

## Section 1: Executive Summary

## A. Introduction

Unatego Central School District is a rural school district of approximately 1,180 students in three school buildings. The 47,870 square foot Otego Elementary School was constructed in 1931 and serves Grades K through 6. Unadilla Elementary School is 67,400 square feet was constructed in 1934, with building additions in 1954 and 1998, and serves Grades K through 6. The Middle-High School was constructed in 1967, with a building addition 2002, and is 167,427 square feet. The building serves Grades 7 through 12. In addition to the educational facilities, the district has a 5,860 square foot Bus Garage constructed in 1950, with a building addition in 1970. There are also two 605 sq. ft. storage buildings that were constructed in 2008. The storage buildings are located at the Unadilla and Otego Elementary Schools. All facilities are in good condition. The Board of Education has addressed any health and safety issues as they have become known. The educational buildings are ADA compliant.

The information compiled in this document has been gathered through visual inspections conducted by BCK-IBI Group, the district's A/E firm of record. At the time of the survey, no intrusive actions were taken. This document reports the current physical condition, as observed at the time of the visual inspections, as well as the district's desired spatial improvements to the facilities.

The Five-Year Capital Facilities Plan was developed for the following facilities, which are owned by Unatego CSD:

- Otego Elementary School
- Unadilla Elementary School
- Middle-High School
- Bus Garage

The Five-Year Capital Facilities Plan was prepared by William Sands, AIA, LEED AP BD+C of BCK-IBI Group in conjunction with Unatego CSD administrators and staff.

## B. Facility Goals

### Otego Elementary School

Otego Elementary School is located at 353 Main Street, Otego, NY. The building is generally in good condition with items noted below that should be considered over the next five years.

#### 1. Site Systems Improvements

- Replace septic system
- Pavement replacement
- Replace sidewalk panels in some areas
- Replace play area pavement
- Regrade playfields
- Replace fencing sections
- ADA accessibility parking upgrades

#### 2. Exterior Building Envelope Improvements

- Foundation repairs
- Exterior wall repointing
- Repair masonry
- Replace exterior steps at cafeteria
- Replace 1998 roof

#### 3. Building Interior Improvements

- Replace floor tiles
- Replace terrazzo floors
- Refinish stage floor
- Replace ceilings
- Replace doors and frames
- Provide rated stair enclosures
- Provide ADA accessibility upgrades

#### 4. Mechanical System Improvements

- Provide boiler backflow preventer
- Classroom exhaust system

#### 5. Electrical System Improvements

- Electrical upgrades
- Replace lighting
- Replace PA system

- Replace fire alarm system
- 6. Plumbing System Improvements**
- Provide backflow preventer
  - Provide mixing valves
  - Upgrade water cooler service
- 7. Space Utilization Improvements**
- No work planned at this time

## Unadilla Elementary School

Unadilla Elementary School is located at 265 Main Street, Unadilla, NY. The building is generally in good condition with items noted below that should be considered over the next five years.

- 1. Site Systems Improvements**
- Replace septic system
  - Replace pavement
  - Replace sidewalks
  - Replace asphalt play area
- 2. Exterior Building Envelope Improvements**
- Masonry restoration
  - Replace wall joints
  - Replace chimney cap and repoint masonry
  - Replace wall caps and reflash roofing
  - Exterior stair access replacements
  - Roof repairs (warranty)
- 3. Building Interior Improvements**
- Refinish paneling
  - Replace vinyl tile
  - Replace terrazzo and tile flooring
  - Refinish stage floor
  - Replace ceilings
  - Replace lockers
  - Replace doors
  - Provide area of rescue
  - Provide ADA accessibility upgrades
  - Replace cabinetry

**4. Mechanical System Improvements**

- No work planned at this time

**5. Electrical System Improvements**

- Electric upgrades
- Upgrade lighting
- Replace PA and clock systems
- Replace fire alarm system

**6. Plumbing System Improvements**

- Plumbing system upgrades
- Plumbing fixture upgrades

**7. Space Utilization Improvements**

- No work planned at this time

## Middle-High School

The Middle-High School is located at 2641 State Highway 7, Otego, NY. The building is generally in good condition with items noted below that should be considered over the next five years.

**1. Site Systems Improvements**

- Replace paving
- Sport field renovations
- Replace holding tank

**2. Exterior Building Envelope Improvements**

- Repair foundation corners
- Repoint exterior walls
- Repair masonry
- Replace loading dock
- Replace glass block
- Replace 1998 roof wing

**3. Building Interior Improvements**

- Replace wood corridor paneling
- Replace vinyl flooring
- Refinish stage flooring
- Replace ceilings
- Replace lockers

- Replace doors
- Replace railings
- Provide ADA accessible door hardware, signage, and auditorium seating
- Music/band room acoustic upgrades
- Refinish library shelving

#### **4. Mechanical System Improvements**

- Add ventilation and air conditioning
- Replace boilers
- Replace energy storage system
- Replace air conditioning equipment
- Replace HVAC equipment
- Replace piping
- Replace ductwork
- Replace control system
- Provide corridor ventilation

#### **5. Electrical System Improvements**

- Electrical upgrades
- Replace lighting
- Communication upgrades
- Replace fire alarm system
- Provide transfer switch

#### **6. Plumbing System Improvements**

- Replace water treatment piping in pump room
- Replace valves
- Locker room reconstruction

#### **7. Space Utilization Improvements**

- No work planned at this time

### Bus Garage

The Bus Garage is located at 353 Main Street, Otego, NY. The building is generally in good condition with items noted below that should be considered over the next five years.

#### **1. Site Systems Improvements**

- Fuel tank upgrades
- Fencing section replacement

- Provide ADA accessible parking and entrance
- 2. Exterior Building Envelope Improvements**
  - Replace precast chimney cap
  - Replace overhead doors
  - Replace windows
- 3. Building Interior Improvements**
  - Replace aged doors
  - Provide ADA accessible toilet room, drinking fountain, and signage
- 4. Mechanical System Improvements**
  - No work planned at this time
- 5. Electrical System Improvements**
  - Replace non-GFI type receptacles in service area for staff protection
  - Water piping upgrades
  - Alarm system and carbon monoxide detector upgrade
  - Provide emergency/exit lighting
- 6. Plumbing System Improvements**
  - No work planned at this time
- 7. Space Utilization Improvements**
  - No work planned at this time

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Building Information

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Building Information

1. Name of School District:

OTEGO-UNADILLA CSD

2. SED District 8-Digit BEDS Code:

471601040000

3. Building Name:

Bus Garage

4. SED 4-Digit Facility Code:

5006

5. Survey Inspection Date:

10/21/2015

6. Building 911 Address:

353 Main Street

7. City:

Otego

8. Zip Code:

13825

9. Certificate of Occupancy Status:

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

10. Certificate of Occupancy Expiration Date:

06/30/2016

Building Age, Gross Square Footage and Maintenance Staff

11. Year of Original Building:

1950

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

5,860

13. Number of Floors:

1

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

	Count Employees
Full-time custodians:	0



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Building Information

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	Count Employees
Part-time custodians:	1
Totals:	1

**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)

**16a. Describe use for other district purposes:**

Bus Garage

**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)**

0

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

	Quantity
18a. Permanent instructional spaces (i.e., regular classrooms)	0
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:**

0

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Building Information

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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:

0

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

0.00

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

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

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) \$

325,000.00

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

- Excellent
- Satisfactory
- Unsatisfactory
- Poor

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

- Yes
- No

A/E Information:

31. A/E Firm Name:

BCK-IBI Group

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Program Spaces

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**32. A/E Firm Address:**

41 Chenango Street  
Binghamton, NY 13901

**33. A/E Firm Phone Number:**

6077720007

**34. E-mail:**

william.sands@ibigroup.com

**35. A/E Name:**

William Sands

**36. A/E License #:**

29264

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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:

2002

37d. Expected Remaining Useful Life (Years):

37

37e. Cost to Reconstruct/Replace \$:

0.00

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:

1950

38d. Expected Remaining Useful Life (Years):

0

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Site Utilities

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38e. Cost to reconstruct/Replace \$:

0.00

38f. Comments:

(No Response)

39. Site Gas (H)

Yes

No

40. Site Fuel Oil (H)

Yes

No

40a. Number of Above-Ground Tanks:

3

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

2,800

40b. Number of Below-Ground Tanks:

0

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

(No Response)

40c. Condition:

Excellent

Satisfactory

Unsatisfactory

Non-Functioning

Critical Failure

N/A

40d. Year of Last Major Reconstruction/Replacement:

2002

40e. Expected Remaining Useful Life (Years):

17

40f. Cost to Reconstruct/Replace \$:

40,000.00

40g. Comments:

Fuel tank upgrades.

41. Site Electrical, Including Exterior Distribution (H)

Yes

No

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Site Utilities

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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:

2010

41e. Expected Remaining Useful Life (Years):

35

41f. Cost to Reconstruct/Replace \$:

0.00

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:

2009

42d. Expected Remaining Useful Life (Years):

44

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Site Utilities

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42e. Cost to Reconstruct/Replace \$:

0.00

42f. Comments:

(No Response)

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

44c. Year of Last Major Reconstruction/Replacement:

2009

44d. Expected Remaining Useful Life (Years):

44

44e. Cost to Reconstruct/Replace \$:

0.00

44f. Comments:

(No Response)

45. Culverts

45a. Does this facility have culverts?

- Yes
- No

46. Outfalls

46a. Does this facility have outfalls?

- Yes
- No



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Site Utilities

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47. Infiltration Basins/Chambers

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

- Yes
- No

48. Retention Basins

48a. Does this facility have retention basins?

- Yes
- No

49. Wetponds

49a. Does this facility have wetponds?

- Yes
- No

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:

2009

53d. Expected Remaining Useful Life (Years):

14

53e. Cost to Reconstruct/Replace \$:

0.00

53f. Comments:

(No Response)

54. Sidewalks

- Yes
- No

54e. Cost to Reconstruct/Replace \$:

(No Response)

54f. Comments:

(No Response)

55. Playgrounds and Playground Equipment

- Yes
- No

56. Athletic Fields and Play Fields

- Yes
- No

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Other Site Features

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

- Yes
- No

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

(No Response)

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

(No Response)

56f.3 Type of synthetic turf field infill:

(No Response)

57. Exterior Bleachers / Stadiums

- Yes
- No

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:

1998

58c. Expected Remaining Useful Life (Years):

13

58d. Cost to Reconstruct/Replace \$:

22,000.00

58e. Comments:

Fencing section replacements.

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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:

2009

59e. Expected Remaining Useful Life (Years):

94

59f. Cost to Reconstruct/Replace \$:

0.00

59g. Comments:

(No Response)

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Building Envelope

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BUILDING ENVELOPE

60. Structural Floors (S)

60a. Type (check all that apply):

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

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

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

60b.1 Describe Other Problems:

(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:

1950

60f. Expected Remaining Useful Life (Years):

35

60g. Cost to Reconstruct/Replace \$:

0.00

60h. Comments:

(No Response)

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Building Envelope

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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:

(No Response)

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

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

61c.1 Describe Other Problems:

(No Response)

61d. Overall Condition of Exterior Walls/Columns:

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

61e. Year of Last Major Reconstruction/Replacement:

1950

61f. Expected Remaining Useful Life (Years):

10

61g. Cost to Reconstruct/Replace \$:

0.00

61h. Comments:

(No Response)

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Building Envelope

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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 Chlmneys:

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

62c. Year of Last Major Reconstruction/Replacement:

1950

62.d Expected Remaining Useful Life (Years):

0

62e. Cost to Reconstruct/Replace \$:

2,000.00

62f. Comments:

Replace precast cap

63. Parapets (S)

- Yes
- No

63f. Comments:

(No Response)

64. Exterior Doors

64a. Overall Condition of Exterior Door Units:

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

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Building Envelope

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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:

1950

64f. Expected Remaining Useful Life (Years):

24

64g. Cost to Reconstruct/Replace \$:

90,000.00

64h. Comments:

Replace overhead doors.

65. Exterior Steps, Stairs, Ramps (S)

- Yes
- No

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



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Building Envelope

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67b. Overall Condition of Windows:

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

67c. All Rescue Windows are Operable:

- Yes
- No
- N/A

67d. Year of Last Major Reconstruction/Replacement:

1950

67e. Expected Remaining Useful Life (Years):

0

67f. Cost to Reconstruct/Replace \$:

19,000.00

67g. Comments:

Replace windows.

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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Building Envelope

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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)

**68i. Overall Condition of Roof and Skylights:**

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

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Building Envelope

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**68j. Year of Last Major Reconstruction/Replacement:**

2009

**68k. Expected Remaining Useful Life (Years):**

14

**68l. Cost to Reconstruct/Replace \$:**

0.00

**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:

1973

69c. Expected Remaining Useful Life (Years):

38

69d. Cost to Reconstruct/Replace \$:

0.00

69e. Comments:

(No Response)

Other Interior Walls

70. Other Interior Walls

- Yes
- No

70a. Overall condition of other interior walls:

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

70b. Year of Last Major Reconstruction/Replacement:

1950

70c. Expected Remaining Useful Life (Years):

15

70d. Cost to Reconstruct/Replace \$:

0.00

70e. Comments:

(No Response)

Floor Finishes

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Interior Spaces

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71. Carpet

- Yes
- No

72. Resilient Tiles or Sheet Flooring

- Yes
- No

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:

1950

73d. Expected Remaining Useful Life (Years):

15

73e. Cost to Reconstruct/Replace \$:

0.00

73f. Comments:

(No Response)

74. Wood Flooring

- Yes
- No

Ceilings (H)

75. Ceilings (H)

- Yes
- No

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Interior Spaces

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75a. Overall condition of ceilings:

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

75b. Year of Last Major Reconstruction/Replacement:

1973

75c. Expected Remaining Useful Life (Years):

33

75d. Cost to Reconstruct/Replace \$:

0.00

75e. Comments:

(No Response)

Lockers

76. Lockers

- Yes
- No

76d. Cost to Reconstruct/Replace \$:

(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:

1950

77d. Expected Remaining Useful Life (Years):

0

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Interior Spaces

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77e. Cost to Reconstruct/Replace \$:

6,000.00

77f. Comments:

Replace aged doors

Interior Stairs (S)

78. Interior Stairs (S)

Yes

No

78a. Overall condition of interior stairs:

Excellent

Satisfactory

Unsatisfactory

Non-Functioning

Critical Failure

78b. Year of Last Major Reconstruction/Replacement:

1998

78c. Expected Remaining Useful Life (Years):

58

78d. Cost to Reconstruct/Replace \$:

0.00

78e. Comments:

(No Response)

Elevator, Lifts and Escalators (H)

79. Elevator, Lift, and Escalators (H)

Yes

No

Interior Electrical Distribution (H)

80. Interior Electrical Distribution (H)

Yes

No

80a. Interior electrical supply meets current needs:

Yes

No

80b. Condition of interior electrical distribution:

Excellent

Satisfactory

Unsatisfactory

Non-Functioning

Critical Failure

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Interior Spaces

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80c. Year of Last Major Reconstruction/Replacement:

2010

80d. Expected Remaining Useful Life (Years):

25

80e. Cost to Reconstruct/Replace \$:

5000

80f. Comments:

Replace non GFI type receptacles in service area for staff protection.

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:

2010

81c. Expected Remaining Useful Life (Years):

20

81d. Cost to Reconstruct/Replace \$:

0.00

81e. Comments:

(No Response)

Communication Systems (H)

82. Communication Systems (H)

- Yes
- No

82a. Communication systems are adequate:

- Yes
- No

82b. Condition of communication systems:

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



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Interior Spaces

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

2010

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

15

**82e. Cost to Replace/Reconstruct \$:**

0

**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:**

1950

**84d. Expected Remaining Useful Life (Years):**

0

**84e. Cost to Reconstruct/Replace \$:**

44,000.00

**84f. Comments:**

Water piping upgrades.

**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:

1973

85d. Expected Remaining Useful Life (Years):

8

85e. Cost to Reconstruct/Replace \$:

0.00

85f. Comments:

(No Response)

Hot Water Heaters (H)

86. Hot Water Heaters (H)

- Yes
- No

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

- Oil
- Natural Gas
- Electricity
- Propane
- Other

86b. Overall condition of hot water heaters:

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

86c. Year of Last Major Reconstruction/Replacement:

2002

86d. Expected Remaining Useful Life (Years):

12

86e. Cost to Reconstruct/Replace \$:

0.00

86f. Comments:

(No Response)

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:**

1973

**87c. Expected Remaining Useful Life (Years):**

0

**87d. Cost to Reconstruct/Replace \$:**

0.00

**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

88b. If yes, what type of technology does it use (check all that apply)?

- Constant volume (CV)
- Variable air volume (VAV)
- Dual-duct or multi-zone
- Other (describe below)
- N/A

Heat Generating Systems (H)

88b.1 Other central HVAC system technology:

Vent heaters

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:

2002

89d. Expected Remaining Useful Life (Years):

17

89e. Cost to Reconstruct/Replace \$:

0.00

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HVAC Systems

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89f. Comments:

(No Response)

Heating Fuel/Energy Systems (H)

90. Heating Fuel / Energy Systems (H)

- Yes
- No

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

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

90b. Year of Last Major Reconstruction/Replacement:

2002

90c. Expected Remaining Useful Life (Years):

17

90d. Cost to Reconstruct/Replace \$:

0.00

90e. Comments:

(No Response)

Cooling/Air Conditioning Generating Systems

91. Cooling / Air-Conditioning Generating Systems

- Yes
- No

AIR HANDLING AND VENTILATION EQUIPMENT

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

- Yes
- No

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

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

92b. Year of Last Major Reconstruction/Replacement:

2002

92c. Expected Remaining Useful Life (Years):

27

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HVAC Systems

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92d. Cost to Reconstruct/Replace \$:

0.00

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:

2002

93c. Expected Remaining Useful Life (Years):

17

93d. Cost to Reconstruct/Replace \$:

0.00

93e. Comments:

(No Response)

Ducted Heating and Cooling Distribution Systems

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

Yes

No

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:

2002

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HVAC Systems

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**95c. Expected Remaining Useful Life (Years):**

17

**95d. Cost to Reconstruct/Replace \$:**

0.00

**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:

2010

96c. Expected Remaining Useful Life (Years):

15

96d. Cost to Reconstruct/Replace \$:

7,000.00

96e. Comments:

Upgrade alarm system and C.O. detectors.

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:

2010

97c. Expected Remaining Useful Life (Years):

15

97d. Cost to Reconstruct/Replace \$:

0.00

97e. Comments:

(No Response)

Fire Suppression Systems

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Fire Safety Systems

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

- Yes
- No

**Emergency/Exit Lighting Systems**

**99. Emergency / Exit Lighting Systems (H)**

- Yes
- No

**Emergency/Standby Power Systems**

**100. Emergency or Standby Power System (H)**

- Yes
- No

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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 \$:

82,000.00

103b. Comments:

ADA accessibility

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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

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

108d. Comments:

(No Response)

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Environment/Comfort/Health

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**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?

(No Response)

114. Does the school practice IPM?

- Yes
- No

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

- Yes
- No

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

- Yes
- No

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

- Yes
- No

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Indoor Air Quality

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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

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Building Information

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Building Information

1. Name of School District:

OTEGO-UNADILLA CSD

2. SED District 8-Digit BEDS Code:

471601040000

3. Building Name:

Middle-High School

4. SED 4-Digit Facility Code:

0015

5. Survey Inspection Date:

10/27/2015

6. Building 911 Address:

2641 State Highway 7

7. City:

Otego

8. Zip Code:

13825

9. Certificate of Occupancy Status:

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

10. Certificate of Occupancy Expiration Date:

06/30/2016

Building Age, Gross Square Footage and Maintenance Staff

11. Year of Original Building:

1967

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

167,427

13. Number of Floors:

2

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

	Count Employees
Full-time custodians:	7

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Building Information

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	Count Employees
Part-time custodians:	0
Totals:	7

**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)**

486

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

	Quantity
18a. Permanent instructional spaces (i.e., regular classrooms)	486
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:**

6-12

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

0

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Building Information

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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:

27

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

21,000.00

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

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

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) \$

10,302,000.00

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

- Excellent
- Satisfactory
- Unsatisfactory
- Poor

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

- Yes
- No

A/E Information:

31. A/E Firm Name:

BCK-IBI Group

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Program Spaces

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**32. A/E Firm Address:**

41 Chenango Street  
Binghamton, NY 13901

**33. A/E Firm Phone Number:**

6077720007

**34. E-mail:**

william.sands@ibigroup.com

**35. A/E Name:**

William Sands

**36. A/E License #:**

29264

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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:

2009

37d. Expected Remaining Useful Life (Years):

44

37e. Cost to Reconstruct/Replace \$:

25,000.00

37f. Comments:

Replace water treatment piping in pump room.

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:

2005

38d. Expected Remaining Useful Life (Years):

40

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Site Utilities

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38e. Cost to reconstruct/Replace \$:

0.00

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;

2005

39d. Expected Remaining Useful Life (Years):

20

39e. Cost to Reconstruct/Replace \$:

0.00

39f. Comments:

(No Response)

40. Site Fuel Oil (H)

Yes

No

40a. Number of Above-Ground Tanks:

0

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

(No Response)

40b. Number of Below-Ground Tanks:

2

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

20,000



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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:**

1998

**40e. Expected Remaining Useful Life (Years):**

13

**40f. Cost to Reconstruct/Replace \$:**

0.00

**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:**

1967

**41e. Expected Remaining Useful Life (Years):**

0

**41f. Cost to Reconstruct/Replace \$:**

0.00

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Site Utilities

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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:

1998

42d. Expected Remaining Useful Life (Years):

33

42e. Cost to Reconstruct/Replace \$:

0.00

42f. Comments:

(No Response)

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

44c. Year of Last Major Reconstruction/Replacement:

1998

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Site Utilities

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

33

**44e. Cost to Reconstruct/Replace \$:**

0.00

**44f. Comments:**

(No Response)

**45. Culverts**

**45a. Does this facility have culverts?**

Yes

No

**45b. Condition:**

Excellent

Satisfactory

Unsatisfactory

Non-Functioning

Critical Failure

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

1967

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

2

**45e. Cost to Reconstruct/Replace \$:**

0.00

**45f. Comments:**

(No Response)

**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:**

1998

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Site Utilities

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

33

**46e. Cost to Reconstruct/Replace \$:**

0.00

**46f. Comments:**

(No Response)

**47. Infiltration Basins/Chambers**

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

- Yes
- No

**48. Retention Basins**

**48a. Does this facility have retention basins?**

- Yes
- No

**48b. Condition:**

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

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

1967

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

2

**48e. Cost to Reconstruct/Replace \$:**

0.00

**48f. Comments:**

(No Response)

**49. Wetponds**

**49a. Does this facility have wetponds?**

- Yes
- No

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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:

1998

53d. Expected Remaining Useful Life (Years):

3

53e. Cost to Reconstruct/Replace \$:

651,000.00

53f. Comments:

Replace paving.

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:

1998

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Other Site Features

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54d. Expected Remaining Useful Life (Years):

3

54e. Cost to Reconstruct/Replace \$:

0.00

54f. Comments:

(No Response)

55. Playgrounds and Playground Equipment

- Yes
- No

55a. Condition:

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

55b. Year of Last Major Reconstruction/Replacement:

2010

55c. Expected Remaining Useful Life (Years):

10

55d. Cost to Reconstruct/Replace \$:

0.00

55e. Comments:

(No Response)

56. Athletic Fields and Play Fields

- Yes
- No

56a. Condition:

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

56b. Year of Last Major Reconstruction/Replacement:

1998

56c. Expected Remaining Useful Life (Years):

13

56d. Cost to Reconstruct/Replace \$:

626,000.00

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Other Site Features

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56e. Comments:

Sport field renovation.

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

- Yes
- No

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

(No Response)

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

(No Response)

56f.3 Type of synthetic turf field infill:

(No Response)

57. Exterior Bleachers / Stadiums

- Yes
- No

57a. Condition:

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

57b. Year of Last Major Reconstruction/Replacement:

1998

57c. Expected Remaining Useful Life (Years):

13

57d. Cost to Reconstruct/Replace \$:

0.00

57e. Comments:

(No Response)

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

- Yes
- No

58a. Condition:

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



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Other Site Features

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

1998

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

13

**58d. Cost to Reconstruct/Replace \$:**

13,000.00

**58e. Comments:**

Replace holding tank

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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:**

1967

**59e. Expected Remaining Useful Life (Years):**

52

**59f. Cost to Reconstruct/Replace \$:**

7,000.00

**59g. Comments:**

Repair foundation corners

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**BUILDING ENVELOPE**

**60. Structural Floors (S)**

**60a. Type (check all that apply):**

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

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

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

**60b.1 Describe Other Problems:**

(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:**

1967

**60f. Expected Remaining Useful Life (Years):**

52

**60g. Cost to Reconstruct/Replace \$:**

0.00

**60h. Comments:**

(No Response)

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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:

(No Response)

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

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

61c.1 Describe Other Problems:

(No Response)

61d. Overall Condition of Exterior Walls/Columns:

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

61e. Year of Last Major Reconstruction/Replacement:

1967

61f. Expected Remaining Useful Life (Years):

27

61g. Cost to Reconstruct/Replace \$:

19,000.00

61h. Comments:

Repoint exterior walls.

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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:

1967

62.d Expected Remaining Useful Life (Years):

2

62e. Cost to Reconstruct/Replace \$:

13,000.00

62f. Comments:

Repair masonry.

63. Parapets (S)

- Yes
- No

63f. Comments:

(No Response)

64. Exterior Doors

64a. Overall Condition of Exterior Door Units:

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

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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:

1998

64f. Expected Remaining Useful Life (Years):

3

64g. Cost to Reconstruct/Replace \$:

0.00

64h. Comments:

(No Response)

65. Exterior Steps, Stairs, Ramps (S)

- Yes
- No

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

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

65b. Year of Last Major Reconstruction/Replacement:

1967

65c. Expected Remaining Useful Life (Years):

2

65d. Cost to Reconstruct/Replace \$:

25,000.00

65e. Comments:

Replace loading dock

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66. Fire Escapes (S)

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

- Yes
- No

67. Windows

- Yes
- No

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

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

67b. Overall Condition of Windows:

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

67c. All Rescue Windows are Operable:

- Yes
- No
- N/A

67d. Year of Last Major Reconstruction/Replacement:

1998

67e. Expected Remaining Useful Life (Years):

13

67f. Cost to Reconstruct/Replace \$:

5,000.00

67g. Comments:

Replace glass block.

Roof and Skylights (S)

68. Roof and Skylights (S)

- Yes
- No

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

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

68a.1 Other roof construction type:

(No Response)

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

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

68b.1 Other roofing material:

(No Response)

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

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

68c.1 Describe other concerns:

(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



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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)

68i. Overall Condition of Roof and Skylights:

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

68j. Year of Last Major Reconstruction/Replacement:

1998

68k. Expected Remaining Useful Life (Years):

3

68l. Cost to Reconstruct/Replace \$:

916,000.00

68m. Comments:

Replace roof 1998 wing.

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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:

1967

69c. Expected Remaining Useful Life (Years):

32

69d. Cost to Reconstruct/Replace \$:

0.00

69e. Comments:

(No Response)

Other Interior Walls

70. Other Interior Walls

- Yes
- No

70a. Overall condition of other interior walls:

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

70b. Year of Last Major Reconstruction/Replacement:

1967

70c. Expected Remaining Useful Life (Years):

32

70d. Cost to Reconstruct/Replace \$:

188,000.00

70e. Comments:

Replace wood corridor paneling

Floor Finishes

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Interior Spaces

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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:

1998

71d. Expected Remaining Useful Life (Years):

0

71e. Cost to Reconstruct/Replace \$:

0.00

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:

1998

72d. Expected Remaining Useful Life (Years):

3

72e. Cost to Reconstruct/Replace \$:

42,000.00

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Interior Spaces

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72f. Comments:

Replace flooring.

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:

1967

73d. Expected Remaining Useful Life (Years):

27

73e. Cost to Reconstruct/Replace \$:

0.00

73f. Comments:

(No Response)

74. Wood Flooring

- Yes
- No

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

- Instructional Space
- Common Area

74b. Overall condition of wood flooring:

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

74c. Year of Last Major Reconstruction/Replacement:

1967

74d. Expected Remaining Useful Life (Years):

0

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Interior Spaces

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74e. Cost to Reconstruct/Replace \$:

13,000.00

74f. Comments:

Refinish stage flooring

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:

1967

75c. Expected Remaining Useful Life (Years):

2

75d. Cost to Reconstruct/Replace \$:

755,000.00

75e. Comments:

Replace ceilings.

Lockers

76. Lockers

- Yes
- No

76a. Overall condition of lockers:

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

76b. Year of Last Major Reconstruction/Replacement:

1998

76c. Expected Remaining Useful Life (Years):

13

76d. Cost to Reconstruct/Replace \$:

175,000.00

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Interior Spaces

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76e. Comments:

Replace lockers

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:

1967

77d. Expected Remaining Useful Life (Years):

0

77e. Cost to Reconstruct/Replace \$:

303,000.00

77f. Comments:

Replace doors.

Interior Stairs (S)

78. Interior Stairs (S)

- Yes
- No

78a. Overall condition of interior stairs:

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

78b. Year of Last Major Reconstruction/Replacement:

1967

78c. Expected Remaining Useful Life (Years):

27

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Interior Spaces

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78d. Cost to Reconstruct/Replace \$:

17,000.00

78e. Comments:

Replace railings.

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:

1998

79c. Expected Remaining Useful Life (Years):

13

79d. Cost to Reconstruct/Replace \$

0.00

79e. Comments:

(No Response)

Interior Electrical Distribution (H)

80. Interior Electrical Distribution (H)

- Yes
- No

80a. Interior electrical supply meets current needs:

- Yes
- No

80b. Condition of interior electrical distribution:

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

80c. Year of Last Major Reconstruction/Replacement:

2003

80d. Expected Remaining Useful Life (Years):

18

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Interior Spaces

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80e. Cost to Reconstruct/Replace \$:

275000

80f. Comments:

Electrical upgrades

Lighting Fixtures

81. Interior Lighting Fixtures

Yes

No

81a. Condition of interior lighting fixtures:

Excellent

Satisfactory

Unsatisfactory

Non-Functioning

Critical Failure

81b. Year of Last Major Reconstruction/Replacement:

2003

81c. Expected Remaining Useful Life (Years):

13

81d. Cost to Reconstruct/Replace \$:

394,000.00

81e. Comments:

Replace lighting.

Communication Systems (H)

82. Communication Systems (H)

Yes

No

82a. Communication systems are adequate:

Yes

No

82b. Condition of communication systems:

Excellent

Satisfactory

Unsatisfactory

Non-Functioning

Critical Failure

82c. Year of Last Major Reconstruction/Replacement:

1998

82d. Expected Remaining Useful Life (Years):

3



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Interior Spaces

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**82e. Cost to Replace/Reconstruct \$:**

220000

**82f. Comments:**

Communication upgrades.

**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:**

2005

**84d. Expected Remaining Useful Life (Years):**

20

**84e. Cost to Reconstruct/Replace \$:**

7,000.00

**84f. Comments:**

Replace valves

**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:

1967

85d. Expected Remaining Useful Life (Years):

2

85e. Cost to Reconstruct/Replace \$:

0.00

85f. Comments:

(No Response)

Hot Water Heaters (H)

86. Hot Water Heaters (H)

- Yes
- No

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

- Oil
- Natural Gas
- Electricity
- Propane
- Other

86b. Overall condition of hot water heaters:

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

86c. Year of Last Major Reconstruction/Replacement:

2005

86d. Expected Remaining Useful Life (Years):

15

86e. Cost to Reconstruct/Replace \$:

0.00

86f. Comments:

(No Response)

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:**

2013

**87c. Expected Remaining Useful Life (Years):**

38

**87d. Cost to Reconstruct/Replace \$:**

626,000.00

**87e. Comments:**

Locker room reconstruction.

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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

88b. If yes, what type of technology does it use (check all that apply)?

- Constant volume (CV)
- Variable air volume (VAV)
- Dual-duct or multi-zone
- Other (describe below)
- N/A

Heat Generating Systems (H)

88b.1 Other central HVAC system technology:

(No Response)

89. Heat Generating Systems (H)

- Yes
- No

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

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

89a.1 Other heat generation source:

(No Response)

89b. Overall condition of heat generating systems:

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

89c. Year of Last Major Reconstruction/Replacement:

1967

89d. Expected Remaining Useful Life (Years):

0

89e. Cost to Reconstruct/Replace \$:

378,000.00

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HVAC Systems

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89f. Comments:

Replace boilers.

Heating Fuel/Energy Systems (H)

90. Heating Fuel / Energy Systems (H)

- Yes
- No

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

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

90b. Year of Last Major Reconstruction/Replacement:

1998

90c. Expected Remaining Useful Life (Years):

13

90d. Cost to Reconstruct/Replace \$:

313,000.00

90e. Comments:

Replace energy storage system.

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:

2008

91c. Expected Remaining Useful Life (Years):

13

91d. Cost to Reconstruct/Replace \$:

20,000.00

91e. Comments:

Replace air conditioning equipment

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:

1967

92c. Expected Remaining Useful Life (Years):

0

92d. Cost to Reconstruct/Replace \$:

1,101,000.00

92e. Comments:

Replace HVAC equipment.

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:

1967

93c. Expected Remaining Useful Life (Years):

0

93d. Cost to Reconstruct/Replace \$:

1,127,000.00

93e. Comments:

Replace piping.

Ducted Heating and Cooling Distrbution Systems

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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:

1967

94c. Expected Remaining Useful Life (Years):

0

94d. Cost to Reconstruct/Replace \$:

738,000.00

94e. Comments:

Replace ductwork.

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:

2002

95c. Expected Remaining Useful Life (Years):

7

95d. Cost to Reconstruct/Replace \$:

563,000.00

95e. Comments:

Replace control system.



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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:

1997

96c. Expected Remaining Useful Life (Years):

2

96d. Cost to Reconstruct/Replace \$:

200,000.00

96e. Comments:

Replace fire alarm system.

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:

1998

97c. Expected Remaining Useful Life (Years):

3

97d. Cost to Reconstruct/Replace \$:

0.00

97e. Comments:

(No Response)

Fire Suppression Systems

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Fire Safety Systems

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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:

1998

98c. Expected Remaining Useful Life (Years):

23

98d. Cost to Reconstruct/Replace \$:

0.00

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:

1998

99c. Expected Remaining Useful Life (Years):

3

99d. Cost to Reconstruct/Replace \$:

0.00

99e. Comments;

(No Response)

Emergency/Standby Power Systems

100. Emergency or Standby Power System (H)

- Yes
- No

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Fire Safety Systems

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

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

**100b. Year of Last Major Reconstruction/Replacement:**

2003

**100c. Expected Remaining Useful Life (Years):**

8.00

**100d. Cost to Reconstruct/Replace \$:**

57,000.00

**100e. Comments:**

Provide transfer switch.

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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 \$:

108,000.00

103b. Comments:

Accessibility upgrades.

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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

**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

**108d. Comments:**

(No Response)

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Environment/Comfort/Health

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**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:

Provide corridor ventilation.

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?

(No Response)

114. Does the school practice IPM?

- Yes
- No

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

- Yes
- No

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

- Yes
- No

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

- Yes
- No



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Indoor Air Quality

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**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

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Building Information

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Building Information

1. Name of School District:

OTEGO-UNADILLA CSD

2. SED District 8-Digit BEDS Code:

471601040000

3. Building Name:

Unadilla Elementary

4. SED 4-Digit Facility Code:

0009

5. Survey Inspection Date:

10/21/2015

6. Building 911 Address:

265 Main Street

7. City:

Unadilla

8. Zip Code:

13849

9. Certificate of Occupancy Status:

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

10. Certificate of Occupancy Expiration Date:

06/30/2016

Building Age, Gross Square Footage and Maintenance Staff

11. Year of Original Building:

1934

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

67,400

13. Number of Floors:

2

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

	Count Employees
Full-time custodians:	4

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Building Information

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	Count Employees
Part-time custodians:	0
Totals:	4

**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)**

179

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

	Quantity
18a. Permanent instructional spaces (i.e., regular classrooms)	179
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:**

3-5

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

0

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Building Information

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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:

26

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

19,420.00

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

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

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) \$

3,706,000.00

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

- Excellent
- Satisfactory
- Unsatisfactory
- Poor

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

- Yes
- No

A/E Information:

31. A/E Firm Name:

BCK-IBI Group

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Program Spaces

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**32. A/E Firm Address:**

41 Chenango Street  
Binghamton, NY 13901

**33. A/E Firm Phone Number:**

607720007

**34. E-mail:**

william.sands@ibigroup.com

**35. A/E Name:**

William Sands

**36. A/E License #:**

29264

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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:

2009

37d. Expected Remaining Useful Life (Years):

44

37e. Cost to Reconstruct/Replace \$:

0.00

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:

1954

38d. Expected Remaining Useful Life (Years):

0



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Site Utilities

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38e. Cost to reconstruct/Replace \$:

688,000.00

38f. Comments:

Replace septic system.

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;

2007

39d. Expected Remaining Useful Life (Years):

22

39e. Cost to Reconstruct/Replace \$:

0.00

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):

500

40b. Number of Below-Ground Tanks:

0

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:**

2009

**40e. Expected Remaining Useful Life (Years):**

24

**40f. Cost to Reconstruct/Replace \$:**

0.00

**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:**

2009

**41e. Expected Remaining Useful Life (Years):**

24

**41f. Cost to Reconstruct/Replace \$:**

0.00

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Site Utilities

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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:

1998

42d. Expected Remaining Useful Life (Years):

33

42e. Cost to Reconstruct/Replace \$:

0.00

42f. Comments:

(No Response)

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

44c. Year of Last Major Reconstruction/Replacement:

1998

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Site Utilities

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44d. Expected Remaining Useful Life (Years):

33

44e. Cost to Reconstruct/Replace \$:

0.00

44f. Comments:

(No Response)

45. Culverts

45a. Does this facility have culverts?

- Yes
- No

46. Outfalls

46a. Does this facility have outfalls?

- Yes
- No

47. Infiltration Basins/Chambers

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

- Yes
- No

48. Retention Basins

48a. Does this facility have retention basins?

- Yes
- No

49. Wetponds

49a. Does this facility have wetponds?

- Yes
- No

50. Manufactured Stormwater Proprietary Units

50a. Does this facility have proprietary units?

- Yes
- No

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Site Utilities

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**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:

1998

53d. Expected Remaining Useful Life (Years):

3

53e. Cost to Reconstruct/Replace \$:

235,000.00

53f. Comments:

Replace pavement.

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:

1998

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Other Site Features

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54d. Expected Remaining Useful Life (Years):

3

54e. Cost to Reconstruct/Replace \$:

61,000.00

54f. Comments:

Replace sidewalks.

55. Playgrounds and Playground Equipment

- Yes
- No

55a. Condition:

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

55b. Year of Last Major Reconstruction/Replacement:

1998

55c. Expected Remaining Useful Life (Years):

0

55d. Cost to Reconstruct/Replace \$:

55,000.00

55e. Comments:

Replace asphalt play area.

56. Athletic Fields and Play Fields

- Yes
- No

56a. Condition:

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

56b. Year of Last Major Reconstruction/Replacement:

2002

56c. Expected Remaining Useful Life (Years):

17

56d. Cost to Reconstruct/Replace \$:

0.00

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Other Site Features

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**56e. Comments:**

(No Response)

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

Yes

No

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

(No Response)

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

(No Response)

**56f.3 Type of synthetic turf field infill:**

(No Response)

**57. Exterior Bleachers / Stadiums**

Yes

No

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

Yes

No



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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:**

1934

**59e. Expected Remaining Useful Life (Years):**

19

**59f. Cost to Reconstruct/Replace \$:**

57,000.00

**59g. Comments:**

Masonry restoration

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Building Envelope

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**BUILDING ENVELOPE**

**60. Structural Floors (S)**

**60a. Type (check all that apply):**

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

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

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

**60b.1 Describe Other Problems:**

(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:**

1934

**60f. Expected Remaining Useful Life (Years):**

19

**60g. Cost to Reconstruct/Replace \$:**

0.00

**60h. Comments:**

(No Response)

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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:

(No Response)

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

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

61c.1 Describe Other Problems:

(No Response)

61d. Overall Condition of Exterior Walls/Columns:

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

61e. Year of Last Major Reconstruction/Replacement:

1934

61f. Expected Remaining Useful Life (Years):

0

61g. Cost to Reconstruct/Replace \$:

54,000.00

61h. Comments:

Replace wall joints

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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:

1934

62.d Expected Remaining Useful Life (Years):

0

62e. Cost to Reconstruct/Replace \$:

19,000.00

62f. Comments:

Replace chimney cap and repoint masonry.

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:

2009

63d. Expected Remaining Useful Life (Years):

69

63e. Cost to Reconstruct/Replace \$:

68,000.00

63f. Comments:

Replace wall caps and reflash roofing.

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:

1998

64f. Expected Remaining Useful Life (Years):

13

64g. Cost to Reconstruct/Replace \$:

0.00

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64h. Comments:

(No Response)

65. Exterior Steps, Stairs, Ramps (S)

- Yes
- No

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

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

65b. Year of Last Major Reconstruction/Replacement:

1998

65c. Expected Remaining Useful Life (Years):

13

65d. Cost to Reconstruct/Replace \$:

52,000.00

65e. Comments:

Exterior stair access replacements.

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:

1998

67e. Expected Remaining Useful Life (Years):

13

67f. Cost to Reconstruct/Replace \$:

0.00

67g. Comments:

(No Response)

Roof and Skylights (S)

68. Roof and Skylights (S)

- Yes
- No

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

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

68a.1 Other roof construction type:

(No Response)

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

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

68b.1 Other roofing material:

(No Response)

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

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

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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)

68i. Overall Condition of Roof and Skylights:

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

68j. Year of Last Major Reconstruction/Replacement:

2009

68k. Expected Remaining Useful Life (Years):

14



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**68l. Cost to Reconstruct/Replace \$:**

0.00

**68m. Comments:**

Roof repairs (warranty).

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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:

1934

69c. Expected Remaining Useful Life (Years):

0

69d. Cost to Reconstruct/Replace \$:

0.00

69e. Comments:

(No Response)

Other Interior Walls

70. Other Interior Walls

- Yes
- No

70a. Overall condition of other interior walls:

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

70b. Year of Last Major Reconstruction/Replacement:

1934

70c. Expected Remaining Useful Life (Years):

0

70d. Cost to Reconstruct/Replace \$:

13,000.00

70e. Comments:

Refinish paneling.

Floor Finishes

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Interior Spaces

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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:

2002

71d. Expected Remaining Useful Life (Years):

2

71e. Cost to Reconstruct/Replace \$:

0.00

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:

2002

72d. Expected Remaining Useful Life (Years):

7

72e. Cost to Reconstruct/Replace \$:

80,000.00

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Interior Spaces

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72f. Comments:

Replace flooring.

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:

1934

73d. Expected Remaining Useful Life (Years):

0

73e. Cost to Reconstruct/Replace \$:

275,000.00

73f. Comments:

Replace flooring.

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:

2002

74d. Expected Remaining Useful Life (Years):

27

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Interior Spaces

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74e. Cost to Reconstruct/Replace \$:

25,000.00

74f. Comments:

Refinish stage floor.

Ceilings (H)

75. Ceilings (H)

Yes

No

75a. Overall condition of ceilings:

Excellent

Satisfactory

Unsatisfactory

Non-Functioning

Critical Failure

75b. Year of Last Major Reconstruction/Replacement:

1954

75c. Expected Remaining Useful Life (Years):

0

75d. Cost to Reconstruct/Replace \$:

357,000.00

75e. Comments:

Replace ceilings.

Lockers

76. Lockers

Yes

No

76a. Overall condition of lockers:

Excellent

Satisfactory

Unsatisfactory

Non-Functioning

Critical Failure

76b. Year of Last Major Reconstruction/Replacement:

1954

76c. Expected Remaining Useful Life (Years):

0

76d. Cost to Reconstruct/Replace \$:

65,000.00

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Interior Spaces

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76e. Comments:

Replace lockers.

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:

1934

77d. Expected Remaining Useful Life (Years):

0

77e. Cost to Reconstruct/Replace \$:

225,000.00

77f. Comments:

Replace doors.

Interior Stairs (S)

78. Interior Stairs (S)

- Yes
- No

78a. Overall condition of interior stairs:

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

78b. Year of Last Major Reconstruction/Replacement:

1934

78c. Expected Remaining Useful Life (Years):

0

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Interior Spaces

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78d. Cost to Reconstruct/Replace \$:

0.00

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:

1998

79c. Expected Remaining Useful Life (Years):

13

79d. Cost to Reconstruct/Replace \$

5,000.00

79e. Comments:

Provide area of rescue.

Interior Electrical Distribution (H)

80. Interior Electrical Distribution (H)

Yes

No

80a. Interior electrical supply meets current needs:

Yes

No

80b. Condition of interior electrical distribution:

Excellent

Satisfactory

Unsatisfactory

Non-Functioning

Critical Failure

80c. Year of Last Major Reconstruction/Replacement:

2007

80d. Expected Remaining Useful Life (Years):

22

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Interior Spaces

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80e. Cost to Reconstruct/Replace \$:

116900

80f. Comments:

Electric upgrades.

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:

1998

81c. Expected Remaining Useful Life (Years):

8

81d. Cost to Reconstruct/Replace \$:

263,000.00

81e. Comments:

Upgrade lighting.

Communication Systems (H)

82. Communication Systems (H)

- Yes
- No

82a. Communication systems are adequate:

- Yes
- No

82b. Condition of communication systems:

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

82c. Year of Last Major Reconstruction/Replacement:

1998

82d. Expected Remaining Useful Life (Years):

3



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Interior Spaces

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**82e. Cost to Replace/Reconstruct \$:**

169000.00

**82f. Comments:**

Replace PA and clock systems.

**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:

1998

84d. Expected Remaining Useful Life (Years):

13

84e. Cost to Reconstruct/Replace \$:

386,000.00

84f. Comments:

Plumbing system upgrades

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:

1998

85d. Expected Remaining Useful Life (Years):

33

85e. Cost to Reconstruct/Replace \$:

0.00

85f. Comments:

(No Response)

Hot Water Heaters (H)

86. Hot Water Heaters (H)

- Yes
- No

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

- Oil
- Natural Gas
- Electricity
- Propane
- Other

86b. Overall condition of hot water heaters:

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

86c. Year of Last Major Reconstruction/Replacement:

2009

86d. Expected Remaining Useful Life (Years):

19

86e. Cost to Reconstruct/Replace \$:

0.00

86f. Comments:

(No Response)

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:**

1955

**87c. Expected Remaining Useful Life (Years):**

0

**87d. Cost to Reconstruct/Replace \$:**

37,000.00

**87e. Comments:**

Plumbing fixture upgrades

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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

88b. If yes, what type of technology does it use (check all that apply)?

- Constant volume (CV)
- Variable air volume (VAV)
- Dual-duct or multi-zone
- Other (describe below)
- N/A

Heat Generating Systems (H)

88b.1 Other central HVAC system technology:

(No Response)

89. Heat Generating Systems (H)

- Yes
- No

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

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

89a.1 Other heat generation source:

(No Response)

89b. Overall condition of heat generating systems:

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

89c. Year of Last Major Reconstruction/Replacement:

2009

89d. Expected Remaining Useful Life (Years):

24

89e. Cost to Reconstruct/Replace \$:

0.00

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HVAC Systems

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89f. Comments:

(No Response)

Heating Fuel/Energy Systems (H)

90. Heating Fuel / Energy Systems (H)

- Yes
- No

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

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

90b. Year of Last Major Reconstruction/Replacement:

2009

90c. Expected Remaining Useful Life (Years):

24

90d. Cost to Reconstruct/Replace \$:

0.00

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:

2009

91c. Expected Remaining Useful Life (Years):

14

91d. Cost to Reconstruct/Replace \$:

0.00

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:

2009

92c. Expected Remaining Useful Life (Years):

24

92d. Cost to Reconstruct/Replace \$:

0.00

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:

2009

93c. Expected Remaining Useful Life (Years):

24

93d. Cost to Reconstruct/Replace \$:

0.00

93e. Comments:

(No Response)

Ducted Heating and Cooling Distribution Systems

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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:

2009

94c. Expected Remaining Useful Life (Years):

44

94d. Cost to Reconstruct/Replace \$:

0.00

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:

2009

95c. Expected Remaining Useful Life (Years):

14

95d. Cost to Reconstruct/Replace \$:

0.00

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:

1998

96c. Expected Remaining Useful Life (Years):

3

96d. Cost to Reconstruct/Replace \$:

111,000.00

96e. Comments:

Replace fire alarm system.

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:

2009

97c. Expected Remaining Useful Life (Years):

14

97d. Cost to Reconstruct/Replace \$:

0.00

97e. Comments:

(No Response)

Fire Suppression Systems

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Fire Safety Systems

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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:

1998

98c. Expected Remaining Useful Life (Years):

23

98d. Cost to Reconstruct/Replace \$:

0.00

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:

2009

99c. Expected Remaining Useful Life (Years):

14

99d. Cost to Reconstruct/Replace \$:

0.00

99e. Comments;

(No Response)

Emergency/Standby Power Systems

100. Emergency or Standby Power System (H)

- Yes
- No

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Fire Safety Systems

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

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

**100b. Year of Last Major Reconstruction/Replacement:**

2009

**100c. Expected Remaining Useful Life (Years):**

14.00

**100d. Cost to Reconstruct/Replace \$:**

0.00

**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 \$:**

260,000.00

**103b. Comments:**

ADA accessibility upgrades.

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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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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?

(No Response)

114. Does the school practice IPM?

- Yes
- No

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

- Yes
- No

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

- Yes
- No

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

- Yes
- No



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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