

2015 Building Condition Survey Instrument - 2015 Building Conditions Survey

Building Information

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Building Information

1. Name of School District:

BROCKPORT CSD

2. SED District 8-Digit BEDS Code:

261801060000

3. Building Name:

A. D. Oliver Middle School

4. SED 4-Digit Facility Code:

0001

5. Survey Inspection Date:

08/24/2015

6. Building 911 Address:

40 Allen Street Building 600

7. City:

Brockport

8. Zip Code:

14420

9. Certificate of Occupancy Status:

- A - Annual
- T - Temporary
- N - None

10. Certificate of Occupancy Expiration Date:

01/01/2017

Building Age, Gross Square Footage and Maintenance Staff

11. Year of Original Building:

1933

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

215,630

13. Number of Floors:

4

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

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	Count Employees
Full-time custodians:	9
Part-time custodians:	2
Totals:	11.00

Building Ownership and Occupancy Status

15. Building Ownership (check one):

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

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

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

Building Users

17. How many students were registered to receive instruction in this building as of October 1, 2014? (If none, enter "0") and skip to "Program Spaces" section. (Do not include evening class students)

839

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

	Quantity
18a. Permanent instructional spaces (i.e., regular classrooms)	839
18b. Temporary instructional spaces (i.e., portable or demountable classrooms) attached to the building	0
18c. Non-instructional spaces used as instructional spaces	0

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

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

19. Grades Housed:

6-8

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20. For how many instructional days during the 2013-14 school year (July 1 through June 30, was the building closed due to facilities failures, system malfunctions, structural problems, fire, etc? (if none, enter "0")

0

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

Yes

No

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

Yes

No

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

Yes

No

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Program Spaces

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Program Spaces

24. Number of instructional classrooms:

78

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

75,475.00

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

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

26y. Describe other spaces

(No Response)

Space Adequacy

27. Rating of space adequacy:

- Good
- Fair
- Poor

27a. Enter comments:

(No Response)

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

2,613,511.00

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

- Excellent
- Satisfactory
- Unsatisfactory
- Poor

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

- Yes
- No

A/E Information:

31. A/E Firm Name:

Labella Associates, DPC

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Program Spaces

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32. A/E Firm Address:

300 State Street, Suite 201
Rochester, NY 14614

33. A/E Firm Phone Number:

5854546110

34. E-mail:

dpieters@labellapc.com

35. A/E Name:

Daniel Pieters

36. A/E License #:

032927

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Site Utilities

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Site Utilities

37. Water

- Yes
- No

37a. Type of Service:

- Municipal or Utility provided
- Well
- Other

37b. Condition:

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

37c. Year of Last Major Reconstruction/Replacement:

2006

37d. Expected Remaining Useful Life (Years):

20

37e. Cost to Reconstruct/Replace \$:

(No Response)

37f. Comments:

(No Response)

38. Site Sanitary (H)

- Yes
- No

38a. Type of Service:

- Municipal or utility sewer
- Site septic
- Other

38b. Condition:

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

38c. Year of Last Major Reconstruction/Replacement:

1996

38d. Expected Remaining Useful Life (Years):

20

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Site Utilities

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38e. Cost to reconstruct/Replace \$:

(No Response)

38f. Comments:

(No Response)

39. Site Gas (H)

Yes

No

39a. Type of gas service:

Natural Gas

Liquid Petroleum

39b. Condition:

Excellent

Satisfactory

Unsatisfactory

Non-Functioning

Critical Failure

39c. Year of Last Major Reconstruction/Replacement;

1966

39d. Expected Remaining Useful Life (Years):

10

39e. Cost to Reconstruct/Replace \$:

(No Response)

39f. Comments:

(No Response)

40. Site Fuel Oil (H)

Yes

No

40a. Number of Above-Ground Tanks:

1

40a.1 Capacity of Above-Ground Tanks (gallons):

1,500

40b. Number of Below-Ground Tanks:

(No Response)

40b.1 Capacity of Below-Ground Tanks (gallons):

(No Response)

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Site Utilities

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40c. Condition:

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

40d. Year of Last Major Reconstruction/Replacement:

2005

40e. Expected Remaining Useful Life (Years):

20

40f. Cost to Reconstruct/Replace \$:

(No Response)

40g. Comments:

(No Response)

41. Site Electrical, Including Exterior Distribution (H)

- Yes
- No

41a. Service Provider:

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

41b. Type of Service:

- Above Ground
- Below Ground
- N/A

41c. Condition:

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

41d. Year of Last Major Reconstruction/Replacement:

2006

41e. Expected Remaining Useful Life (Years):

26

41f. Cost to Reconstruct/Replace \$:

(No Response)

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41g. Comments:

(No Response)

Stormwater Management

42. Closed Drainage Pipe Stormwater Management System

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

- Yes
- No

42b. Condition:

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

42c. Year of Last Major Reconstruction/Replacement:

2014

42d. Expected Remaining Useful Life (Years):

15

42e. Cost to Reconstruct/Replace \$:

17,969.00

42f. Comments:

Improve drainage at north lot.

43. Open Drainage Pipe Stormwater Management System

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

- Yes
- No

44. Catch Basins/Drop Inlets/Manholes

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

- Yes
- No

44b. Condition:

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

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44c. Year of Last Major Reconstruction/Replacement:

2014

44d. Expected Remaining Useful Life (Years):

5

44e. Cost to Reconstruct/Replace \$:

(No Response)

44f. Comments:

(No Response)

45. Culverts

45a. Does this facility have culverts?

- Yes
- No

46. Outfalls

46a. Does this facility have outfalls?

- Yes
- No

46b. Condition:

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

46c. Year of Last Major Reconstruction/Replacement:

1990

46d. Expected Remaining Useful Life (Years):

5

46e. Cost to Reconstruct/Replace \$:

(No Response)

46f. Comments:

(No Response)

47. Infiltration Basins/Chambers

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

- Yes
- No

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47b. Condition:

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

47c. Year of Last Major Reconstruction/Replacement:

2014

47d. Expected Remaining Useful Life (Years):

20

47e. Cost to Reconstruct/Replace \$:

(No Response)

47f. Comments:

(No Response)

48. Retention Basins

48a. Does this facility have retention basins?

- Yes
- No

48b. Condition:

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

48c. Year of Last Major Reconstruction/Replacement:

1996

48d. Expected Remaining Useful Life (Years):

20

48e. Cost to Reconstruct/Replace \$:

(No Response)

48f. Comments:

(No Response)

49. Wetponds

49a. Does this facility have wetponds?

- Yes
- No

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Site Utilities

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50. Manufactured Stormwater Proprietary Units

50a. Does this facility have proprietary units?

- Yes
- No

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

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

52. Outfall Reconnaissance Inventory

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

- Yes
- No
- Not Applicable

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Other Site Features

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Other Site Features

53. Pavement (Roadways and Parking Lots)

- Yes
- No

53a. Type: (check all that apply)

- Concrete
- Asphalt
- Gravel
- Other
- None

53b. Condition:

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

53c. Year of Last Major Reconstruction/Replacement:

2014

53d. Expected Remaining Useful Life (Years):

20

53e. Cost to Reconstruct/Replace \$:

300,000.00

53f. Comments:

Full depth reconstruction of west access drive and dumpster areas. Various locations have been replaced.

54. Sidewalks

- Yes
- No

54a. Type: (check all that apply)

- Concrete
- Asphalt
- Paver
- Other

54b. Condition:

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

54c. Year of Last Major Reconstruction/Replacement:

2006

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Other Site Features

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54d. Expected Remaining Useful Life (Years):

20

54e. Cost to Reconstruct/Replace \$:

244,208.00

54f. Comments:

Replace spalling sidewalks along north and east building.

55. Playgrounds and Playground Equipment

- Yes
- No

56. Athletic Fields and Play Fields

- Yes
- No

56a. Condition:

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

56b. Year of Last Major Reconstruction/Replacement:

2014

56c. Expected Remaining Useful Life (Years):

4

56d. Cost to Reconstruct/Replace \$:

88,209.00

56e. Comments:

Improve field drainage at north fields.

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

- Yes
- No

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

(No Response)

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

(No Response)

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Other Site Features

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56f.3 Type of synthetic turf field infill:

(No Response)

57. Exterior Bleachers / Stadiums

- Yes
- No

57a. Condition:

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

57b. Year of Last Major Reconstruction/Replacement:

1996

57c. Expected Remaining Useful Life (Years):

1

57d. Cost to Reconstruct/Replace \$:

20,386.00

57e. Comments:

Bleachers should be replaced.

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

- Yes
- No

58a. Condition:

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

58b. Year of Last Major Reconstruction/Replacement:

2015

58c. Expected Remaining Useful Life (Years):

15

58d. Cost to Reconstruct/Replace \$:

16,988.00

58e. Comments:

Relocate discus.

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Substructure

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Substructure

59. Foundation (S)

59a. Type (check all that apply):

- Reinforced Concrete
- Masonry on Concrete Footing
- Other

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

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

59c. Condition:

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

59d. Year of Last Major Reconstruction/Replacement:

1933

59e. Expected Remaining Useful Life (Years):

20

59f. Cost to Reconstruct/Replace \$:

(No Response)

59g. Comments:

(No Response)

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BUILDING ENVELOPE

60. Structural Floors (S)

60a. Type (check all that apply):

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

60a.1 Specify Other Type:

CIP concrete.

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

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

60b.1 Describe Other Problems:

(No Response)

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

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

60d. Overall Condition of Structural Floors:

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

60e. Year of Last Major Reconstruction/Replacement:

1996

60f. Expected Remaining Useful Life (Years):

20

60g. Cost to Reconstruct/Replace \$:

(No Response)

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60h. Comments:

(No Response)

61. Exterior Walls/Columns (S)

61a. Material (check all that apply):

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

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

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

61b.1 Describe Other Problems:

Bridge pipers almost fully exposed.

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

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

61c.1 Describe Other Problems:

(No Response)

61d. Overall Condition of Exterior Walls/Columns:

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

61e. Year of Last Major Reconstruction/Replacement:

1933

61f. Expected Remaining Useful Life (Years):

10

61g. Cost to Reconstruct/Replace \$:

(No Response)

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61h. Comments:

(No Response)

62. Chimneys (S)

- Yes
- No

62a. Material (check all that apply):

- Masonry
- Concrete
- Metal
- Wood
- Other

62a.1 Specify other:

(No Response)

62b. Overall Condition of Chimneys:

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

62c. Year of Last Major Reconstruction/Replacement:

1933

62.d Expected Remaining Useful Life (Years):

20

62e. Cost to Reconstruct/Replace \$:

(No Response)

62f. Comments:

(No Response)

63. Parapets (S)

- Yes
- No

63a. Construction Type (check all that apply):

- Masonry
- Concrete
- Metal
- Wood
- Other (specify)

63a.1 Specify Other:

(No Response)

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63b. Overall condition of parapets:

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

63c. Year of Last Major Reconstruction/Replacement:

1933

63d. Expected Remaining Useful Life (Years):

20

63e. Cost to Reconstruct/Replace \$:

(No Response)

63f. Comments:

(No Response)

64. Exterior Doors

64a. Overall Condition of Exterior Door Units:

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

64b. Overall condition of exterior door hardware:

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

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

- Yes
- No

64d. Safety/Security features are adequate?

- Yes
- No

64e. Year of Last Major Reconstruction/Replacement:

1933

64f. Expected Remaining Useful Life (Years):

5

64g. Cost to Reconstruct/Replace \$:

26,953.00

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64h. Comments:

Replace doors that are starting to rust and deteriorate. Replace hardware on door in Rooms 3- is not latching.

65. Exterior Steps, Stairs, Ramps (S)

- Yes
- No

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

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

65b. Year of Last Major Reconstruction/Replacement:

1998

65c. Expected Remaining Useful Life (Years):

10

65d. Cost to Reconstruct/Replace \$:

(No Response)

65e. Comments:

(No Response)

66. Fire Escapes (S)

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

- Yes
- No

67. Windows

- Yes
- No

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

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

67b. Overall Condition of Windows:

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

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67c. All Rescue Windows are Operable:

- Yes
- No
- N/A

67d. Year of Last Major Reconstruction/Replacement:

1995

67e. Expected Remaining Useful Life (Years):

5

67f. Cost to Reconstruct/Replace \$:

(No Response)

67g. Comments:

(No Response)

Roof and Skylights (S)

68. Roof and Skylights (S)

- Yes
- No

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

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

68a.1 Other roof construction type:

(No Response)

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

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

68b.1 Other roofing material:

(No Response)

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

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

68c.1 Describe other concerns:

(No Response)

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

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

68e. Does this facility have skylights?

- Yes
- No

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

- Plastic
- Glass
- Other
- N/A

68g. Overall condition of skylights:

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

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

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

68h.1 Specify other concerns:

(No Response)

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68i. Overall Condition of Roof and Skylights:

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

68j. Year of Last Major Reconstruction/Replacement:

2006

68k. Expected Remaining Useful Life (Years):

15

68l. Cost to Reconstruct/Replace \$:

(No Response)

68m. Comments:

(No Response)

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Interior Spaces

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INTERIOR SPACES

69. Interior Bearing Walls and Fire Walls (S)

- Yes
- No

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

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

69b. Year of Last Major Reconstruction/Replacement:

1933

69c. Expected Remaining Useful Life (Years):

15

69d. Cost to Reconstruct/Replace \$:

(No Response)

69e. Comments:

Room 26 has unstable wall ay beam bearing.

Other Interior Walls

70. Other Interior Walls

- Yes
- No

70a. Overall condition of other interior walls:

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

70b. Year of Last Major Reconstruction/Replacement:

1995

70c. Expected Remaining Useful Life (Years):

15

70d. Cost to Reconstruct/Replace \$:

19,000.00

70e. Comments:

Various wall finishes are chipped or damaged around building, replace damaged partition wall.

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Floor Finishes

71. Carpet

- Yes
- No

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

- Instructional Space
- Common Area

71b. Condition:

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

71c. Year of Last Major Reconstruction/Replacement:

2010

71d. Expected Remaining Useful Life (Years):

5

71e. Cost to Reconstruct/Replace \$:

(No Response)

71f. Comments:

(No Response)

72. Resilient Tiles or Sheet Flooring

- Yes
- No

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

- Instructional Space
- Common Area

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

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

72c. Year of Last Major Reconstruction/Replacement:

1995

72d. Expected Remaining Useful Life (Years):

1

72e. Cost to Reconstruct/Replace \$:

46,000.00

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Interior Spaces

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72f. Comments:

Various areas needing VCT replacement.

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

- Yes
- No

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

- Instructional Space
- Common Area

73b. Overall condition of hard flooring:

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

73c. Year of Last Major Reconstruction/Replacement:

1995

73d. Expected Remaining Useful Life (Years):

15

73e. Cost to Reconstruct/Replace \$:

3,300.00

73f. Comments:

Replace cracked ceramic tile in RM 88, vestibule.

74. Wood Flooring

- Yes
- No

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

- Instructional Space
- Common Area

74b. Overall condition of wood flooring:

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

74c. Year of Last Major Reconstruction/Replacement:

1995

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Interior Spaces

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74d. Expected Remaining Useful Life (Years):

20

74e. Cost to Reconstruct/Replace \$:

(No Response)

74f. Comments:

(No Response)

Ceilings (H)

75. Ceilings (H)

- Yes
- No

75a. Overall condition of ceilings:

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

75b. Year of Last Major Reconstruction/Replacement:

1995

75c. Expected Remaining Useful Life (Years):

15

75d. Cost to Reconstruct/Replace \$:

45,100.00

75e. Comments:

Replace gypsum board ceiling in 1st floor hallway, 2nd floor hallway and RM 151.

Lockers

76. Lockers

- Yes
- No

76a. Overall condition of lockers:

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

76b. Year of Last Major Reconstruction/Replacement:

1995

76c. Expected Remaining Useful Life (Years):

15

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Interior Spaces

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76d. Cost to Reconstruct/Replace \$:

(No Response)

76e. Comments:

(No Response)

Interior Doors

77. Interior Doors

- Yes
- No

77a. Overall condition of interior door units:

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

77b. Overall condition of interior door hardware:

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

77c. Year of Last Major Reconstruction/Replacement:

1995

77d. Expected Remaining Useful Life (Years):

15

77e. Cost to Reconstruct/Replace \$:

(No Response)

77f. Comments:

(No Response)

Interior Stairs (S)

78. Interior Stairs (S)

- Yes
- No

78a. Overall condition of interior stairs:

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

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78b. Year of Last Major Reconstruction/Replacement:

1995

78c. Expected Remaining Useful Life (Years):

15

78d. Cost to Reconstruct/Replace \$:

(No Response)

78e. Comments:

(No Response)

Elevator, Lifts and Escalators (H)

79. Elevator, Lift, and Escalators (H)

- Yes
- No

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

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

79b. Year of Last Major Reconstruction/Replacement:

1995

79c. Expected Remaining Useful Life (Years):

5

79d. Cost to Reconstruct/Replace \$

50,000.00

79e. Comments:

Elevator requires component replacement.

Interior Electrical Distribution (H)

80. Interior Electrical Distribution (H)

- Yes
- No

80a. Interior electrical supply meets current needs:

- Yes
- No

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80b. Condition of interior electrical distribution:

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

80c. Year of Last Major Reconstruction/Replacement:

1996

80d. Expected Remaining Useful Life (Years):

6

80e. Cost to Reconstruct/Replace \$:

(No Response)

80f. Comments:

Panel/breaker service replcement required. Server breakers have poor contact resistant ratings per reports.

Lighting Fixtures

81. Interior Lighting Fixtures

- Yes
- No

81a. Condition of interior lighting fixtures:

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

81b. Year of Last Major Reconstruction/Replacement:

1996

81c. Expected Remaining Useful Life (Years):

6

81d. Cost to Reconstruct/Replace \$:

(No Response)

81e. Comments:

(No Response)

Communication Systems (H)

82. Communication Systems (H)

- Yes
- No

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Interior Spaces

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82a. Communication systems are adequate:

- Yes
- No

82b. Condition of communication systems:

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

82c. Year of Last Major Reconstruction/Replacement:

1996

82d. Expected Remaining Useful Life (Years):

6

82e. Cost to Replace/Reconstruct \$:

(No Response)

82f. Comments:

(No Response)

Swimming Pool and Swimming Pool Systems

83. Swimming Pool and Swimming Pool Systems

- Yes
- No

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Plumbing (Excluding HVAC Systems)

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PLUMBING

84. Water Distribution System (H)

- Yes
- No

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

- Iron
- Galvanized
- Copper
- Lead
- PVC
- Other

84b. Overall condition of water distribution system:

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

84c. Year of Last Major Reconstruction/Replacement:

1996

84d. Expected Remaining Useful Life (Years):

31

84e. Cost to Reconstruct/Replace \$:

(No Response)

84f. Comments:

(No Response)

Plumbing Drainage System (H)

85. Plumbing Drainage System (H)

- Yes
- No

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

- Iron
- Galvanized
- Copper
- Lead
- PVC
- Other

85b. Overall condition of drainage system:

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

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Plumbing (Excluding HVAC Systems)

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85c. Year of Last Major Reconstruction/Replacement:

1996

85d. Expected Remaining Useful Life (Years):

3

85e. Cost to Reconstruct/Replace \$:

37,571.00

85f. Comments:

Replace trench drain system MR20, replace duplex sump pump system MR20.

Hot Water Heaters (H)

86. Hot Water Heaters (H)

- Yes
- No

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

- Oil
- Natural Gas
- Electricity
- Propane
- Other

86b. Overall condition of hot water heaters:

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

86c. Year of Last Major Reconstruction/Replacement:

1996

86d. Expected Remaining Useful Life (Years):

3

86e. Cost to Reconstruct/Replace \$:

126,801.00

86f. Comments:

Replace 1992 water heaters MR20 and 1992 storage tanks MR20. Kitchen issues with hot water especially during cold weather, RM 69.

Plumbing Fixtures

87. Plumbing Fixtures

- Yes
- No

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Plumbing (Excluding HVAC Systems)

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

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

87b. Year of Last Major Reconstruction/Replacement:

1996

87c. Expected Remaining Useful Life (Years):

11

87d. Cost to Reconstruct/Replace \$:

(No Response)

87e. Comments:

(No Response)

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HVAC Systems

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HVAC SYSTEMS

88. HVAC Systems Type

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

- Yes
- No

Heat Generating Systems (H)

88b.1 Other central HVAC system technology:

(No Response)

89. Heat Generating Systems (H)

- Yes
- No

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

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

89a.1 Other heat generation source:

(No Response)

89b. Overall condition of heat generating systems:

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

89c. Year of Last Major Reconstruction/Replacement:

1996

89d. Expected Remaining Useful Life (Years):

11

89e. Cost to Reconstruct/Replace \$:

(No Response)

89f. Comments:

(No Response)

Heating Fuel/Energy Systems (H)

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HVAC Systems

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90. Heating Fuel / Energy Systems (H)

- Yes
- No

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

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

90b. Year of Last Major Reconstruction/Replacement:

1996

90c. Expected Remaining Useful Life (Years):

21

90d. Cost to Reconstruct/Replace \$:

(No Response)

90e. Comments:

(No Response)

Cooling/Air Conditioning Generating Systems

91. Cooling / Air-Conditioning Generating Systems

- Yes
- No

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

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

91b. Year of Last Major Reconstruction/Replacement:

1996

91c. Expected Remaining Useful Life (Years):

11

91d. Cost to Reconstruct/Replace \$:

(No Response)

91e. Comments:

(No Response)

AIR HANDLING AND VENTILATION EQUIPMENT

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HVAC Systems

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

- Yes
- No

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

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

92b. Year of Last Major Reconstruction/Replacement:

1996

92c. Expected Remaining Useful Life (Years):

11

92d. Cost to Reconstruct/Replace \$:

(No Response)

92e. Comments:

(No Response)

Piped Heating and Cooling Distribution Systems

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

- Yes
- No

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

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

93b. Year of Last Major Reconstruction/Replacement:

1996

93c. Expected Remaining Useful Life (Years):

21

93d. Cost to Reconstruct/Replace \$:

(No Response)

93e. Comments:

(No Response)

Ducted Heating and Cooling Distrbution Systems

2015 Building Condition Survey Instrument - 2015 Building Conditions Survey

HVAC Systems

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

- Yes
- No

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

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

94b. Year of Last Major Reconstruction/Replacement:

1996

94c. Expected Remaining Useful Life (Years):

11

94d. Cost to Reconstruct/Replace \$:

(No Response)

94e. Comments:

(No Response)

HVAC Control Systems

95. HVAC Control Systems (H)

- Yes
- No

95a. Overall condition of control systems:

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

95b. Year of Last Major Reconstruction/Replacement:

1996

95c. Expected Remaining Useful Life (Years):

54

95d. Cost to Reconstruct/Replace \$:

(No Response)

95e. Comments:

(No Response)

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Fire Safety Systems

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Fire Safety Systems

96. Fire Alarm Systems (H)

- Yes
- No

96a. Overall condition of fire alarm system:

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

96b. Year of Last Major Reconstruction/Replacement:

1996

96c. Expected Remaining Useful Life (Years):

11

96d. Cost to Reconstruct/Replace \$:

25,000.00

96e. Comments:

Current SED standards require strobes in all classrooms, approximately 80 rooms.

Smoke Detection System (H)

97. Smoke Detection Systems (H)

- Yes
- No

97a. Overall condition of smoke detection systems:

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

97b. Year of Last Major Reconstruction/Replacement:

1996

97c. Expected Remaining Useful Life (Years):

5

97d. Cost to Reconstruct/Replace \$:

75,000.00

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Fire Safety Systems

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97e. Comments:

Current SED standards require smoke detection in all classrooms and manufacturer recommends replacement of detectors after 15-20 years of service. Recommend system replacement when providing additional detection coverage.

Fire Suppression Systems

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

- Yes
- No

98a. Overall condition of fire suppression systems:

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

98b. Year of Last Major Reconstruction/Replacement:

1996

98c. Expected Remaining Useful Life (Years):

6

98d. Cost to Reconstruct/Replace \$:

(No Response)

98e. Comments:

(No Response)

Emergency/Exit Lighting Systems

99. Emergency / Exit Lighting Systems (H)

- Yes
- No

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

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

99b. Year of Last Major Reconstruction/Replacement:

1996

99c. Expected Remaining Useful Life (Years):

16

99d. Cost to Reconstruct/Replace \$:

30,000.00

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Fire Safety Systems

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99e. Comments;

The exit discharges are required to be part of the emergency lighting system. Approximately 20 locations.

Emergency/Standby Power Systems

100. Emergency or Standby Power System (H)

- Yes
- No

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

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

100b. Year of Last Major Reconstruction/Replacement:

2015

100c. Expected Remaining Useful Life (Years):

11.00

100d. Cost to Reconstruct/Replace \$:

(No Response)

100e. Comments:

(No Response)

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Accessibility

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ACCESSIBILITY

101. Exterior Accessible Route (H)

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

Is there an accessible exterior route as specified above?

- Yes
- No

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

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

Is there an accessible interior route as specified above?

- Yes
- No

103. Additional Information on Accessibility

If the building lacks accessible interior or exterior routes:

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

(No Response)

103b. Comments:

(No Response)

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Environment/Comfort/Health

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ENVIRONMENT/COMFORT/HEALTH

104. General Appearance

104a. Overall Rating:

- Good
- Fair
- Poor

104b. Comments:

(No Response)

105. Cleanliness

105a. Overall Rating:

- Good
- Fair
- Poor

105b. Comments:

(No Response)

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

- Yes
- No

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

- Yes
- No

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

- Yes
- No

108. Lighting Quality:

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

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

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

- Yes
- No

108c. Overall Rating:

- Good
- Fair
- Poor

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Environment/Comfort/Health

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108d. Comments:

(No Response)

109. Evidence of Vermin

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

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

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Indoor Air Quality

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Indoor Air Quality

110. Mold

110a. Is there visible mold or moldy odors?

- Yes
- No

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

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

110d. Estimated cost of necessary improvements \$:

(No Response)

110d. Comments:

(No Response)

111. Humidity/Moisture

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

- Good
- Fair
- Poor

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

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

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

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

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

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

- Yes
- No

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

- Yes
- No

112c. Are fresh air intakes free of blockage?

- Yes
- No

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Indoor Air Quality

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

- Yes
- No

112e. Are dampers functioning as designed?

- Yes
- No

112f. Condition of air filters:

- Good
- Fair
- Poor

112g. Outside air is adequate for occupant load:

- Yes
- No

112h. Rating of ventilation/indoor air quality:

- Good
- Fair
- Poor

112i. Comments:

(No Response)

113. Indoor Air Quality (IAQ) Plan

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

- Yes
- No

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

- Yes
- No

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

Director of Building and Grounds.

114. Does the school practice IPM?

- Yes
- No

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

- Yes
- No

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

- Yes
- No

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Indoor Air Quality

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

- Yes
- No

114d. Are pesticides used in the building?

- Yes
- No

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

- Spot treatment
- Area wide treatments

114e. Are pesticides used on the grounds?

- Yes
- No

114e.1 If Yes, was an emergency exemption granted by the Board of Education?

- Yes
- No

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

- Yes
- No

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

- Yes
- No

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

- Yes
- No

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

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

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

(No Response)

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American Red Cross

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American Red Cross Shelter**116. American Red Cross Shelter**

- Yes
 No

116a. Is there a written agreement with the American Red Cross for the use of this building as an emergency shelter?

- Yes
 No

116b. Does this building have an emergency generator to support sheltering operations (lights, HVAC, etc.)?

- Yes
 No

116b.1 If Yes, what systems are connected to the emergency generator? (check all that apply)

- Communication system
 Fire alarm system
 Security system
 Lighting
 HVAC
 Sump pump

116c. Does this facility have a cooking/food preparation kitchen?

- Yes
 No

116c.1 If Yes, is the area outfitted for:

- Full preparation
 Warming capabilities only

116d. What items in the cooking/food preparation kitchen are powered by the emergency generator? (check all that apply)

- Cooking equipment
 Refrigeration equipment
 Other kitchen equipment

116e. Potable water:

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

116f. Sanitary:

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