. Cost to Reconstruct/Replace: $

h. Comments:

Building Envelope

66. Exterior Walls/Columns (S)

a. Type (check all that apply):

- [ ] Aluminum/Glass Curtain Wall
- [ ] Brick
- [ ] Concrete
- [ ] Composite Insulated Panels
- [X] Masonry
- [ ] Steel
- [ ] Wood
- [X] Other (Specify): Stucco

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

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

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

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

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

e. Year of Last Major Reconstruction/Replacement 1978

f. Expected Remaining Useful Life (Years): 20

g. Cost to Reconstruct/Replace: $50,000

h. Comments: Repair stucco at kitchen service court.

67. Chimneys (S)

☒ 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 1978

d. Expected Remaining Useful Life (Years): 15

e. Cost to Reconstruct/Replace: $

f. Comments: _____

68. Parapets (S)

☐ 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 _____

d. Expected Remaining Useful Life (Years): _____

e. Cost to Reconstruct/Replace: $ _____

f. Comments: _____

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: 1999

e. Expected Remaining Useful Life (Years): 10

f. Cost to Reconstruct/Replace: $70,000

g. Comments: Replace exterior hollow metal doors with FRP at following locations: pair near music 4, 2 pair at gym link corridor, triple set near business.

70. Exterior Steps, Stairs, Ramps (S)

☒ Yes ☐ No

a. Construction Type (check all that apply):

☒ Concrete

☐ Paver

☐ Steel

☐ Wood

☐ Other (Specify): _____

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

d. Year of Last Major Reconstruction/Replacement: 1978

e. Expected Remaining Useful Life (Years): 5

f. Cost to Reconstruct/Replace: $ _____

g. Comments: _____

71. Fire Escapes (S)

a. Does this facility one or more fire escapes?

[ ] Yes [X] No

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

c. Safety features adequate

[ ] Yes [ ]

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

f. Cost to Reconstruct/Replace: $ _____

g. Comments: _____

72. Windows

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

[X] Aluminum

[ ] Steel

[ ] Vinyl

[ ] Solid Wood

[ ] Wood w/External Cladding System

[ ] Other (Specify): _____

b. Condition [ ] Excellent [ ] Satisfactory [X] Unsatisfactory [ ] Non-Functioning [ ] Critical failure

c. All rescue windows are operable:

[X] Yes [ ] No [ ] N/A

d. Year of Last Major Reconstruction/Replacement 1978 e. Expected Remaining Useful Life (Years): 0

f. Cost to Reconstruct/Replace: $9,360,000

g. Comments: Replace all windows, storefront & curtain wall.

73. Roof & Skylights (S)

[X] 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
- [X] Metal deck on metal trusses/joists
- [ ] Wood deck on wood trusses/joists
- [ ] Wood deck on metal trusses/joists
- [X] Tectum on metal trusses/joists
- [ ] Other (Specify): _____

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

- [ ] Single-ply membrane
- [X] 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
- [X] None

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

- [ ] Cracks
- [ ] Deflection
- [ ] Rot/Decay/Corrosion

[X] None

e. Does this facility have skylights?

[X] Yes

[ ] No

f. Skylight Material (check all that apply):

[X] Plastic

[ ] Glass

[ ] Other

[ ] N/A

g. Overall condition of skylights?

[ ] Excellent

[ ] Satisfactory

[X] Unsatisfactory

[ ] Non-Functioning

[ ] Critical Failure

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

[X] Failures/Splits/Cracks

[ ] Rot/Decay/Corrosion

[ ] Inadequate flashings/curbs/pitch pockets

[ ] Inadequate or poorly functioning floor drains

[X] Evidence of water penetrations/active leaks

[ ] Other (Specify): _____

[ ] None

i. Overall condition of Roof & Skylights?

[ ] Excellent

[ ] Satisfactory

[X] Unsatisfactory

☐ Non-Functioning

☐ Critical Failure

j. Year of Last Major Reconstruction/Replacement: 1978

k. Expected Remaining Useful Life (Years): 0

l. Cost to Reconstruct/Replace: $4,396,000

m. Comments: Replace roofing entire building with T.P.O. leaks throughout. Replace all skylights. Trim overhanging trees.

Building Interior

74. Interior Bearing Walls & Fire Walls (S)

☒ 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: 1978

c. Expected Remaining Useful Life (Years): 25

d. Cost to Reconstruct/Replace: $

e. Comments:

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: 1978

c. Expected Remaining Useful Life (Years): 25

d. Cost to Reconstruct/Replace: $3,371,000

e. Comments: Fully renovate 5 science labs ($2,500,000). Rebuild combustible wall construction in 3064 ($124k). Replace 7 sliding glass windows in offices overlooking vestibule C-100 for fire rating ($25k). Renovate 2 pairs of student gang toilet rooms ($538k). Reconstruct one serving line ($184k).

76. Carpet

[X] Yes [ ] No

a. Where located (check all that apply):

[ ] Classrooms

[ ] Corridors

[X] Offices

[ ] Assembly Spaces (auditorium, gym, playroom, etc.)

[ ] Other Areas (Specify): _____

b. Overall condition:

[ ] Excellent

[X] Satisfactory

[ ] Unsatisfactory

[ ] Non-Functioning

[ ] Critical Failure

c. Year of Last Major Reconstruction/Replacement: 2013

d. Expected Remaining Useful Life (Years): 10

e. Cost to Reconstruct/Replace: $

f. Comments: _____

77. Resilient tiles or sheet flooring

[X] Yes [ ] No (If selecting No, skip to the next numbered question)

a. Where located (check all that apply):

[X] Classrooms

[X] Corridors

[X] Offices

[X] 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: 1978

d. Expected Remaining Useful Life (Years): 10

e. Cost to Reconstruct/Replace: $1,020,000

f. Comments: Replace original VAT throughout with new VCT (not including main office carpet over VAT). Remove flooring & plywood from special education room, install epoxy moisture barrier & install new VCT.

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): _____

b. Overall condition:

☐ Excellent

☒ Satisfactory

☐ Unsatisfactory

☐ Non-Functioning

☐ Critical Failure

c. Year of Last Major Reconstruction/Replacement: 1978

d. Expected Remaining Useful Life (Years): 10

e. Cost to Reconstruct/Replace: $1,500

f. Comments: Fill mat recesses at art/music exterior doors to eliminate trip hazards.

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): _____

b. Overall condition:

☐ Excellent

☒ Satisfactory

☐ Unsatisfactory

☐ Non-Functioning

☐ Critical Failure

c. Year of Last Major Reconstruction/Replacement: 1978

d. Expected Remaining Useful Life (Years): 10

e. Cost to Reconstruct/Replace: $

f. Comments: _____

80. Ceilings (H)

☒ Yes ☐ No

a. Overall condition:

☐ Excellent

☒ Satisfactory

☐ Unsatisfactory

☐ Non-Functioning

☐ Critical Failure

b. Year of Last Major Reconstruction/Replacement: 1978

c. Expected Remaining Useful Life (Years): 10

d. Cost to Reconstruct/Replace: $195,000

e. Comments: Replace cafeteria ceiling.

81. Lockers

☒ Yes ☐ No

a. Overall condition:

☐ Excellent

☒ Satisfactory

☐ Unsatisfactory

☐ Non-Functioning

☐ Critical Failure

b. Year of Last Major Reconstruction/Replacement: 2015

c. Expected Remaining Useful Life (Years): 15

d. Cost to Reconstruct/Replace: $76,000

e. Comments: Replace approximately 200 remaining original lockers.

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

[X] Unsatisfactory

[ ] Non-Functioning

[ ] Critical Failure

c. Year of Last Major Reconstruction/Replacement: 1978

d. Expected Remaining Useful Life (Years): 0

e. Cost to Reconstruct/Replace: $420,000

f. Comments: Replace approximately 80 original classroom doors (remedies many hardware non-conformances). Replace 7 pairs interior stairwell doors. Replace 2 pairs interior vestibule doors. Replace 4 pairs auditorium doors. Replace boiler room pair of doors. Remove hold-opens from Little Theatre and business office doors. Install exit devices on 2 locker room cage areas. Replace 12 cafeteria doors and add M.H.O's. Replace main office pair of doors. Cost includes $20,000 allowance to replace lexan vision panels. Install latching hardware on stairwell doors adjacent to rm 235.

83. Interior Stairs (H)

[X] Yes [ ] No

a. Overall condition:

[ ] Excellent

[X] Satisfactory

[ ] Unsatisfactory

[ ] Non-Functioning

[ ] Critical Failure

b. Stair Material:

[ ] Concrete

[X] Steel

[ ] Wood

[ ] Other

c. Year of Last Major Reconstruction/Replacement: 1978

d. Expected Remaining Useful Life (Years): 25

e. Cost to Reconstruct/Replace: $350,000

f. Comments: Stairwell guardrail does not meet current code. Install mesh panels or balusters on the existing 2 & 3 line railings.

84. Elevator, Lift & Escalators (H)

[X] Yes [ ] No

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

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

b. Year of Last Major Reconstruction/Replacement: 2000

c. Expected Remaining Useful Life (Years): 10

d. Cost to Reconstruct/Replace: $30,000

e. Comments: Allowance for elevator repairs/adjustments.

85. Swimming Pool & Swimming Pool Systems (H)

- [ ] Yes
- [X] 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

- [X] Yes
- [ ] No

a. Overall condition of interior bleachers:

- [ ] Excellent
- [X] Satisfactory
- [ ] Unsatisfactory

☐ Non-Functioning

☐ Critical Failure

b. Year of Last Major Reconstruction/Replacement: 2012

c. Expected Remaining Useful Life (Years): 15

d. Cost to Reconstruct/Replace: $10,000

e. Comments: Allowance to reupholster certain ripped auditorium seats.

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: 2018

d. Expected Remaining Useful Life (Years): 28

e. Cost to Reconstruct/Replace: $60,000

f. Comments: Replace the missing actuators on the boiler room combustion air intake dampers to restore to proper operation ($15k). Tune up the burners to eliminate combustion fumes in the boiler room & repair as required ($10k). Provide a chimney cap to prevent further water infiltration into the boiler room chimney cleanout ($35k).

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

[X] Yes [ ] No

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

- [ ] Natural Ventilation
- [X] Central System
- [ ] Energy Recovery Ventilator
- [X] Rooftop Units
- [ ] Unitary (UV's, FC/BC, PTAC)
- [ ] Forced Air Furnace
- [ ] Heat Pump
- [ ] Split System/Variable Refrigerant
- [X] Powered Relief Air System
- [ ] Gravity/Barometric Relief
- [ ] Other (specify) _____

b. Overall condition of ventilation system:

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

c. Year of Last Major Reconstruction/Replacement: 1978

d. Expected Remaining Useful Life (Years): 5

e. Cost to Reconstruct/Replace: $3,410,000

f. Comments: Replace the original air handlers on the 2nd floor, fan room 117A, main office, locker rooms, cafeteria, gym, auditorium & kitchen which have outlived useful life ($1.2 mil). Reactive all fresh air intake dampers on 8 air handlers to restore to proper operation ($60k). Replace the bad bearing on the 2nd floor H&V unit & repair the ripped flex connection ($10k). Replace the original deteriorated rooftop exhaust fans to restore to proper operation (only 4 of 15 fans work) ($375k). Replace 4 old problematic rooftop HVAC units which are nearing the end of their life expectancy ($500k). Provide mechanical fresh air introduction via unit vents in the 1978 addition & music rooms 4&5 (PENC) – assume 12 classrooms ($1.2 mil). Provide supplemental heat in room 120 to provide for adequate heat levels & replace electric baseboard ($40k). Provide exhaust system for kiln room to eliminate overheating ($25k).

89. Mechanical Cooling/Air Conditioning Systems

[X] Yes [ ] No

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

- [ ] Chiller/Chilled Water
- [ ] Geothermal
- [ ] Air Cooled
- [ ] Water Cooled
- [X] DX/Split System
- [ ] Other

b. Overall condition:

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

c. Year of Last Major Reconstruction/Replacement: 2015

d. Expected Remaining Useful Life (Years): 5

e. Cost to Reconstruct/Replace: $1,750,000

f. Comments: Provide A/C in the auditorium, cafeteria & large gym.

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

- [X] Yes
- [ ] No

a. Overall condition:

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

b. Year of Last Major Reconstruction/Replacement: 1978

c. Expected Remaining Useful Life (Years): 10

d. Cost to Reconstruct/Replace: $5,000

e. Comments: Repair the fallen insulation inside the baseboard radiation in the connecting corridor

by the dance studio.

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

[X] Yes [ ] No

a. Overall condition:

[ ] Excellent

[X] Satisfactory

[ ] Unsatisfactory

[ ] Non-Functioning

[ ] Critical Failure

b. Year of Last Major Reconstruction/Replacement: 1978

c. Expected Remaining Useful Life (Years): 5

d. Cost to Reconstruct/Replace: $40,000

e. Comments: Extend the fresh air ductwork into subdivided rooms 306A (2), 310 (2), & the deans office (2).

92. HVAC Control Systems (H)

[X] Yes [ ] No

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

[X] Pneumatic

[ ] Electric

[ ] Digital Direct Control (DDC)

[ ] Web Based DDC

b. Overall condition:

[ ] Excellent

[X] Satisfactory

[ ] Unsatisfactory

[ ] Non-Functioning

[ ] Critical Failure

c. Year of Last Major Reconstruction/Replacement: 1978

d. Expected Remaining Useful Life (Years): 5

e. Cost to Reconstruct/Replace: $650,000

f. Comments: Upgrade the pneumatic controls to DDC to eliminate over/under heating & provide day/night operation, night setback, optimal start and re-energize all outdoor fresh air intake dampers.

Plumbing

93. Water Supply System (H)

[X] Yes [ ] No

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

- [ ] Asbestos/transite
- [X] Copper
- [ ] Galvanized
- [ ] Iron
- [ ] Lead
- [ ] PVC/CPVC/PEX/Plastic
- [ ] Other (Specify): _____

b. Overall condition:

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

c. Year of Last Major Reconstruction/Replacement: 1978

d. Expected Remaining Useful Life (Years): 10

e. Cost to Reconstruct/Replace: $174,000

f. Comments: Repair or replace gas piping in science rooms to restore all but 1 room to proper operation ($100k). Provide a tempered water eyewash station in the nurses office & chemistry/biology classrooms. ($64k). Repair the leaking valve over the main electrical switchgear ($10k).

94. Sanitary System (H)

[X] Yes [ ] No

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

- [ ] Asbestos/transite
- [ ] Copper
- [ ] Galvanized
- [X] Iron
- [ ] Lead
- [ ] PVC/CPVC/PEX/Plastic
- [ ] Other (Specify): _____

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

- [ ] Acid Waste & Vent
- [X] Grease Interceptor
- [ ] Oil Separator
- [ ] Pumping Station
- [ ] Sediment Trap
- [ ] Septic Tank
- [ ] Waste Water Treatment Plant

c. Overall condition:

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

d. Year of Last Major Reconstruction/Replacement: 1978

e. Expected Remaining Useful Life (Years): 10

f. Cost to Reconstruct/Replace: $75,000

g. Comments: Repair the broken exterior sanitary line & install a cleanout to allow for proper clearing of the line ($15k). Provide air gap drains on the kitchen sinks ($30k). Replace the problematic kitchen grease trap ($30k).

95. Storm Water Drainage System (H)

[X] Yes [ ] No

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

- [X] Iron
- [ ] Galvanized
- [ ] Copper
- [ ] Lead
- [ ] Plastic
- [ ] Other (Specify): _____

b. Overall condition:

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

c. Year of Last Major Reconstruction/Replacement: 1978

d. Expected Remaining Useful Life (Years): 10

e. Cost to Reconstruct/Replace: $

f. Comments: _____

96. Hot Water Heaters (H)

[X] Yes [ ] No

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

- [X] Oil
- [ ] Natural Gas
- [ ] Electricity
- [ ] Propane
- [ ] Other (Specify): _____

b. Overall condition:

☐ Excellent

☒ Satisfactory

☐ Unsatisfactory

☐ Non-Functioning

☐ Critical Failure

c. Year of Last Major Reconstruction/Replacement: 2019

d. Expected Remaining Useful Life (Years): 14

e. Cost to Reconstruct/Replace: $150,000

f. Comments: Replace the leaking & poorly insulated domestic hot water storage tank.

97. Plumbing Fixtures (H)

☒ Yes ☐ No

a. Overall condition:

☐ Excellent

☒ Satisfactory

☐ Unsatisfactory

☐ Non-Functioning

☐ Critical Failure

b. Year of Last Major Reconstruction/Replacement: 1978

c. Expected Remaining Useful Life (Years): 5

d. Cost to Reconstruct/Replace: $20,000

e. Comments: Replace 4 non-functional exterior hose faucets.

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 Reconstruction/Replacement: 1978

c. Expected Remaining Useful Life (Years): 10

d. Cost to Reconstruct/Replace: $2,500

e. Comments: Provide a vacuum breaker on the boiler room slop sink to prevent a back siphonage.

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: 2005

d. Expected Remaining Useful Life (Years): 5

e. Cost to Reconstruct/Replace: $

f. Comments: _____

100. Kitchen Hoods (H)

[X] Yes [ ] No

a. Type of Hood:

[X] Yes – Type 1 Grease & Smoke

[ ] Yes – Type 2 Heat & Condensation

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

[X] Yes

[ ] No

c. Overall condition:

[ ] Excellent

[X] Satisfactory

[ ] Unsatisfactory

[ ] Non-Functioning

[ ] Critical Failure

d. Year of Last Major Reconstruction/Replacement: 1978

e. Expected Remaining Useful Life (Years): 5

f. Cost to Reconstruct/Replace: $

g. Comments:

Electrical Systems

101. Electrical Power Distribution System (H)

[X] Yes [ ] No

a. Electrical Supply meets current needs:

[X] Yes

[ ] No

b. Overall condition:

[ ] Excellent

[X] Satisfactory

☐ Unsatisfactory

☐ Non-Functioning

☐ Critical Failure

c. Year of Last Major Reconstruction/Replacement: 1983

d. Expected Remaining Useful Life (Years): 10

e. Cost to Reconstruct/Replace: $1,239,000

f. Comments: Provide a rooftop lightning protection system ($200k). Replace the problematic original GE circuit breaker panels (assume 25 panels) ($500k). Provide surge/phase protection to protect the building during momentary power issues ($100k). Provide electrical outlets in the hallways for cleaning purposes ($100k). Provide electric hand dryers in student bathrooms ($75k). Provide additional electrical circuits in 4 rooms which trip circuit breakers regularly ($24k). Provide 6 additional electrical subpanels to provide for spare breakers ($240k).

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: 2000

c. Expected Remaining Useful Life (Years): 5

d. Cost to Reconstruct/Replace: $2,552,500/2,053,000

e. Comments: Upgrade all lighting and exit lighting to LED and provide occupancy sensors ($1.5 mil). Replace the missing light fixture lens on the stairwell ($500). Provide lenses or protective sleeves over the exposed fluorescent bulbs in the boy's gym locker room ($2.5k). Replace the small stage theatrical lighting/dimming system with a new LED lighting system and dimmer rack ($500k). Provide 12 additional exterior building mounted security lights for proper coverage ($50k).

103. Emergency/Exit Lighting Systems (H)

☒ Yes ☐ No

a. Condition of Emergency/Exit Lighting Systems:

☐ Excellent

[X] Satisfactory

[ ] Unsatisfactory

[ ] Non-Functioning

[ ] Critical Failure

b. Year of Last Major Reconstruction/Replacement: 2010

c. Expected Remaining Useful Life (Years): 10

d. Cost to Reconstruct/Replace: $500

e. Comments: Replace the damaged emergency light in the 2nd floor boys room.

104. Emergency/Standby Power System (H)

[ ] Yes [X] 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)

[X] Yes [ ] No

a. Overall condition of Fire Alarm Systems:

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

b. Year of Last Major Reconstruction/Replacement: 2019

c. Expected Remaining Useful Life (Years): 19

d. Cost to Reconstruct/Replace: $245,500

e. Comments: Replace non-operational door magnetic hold open devices to restore to proper operation (28 locations) ($140k). Reinstall the hanging horn/strobe unit in the boy's gym locker room ($500k). Remove all of the abandoned smoke detectors, pull stations, fire alarm bells, etc. to avoid a potentially dangerous situation ($100k). Repair the fan shutdown on the gym unit that will not come back on line ($5k).

106. Carbon Monoxide Alarm System (H)

- [X] Yes
- [ ] No

a. Type of Alarm System:

- [X] 10-year battery stand alone alarm
- [ ] Hardwired/interconnected detection & alarm
- [ ] Gas detection (et NG/CO)
- [ ] Other (Specify): _____

b. Overall condition:

- [ ] Excellent
- [X] 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: $40,000

f. Comments: Replace the battery type carbon monoxide detectors with hard wire detectors.

107. Communication System (H)

[X] Yes [ ] No

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

- [X] Public Address
- [X] Phones (VOIP)
- [ ] Phones (Cellular)
- [ ] Phones (Other
- [ ] Mass Notification
- [ ] Emergency Voice Communication Fire Alarm System
- [ ] Lockdown Notification System
- [ ] Other (eg. Radio) (describe): _____

b. Communication systems are adequate:

- [X] Yes
- [ ] No

c. Overall condition:

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

d. Year of Last Major Reconstruction/Replacement: 2018

d. Expected Remaining Useful Life (Years): 18

e. Cost to Reconstruct/Replace: $512,500

f. Comments: Replace the non-functional Edwards clock system with a new satellite type central clock system to replace existing battery clocks ($100k). Relocate the extremely dusty data rack out of the 2nd floor fan room ($75k). Provide 25 additional CCTV cameras to provide proper coverage ($162.5k). Provide a new auditorium sound system to alleviate the rental of temporary systems for performances ($175k).

109. Does this facility have a fuel dispensing system?

[ ] Yes [X] 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:

$ _____

d. Comments: _____

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: See item #114 below.

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:

$110,000

b. Comments: At home side bleachers, cut-in new handicapped spectator areas & install new ramp & sidewalk in conjunction with item #55 driveway and handicapped/ambulance parking.

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?

- [X] 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):

- [X] Classrooms
- [ ] Labs (science, art, technology, etc.)
- [ ] Shops
- [X] Main Office

[X] Health Office

[X] Gymnasium

[X] Cafeteria

[ ] Auditorium

[ ] Stage

[ ] Restrooms on each floor

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

$570,000

b. Comments: Construct ADA compliant spectator/seating in auditorium. Reconstruct art wing toilets for ADA compliance. Install ADA pushbutton operators at original building unit "A" offices due to clearances. Relocate locker room sinks for ADA stall clearance.

Environment/Comfort/Health

117. General Appearance

a. Overall Rating:

[ ] Good

[X] Fair

[ ] Poor

b. Comments:

118. Cleanliness (H)

a. Overall Rating:

[X] Good

[ ] Fair

[ ] Poor

b. Comments:

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

[X] Yes

[ ] No

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

[X] 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?

- [X] Paper-faced or gypsum products
- [ ] Cellulose products (typically ceiling tiles)

c. Is there evidence of water intrusion?

- [X] Yes
- [ ] No

124. Humidity/Moisture (H)

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

- [ ] Good
- [X] Fair
- [ ] Poor

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

- [X] Active leaks in roof
- [ ] Active leaks in plumbing
- [ ] Moisture condensation
- [X] Visible stains or water damage
- [ ] None

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

- [X] Active leaks in roof

[ ] Active leaks in plumbing

[ ] Moisture condensation

[X] 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

[X] No

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

[ ] Yes

[X] No

c. Are fresh air intakes free of blockage?

[X] Yes

[ ] No

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

[ ] Yes

[X] No

e. Are dampers functioning as designed?

[ ] Yes

[X] No

f. Condition of air filters:

[ ] Good

[X] Fair

[ ] Poor

g. Outside air adequate for occupant load:

[ ] Yes

[X] No

h. Rating of ventilation/indoor air quality:

[ ] Good

[X] Fair

[ ] Poor

I. Comments: _____

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

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

[ ] Yes [X] No

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

[ ] Yes [X] No

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

[X] Yes [ ] No

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

[X] Yes [ ] No

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

[ ] Yes [X] No

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

[X] Yes [ ] No

c. Is there a certified pesticide applicator on staff?

[ ] Yes [X] No

d. Are pesticides used in the buildings?

[ ] Yes [X] No

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

[ ] Spot Treatment [ ] Area wide treatments

e. Are pesticides used on the grounds?

[ ] Yes [X] 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

c. 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?

[X] Yes [ ] No

If yes, is the area outfitted for:

[X] 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:

[X] 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:

[X] Gravity discharge

[ ] Force main pump station – not connected to the emergency generator

[ ] Force main pumping station – connected to the emergency generator