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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# 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Bus Garage

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 Maintenan 11. Year of Original Building:	ce Staff
1950	
12. Gross square ft. of Building as currently config	jured:
5,860	
13. Number of Floors:	
1	
14. How many full-time and part-time custodians a	re employed at the school (or work in the building)?
	Count Employees
Full-time custodians:	0

# 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Bus Garage

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Building Inform	ation					

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	Count Employees
Part-time custodians:	1
Totals:	1

### **Building Ownership and Occupancy Status**

15.	Bullding	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)
- Mone

#### 19. Grades Housed:

0

# 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Bus Garage

uilding 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 facilitles 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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2015 Building Condition Survey Instrument -	2015 Building Cond	ditions Survey - E	Bus Garage
Program Spaces			

Program Sp	paces	<u> </u>		
Page Last N	Modified: 05/02/2016			
Program S 24.	Spaces  Number of Instructional classro	ooms:		
	Grann naugra factore of all inst			
25.	Gross square rootage of all inst	ructional classrooms (combined)		-
0.00				
26.	Other spaces provided: (check	all that apply)		
	a N/A (none) b Administration c Art d Audio Visual le Auditorium f Cafeteria g Computer Room h Guidance i Gynnasium	☐ 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)	
D F	26y. Describe other spaces (No Response)  Space Adequacy  Rating of space adequacy: Good Fair			17.
28. exclu		expenses anticipated for this build ed after the building Inspection is	ling through 2020-2021 school year complete) \$	
325,00	00.00			
D E E S D U	xcellent atisfactory Insatisfactory cor	swered after the building Inspecti		
	es	olished after consultation with hea	alth and safety committee?	
A/E Informa				
	A/E Firm Name:			
BCK-	IBI Group			

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# 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Bus Garage

Program Spaces

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32.	Δ/F	Firm	Address:
VZ.	~v =	1.11011	Auultaa.

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

# 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Bus Garage

Site Utilities	
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Site Utilities	
37. Water	
☑ Yes □ No	
37a. 23 M 13 W 13 O	
	Condition:
	xcellent atisfactory insatisfactory on-Functioning ritical Pailure
37c. \	Year of Last Major Reconstruction/Replacement:
2002	
37d. I	Expected Remaining Useful Life (Years):
37	
37e.	Cost to Reconstruct/Replace \$:
0.00	
37f. C	Comments:
(No Re	esponse)
	unitary (H)
☑ Yes □ No	
38a.	Type of Service:
2 Sit	unicipal or utility sewer  te septic  her
38b. (	Condition:
☑ Sat □ Un □ No	cellent tusfactory usatusfactory on-Functioning titical Failure
38c. \	fear of Last Major Reconstruction/Replacement:
1950	
	Expected Remaining Useful Life (Years):
0	
ı. <del>"</del>	

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# 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Bus Garage

Site Utilities			
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38e. Cost to reconstruct/Replace \$:			
£0.00		711	
38f. Comments:			
(No Response)			
39. Site Gas (H)			
□ Yes ☑ No			W.H.P
40. Site Fuel Oil (H)			
EZ 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 ② Satisfactory ☐ Unsatisfactory ☐ Non-Functioning ☐ Critical Failure ☐ N/A			
40d. Year of Last Major Reconstruction	Replacement:		
2002			
40e. Expected Remaining Useful Life (Y	ears):		
17			
40f. Cost to Reconstruct/Replace \$:			
40,000.00			
40g. Comments:			
Fuel tank upgrades.			
41. Site Electrical, including Exterior Distribu	tion (H)		
☑ Yes			

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Site Utilit	ities	
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4	41a. Service Provider:	
	Self-Generated Other	
4	41b. Type of Service:	
	Above Ground  Below Ground  N/A	
4	41c. Condition:	
D	Satisfactory Unsatisfactory Non-Functioning	
4	41d. Year of Last Major Reconstruction/Replacement:	
20	2010	
4	11e. Expected Remaining Useful Life (Years):	
35	<u>15</u>	
4	11f. Cost to Reconstruct/Replace \$:	
0.	0.00	
4	lig. Comments:	
(1)	No Response)	
Ste	tormwater Management	
42. Clo	osed Drainage Pipe Stormwater Management System	
42a	Does this facility have a closed pipe system?	
☑ Yes	Boss this facility have a closed pipe system?	
42	2b. Condition:	
	Satisfactory Unsatisfactory	

44

☐ Critical Failure

2009

42c. Year of Last Major Reconstruction/Replacement:

42d. Expected Remaining Useful Life (Years):

# 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Bus Garage

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 E 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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# 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Bus Garage

Site Utilities_	
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<b>47.</b>	nfiltration Basins/Chambers
4	7a. Does this facility have infiltration basins/chambers?
□ Ye	
48. I	Retention Basins
44	a. Does this facility have retention basins?
□ Ye ☑ No	
	Vetponds
	a. Does this facility have wetponds?
☐ Ye	
	fanufactured Stormwater Proprietary Units  a. Does this facility have proprietary units?
□ Yes	
₽ No	
51. P	oint of Outfall Discharge: (check all that apply)
	nicipal storm sewer system nbined sewer system
1	face Water
	site recharge
1	er (describe) Applicable
52. C	eutfall Reconnaissance Inventory  Vere all stormwater outfalls inspected during dry weather for signs of non-stormwater discharge?
☑ Yes	
□ No	
□ Not	Applicable

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# 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Bus Garage

er Site	Features			
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er Site	e Features			
53.	. Pavement (Roadways and Parking Lots)			
Ø	Yes			
	No			
	53a. Type: (check all that apply)			
	□ Concrete	т.		
	Z Asphalt			
	☐ Gravel			
	Other			
	II None			
	53b. Condition:			
	Excellent			
	Satisfactory			
	Unsatisfactory  Non-Functioning			
	☐ Non-Functioning ☐ Critical Failure			
	53c. Year of Last Major Reconstruction/Replacement:			
	2009			20 15
	53d. Expected Remaining Useful Life (Years):			
	14			
	53e. Cost to Reconstruct/Replace \$:			
	0.00			
	53f. Comments:			
	(No Response)			
54.	Sidewalks			
0	Yes			
	No			
	54e. Cost to Reconstruct/Replace \$:			
	(No Response)			
	54f. Comments:			
	(No Response)			
55.	Playgrounds and Playground Equipment			
56.	Athletic Fields and Play Fields			
Ω,	Yes			
1	No			

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# 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Bus Garage

Other	Site	Features
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5	6f. Does the facility have synthetic turf field(s)
	i. Yes
	l No
5	6f.1 If Yes, how many synthetic turf fields?
0	No Response)
5	6f.2 Expected Remaining Useful Life of Synthetic Turf Field(s):
0	No Response)
5	6f.3 Type of synthetic turf field infill:
a	No Response)
57. Ex	terior Bleachers / Stadiums
□ Yes	
☑ No	
✓ Yes	lated Structures (such as Press Boxes, Dugouts, Climblng Walls, etc.)  Ba. Condition:
O	
9	Satisfactory Unsatisfactory
0	Non-Functioning
•	Critical Failure
51	Bb. Year of Last Major Reconstruction/Replacement:
19	98
58	3c. Expected Remaining Useful Life (Years):
13	
58	3d. Cost to Reconstruct/Replace \$:
22	,00.000
58	Se. Comments:
302	

(No Response)

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Substructure	
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Substructur	re
59. I	Foundation (S)
59	a. Type (check all that apply):
1.	inforced Concrete usonry on Concrete Footing user
	59b. Evidence of structural concerns (check all that apply):
	Structural Cracks Heaving/Jacking Decay/Corrosion Water Penetration Unsupported Ends Other None
j	59c. Condition:
	Excellent  Satisfactory  Unsatisfactory  Non-Functioning  Critical Failure
71	59d. Year of Last Major Reconstruction/Replacement:
	2009
\$	59e. Expected Remaining Useful Life (Years):
	94
i	59f. Cost to Reconstruct/Replace \$:
Į	0.00
	59g. Comments:

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0.00

60h. Comments:

(No Response)

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Building Er	nvelope
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BUILDING	BENVELOPE
60.	Structural Floors (S)
1	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):
	Unsupported Ends Unsupp
	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):
	60g. Cost to Reconstruct/Replace \$:

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# 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Bus Garage

Building Env	<u>relope</u>
Page Last M	lodified: 05/02/2016
61.	Exterior Walls/Columns (S)
, <u>(</u>	81a. Material (check all that apply):
Market Ma	Concrete fasonry teel Vood tther (specify)
	61b. Evidence of Structural Concerns with Support System (columns, base plates, connections, etc.) (check all that apply):
	Structural Cracks Rot/Decay/Corrosion Cher Problems D. 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):
	61g. Cost to Reconstruct/Replace \$:
	0.00
	61h. Comments:
	(No Response)

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# 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Bus Garage

uilding En	ivelope
age Last I	Modified: 05/02/2016
62.	Chimneys (S)
	Yes
	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:
	62.d Expected Remaining Useful Life (Years):
	62e. Cost to Reconstruct/Replace \$:
	2,000.00
	62f. Comments:
	Replace precast cap
i)	Parapets (S) Yes No
	63f. Comments:
	(No Response)
64.	Exterior Doors  64a. Overall Condition of Exterior Door Units:
D E S C U	Excellent Satisfactory  Justisfactory  Von-Functioning Critical Failure

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□ Other

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Building Envelope	 
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64b. Overall condition of exterior door hardware:	
☐ Excellent ☑ Satisfactory	
☐ Unsatisfactory ☐ Non-Functioning	
Critical Failure	THE PARTY NAMED IN
64c. Do any exterior doors have magnetic locking devices?	
Yes Ez No	
64d. Safety/Security features are adequate?	
☑ Yes □ No	Day 1
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	
D No	
67a. Window Material: (check all that apply)	
☐ Aluminum  ☑ Steel	
□ Vinyl	
Solid Wood  Wood w/ External Cladding System	

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## 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Bus Garage

Build	ing Envelope	
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	67b. Overall Condition of Windows:	
	Excellent  Satisfactory  Unsatisfactory  Non-Functioning  Critical Failure	
	67c. All Rescue Windows are Operable:	
	Yes INO NA	
	67d. Year of Last Major Reconstruction/Replacement:	
	1950	
	67e. Expected Remaining Useful Life (Years):	
	O The state of the	
	67f. Cost to Reconstruct/Replace \$:	
	67g. Comments:	
	Replace windows.	
	Roof and Skylights (S)	
68.	Roof and Skylights (S)	
<b>8</b>	Tes 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	

(No Response)

□ Slate

☐ Other (describe below)

68b.1 Other roofing material:

☐ Critical Failure

# 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Bus Garage

iilding E	invelope
ige Last	Modified: 05/02/2016
68	c. 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) Nome c.1 Describe other concerns:  o Response) d. Evidence of structural concerns with roof deck (check all that apply):  Cracks Deflection Rot/Decay/Corrosion
	None
0	e. Does this facility have skylights? Yes No
	F. Skylight material (check all that apply):  Plastic Glass Other N/A  g. Overall condition of skylights:
	Excellent Satisfactory Unsatisfactory Non-Functioning Critical Failure
	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
681	n.1 Specify other concerns:
	Response)
_ Ø	. Overall Condition of Roof and Skylights:  Excellent Satisfactory Unsatisfactory Non-Functioning

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68j. Year of Last Major Reconstruction/Replacement:	
2009	
68k. Expected Remaining Useful Life (Years):	
[14	
68I. Cost to Reconstruct/Replace \$:	
6.00	
68m. Comments:	
(No Response)	

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# 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Bus Garage

Interior Spaces
Page Last Modified: 05/02/2016
INTERIOR SPACES
69. Interior Bearing Walls and Fire Walls (S)
Z Yes
ii 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:
70c. Expected Remaining Useful Life (Years):
15
70d. Cost to Reconstruct/Replace \$:
0.00
70e. Comments:
(No Response)
Floor Finishes

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# 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Bus Garage

Interior Spaces
Page Last Modified: 05/02/2016
71. Carpet
□ Yes ☑ No
72. Resillent 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:
73d. Expected Remaining Useful Life (Years):
73e. Cost to Reconstruct/Replace \$:
73f. Comments: (No Response)
74. Wood Flooring
□ Yes ☑ No
Ceilings (H)
75. Ceilings (H)
☑ Yes □ No

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# 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Bus Garage

Interior Spaces		

75. Owner II and Man of a Man	
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	
6. Lockers	
Yes No	
· No	
76d. Cost to Reconstruct/Replace \$:	
(No Response)	
Interior Doors	
7. Interior Doors	
∵ Yes I No	
77a. Overall condition of interlor 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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## 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Bus Garage

Interio	r Spaces
Page L	_ast Modified: 05/02/2016
	77e. Cost to Reconstruct/Replace \$:
	6,000.00
	77f. Comments:
	Replace aged doors
	Interior Stairs (S)
78.	Interior Stairs (S)
☑ Ye	
	78a. Overall condition of interior stairs:
	☐ Excellent  Satisfactory  Unsatisfactory  Non-Functioning  Critical Failure
	78b. Year of Last Major Reconstruction/Replacement:
	78c. Expected Remaining Useful Life (Years):
	58
	78d. Cost to Reconstruct/Replace \$:
	0.00
	78e. Comments:
	(No Response)
i	Elevator, Lifts and Escalators (H)
79.	Elevator, Lift, and Escalators (H)
□ Ye ☑ No	
	ctrical Distribution (H) Interior Electrical Distribution (H)
☑ Ye □ 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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Critical Failure

Interior Spaces

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## 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Bus Garage

Page La	st Modified: 05/02/2016
8	80c. Year of Last Major Reconstruction/Replacement:
2	010
8	00d. Expected Remaining Useful Life (Years):
2	
	80e. Cost to Reconstruct/Replace \$:
1	000
	00f. Comments:
R	teplace non GFI type receptacles in service area for staff protection.
	ghting Fixtures
81. In	terior Lighting Fixtures
Ø Yes	
□ No	
F."	11a. Condition of interior lighting fixtures:
Œ	
. 8	1b. Year of Last Major Reconstruction/Replacement:
2	010
8	1c. Expected Remaining Useful Life (Years):
2	0
. 8	1d. Cost to Reconstruct/Replace \$:
0	.00_
8	1e. Comments:
a	No Response)
	ommunication Systems (H)
	ommunication Systems (H)
☑ Yes	
□ No	
8	2a. Communication systems are adequate:
	Yes   <u>No</u>
	2b. Condition of communication systems:
11 600	
8	
6	
0	Non-Functioning

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# 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Bus Garage

_		_	_			
- 11 -	-4-	rio				_
- 11	ппе	по	-	na	re	5

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No.		

# 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Bus Garage

lumbing (E	Excluding HVAC Systems)
age Last M	Modified: 05/02/2016
PLUMBING	G
84.	Water Distribution System (H)
	Yes
	84a. Types of pipes (check all that apply):
	I Iron  Galvanized  Copper  Lead  PVC  Other
	84b. Overall condition of water distribution system:
	C. Excellent Satisfactory C. Unsatisfactory D. Non-Functioning C. 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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## 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Bus Garage

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Office Manual I and Marian December 10 and 1
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 Do No
86a. Type of fuel (check all that apply):
i Oil
□ Natural Gas
Electricity
□ · Propane
① 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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# 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Bus Garage

Plumbing (Excluding HVAC Systems)

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87a. Overall condition of plumbing fixtures (including to	oilets, 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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## 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Bus Garage

IVAC S	ystems
age Las	st Modified: 05/02/2016
HVAC S	YSTEMS
	B. HVAC Systems Type
	88a. Does this building have a central HVAC system?
121	Yes
	No.
	88b. If yes, what type of technology does it use (check all that apply)?
	Constant volume (CV)
	U Variable air volume (VAV) U Dual-duct or multi-zone
	Other (describe below)
	□·N/A
	Heat Generating Systems (H)
	88b.1 Other central HVAC system technology:
V	out heaters
89	. Heat Generating Systems (H)
EZ.	Yes
	No
	89a. Heat generation source (check all that apply):
	Boiler / Hot Water
	D Boiler / Steam
	☐ Furnace / Forced Air ☐ Unit Ventilation
	Geothermal
	□ Biomass
	Li Electric
	① 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
	Seign.

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## 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Bus Garage

HVA	C Systems
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	89f. Comments:
	(No Response)
	Heating Fuel/Energy Systems (H)
90.	
<b>2</b>	
	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):
	90d. Cost to Reconstruct/Replace \$:
	0.00
	90e. Comments:
	(No Response)
	Cooling/Air Conditioning Generating Systems
91.	
0	/es
	40
HAND	LING AND VENTILATION EQUIPMENT
92.	Air Handling and Ventilation Equipment: Supply Units, Exhaust Units, Relief/Return Units, etc. (H)
<b>2</b> '	'es
	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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# 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Bus Garage

HVA	C Systems C Syst
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	92d. Cost to Reconstruct/Replace \$:
	0.00
	92e. Comments:
	(No Response)
	Piped Heating and Cooling Distribution Systems
93. etc.	Piped Heating and Cooling Distribution Systems: Piping, Pumps, Radiators, Convectorss, Traps, Insulation,
	res do
	93a. Overall condition of piped heating and cooling distribution systems:
	Excellent  Satisfactory  Unsatisfactory  Non-Functioning  Critical Faihure
	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 Distrbution Systems
94.	Ducted Heating and Cooling Distribution Systems: Ductwork, Control Dampers, Fire/Smoke Dampers, VAVs,
Insul	ation, etc. (H)
D Y	
	rol Systems
	HVAC Control Systems (H)
D N	
	95a. Overall condition of control systems:
	□ Excellent
	☑ Satisfactory
	□ Unsatisfactory □ Non-Functioning
	□ Cratical Failure
	95b. Year of Last Major Reconstruction/Replacement:
	2002

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## 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Bus Garage

LIV	100	Cuntoma
пν	AU	Systems

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95c. Expected Remaining Useful Life (Years):

17

95d. Cost to Reconstruct/Replace \$:

0.00

95e. Comments:

(No Response)

## 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Bus Garage

Fire Safety Systems
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Fire Safety Systems
96. Fire Alarm Systems (H)
☑ Yes
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):
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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## 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Bus Garage

Fire Safety System	ems		
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98. Fire	Suppression Systems: Sprinklers, Standpipes, Kitchen Hoo	eds, etc. (H)	
Ŭ Yes Ø No			
	t Lighting Systems		

99. Emergency / Exit Lighting Systems (H)		
□ Yes		
82 No		

## **Emergency/Standby Power Systems**

```
100. Emergency or Standby Power System (H)
□ Yes
☑ No
```

## 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Bus Garage

-							
Α	CC	es	S	ib	Ϊl	it۱	v

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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, auditorlums), 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

Environment/Comfort/Health

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## 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Bus Garage

ge Last	Modified: 05/02/2016
IVIRON	MENT/COMFORT/HEALTH
104	. General Appearance
	104a. Overall Rating:
	Good
100	Fair
	Poor
	104b. Comments:
	(No Response)
105.	. Cleanliness
Para .	105a. Overall Rating:
P . :	Good Fair
	Poor
	105b. Comments:
	(No Response)
106.	Are there walk off mats; grills in the entryway?
1 .	Yes
	No.
107.	Is there noise in classrooms from HVAC units, traffic, etc. that may impact education?
	Yes
108.	Lighting Quality:
	1095 Types of lighting in general number of
F -	108a. Types of lighting in general purpose classrooms (check all that apply):  Paylight
1	lourescent-not full spectrum
	lourescent full spectrum
1	acandescent
	tther (describe)
	108b. Are there blinds in the classroom to prevent glare?
	□ Yes
	2 No
	108c. Overall Rating:
	☑ Good
	□ Fair
	□ Poor
	108d. Comments:
	(No Response)

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## 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Bus Garage

Environment/Comfort/Health

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#### 109. Evidence of Vermin

, 44	109a. Is there evidence of active infestations of(check all that apply)?
3	Rodents
<u>پ</u>	Wood-boring or Wood-eating Insects
7	Cockroaches
)	Other Vermin
4	None

☑ Yes □ No

## OTEGO-UNADILLA CSD Status Date: 05/24/2016 00:52 PM 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Bus Garage Indoor Air Quality Page Last Modified: 05/02/2016 **Indoor Air Quality** 110. Mold 110a. Is there visible mold or moldy odors? M 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 stams 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 alr 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?

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☐ Yes

## 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Bus Garage

ndoor Air Qua	ality
Page Last Mo	dified: 05/02/2016
112d. □ Yes	Is accumulated dirt, dust or debris in ductwork?
the same of the sa	Are dampers functioning as designed?
112f. C	
112g. (	Dutside air is adequate for occupant load:
112h. F Good Fair Poor	
(No Resp	omments;  poise) Indoor Air Quality (IAQ) Plan
	oes the school district use EPA's Tools for Schools program?
	13c. Has the District assigned IAQ responsibilities to a designated individual?  Yes No
1	13c.1 If Yes, what is their job title?
114. D ☑ Yes □ No	oes the school practice IPM?
	I4a. Is vegetation kept one foot away from the building?  Yes No
	4b. Are crevices and holes in walls, floors and pavement sealed or eliminated?  Yes No
	4c. Is there a certified pesticide applicator on staff?

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## 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Bus Garage

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?
No No
115. Does the school have a passive radon mitigation system installed (was built with radon resistant features)?  다 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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## 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Bus Garage

**American Red Cross** 

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#### **American Red Cross Shelter**

116. American Red Cross Shelter

☐ Yes

☑ No

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## 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Middle-High School

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Double	100.00	Indo an	a a blace
DUILID	11111	Inform	12000

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#### **Building Information**

1. Name of School District:

OTEGO-UNADILLA CSD

2.	SED	<b>District</b>	8-Diait	<b>BEDS</b>	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 Maintenan	ce Staff
11. Year of Original Building:	
1967	
12. Gross square ft. of Building as currently config	ured:
167,427	
13. Number of Floors:	
2	
14. How many full-time and part-time custodians a	re employed at the school (or work in the building)?
Full-time custodians:	Count Employees
	7

#### 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Middle-High School

_	•	_	-
Building Information			
Dulluling information			

ı	Page	Last	Modified:	05/02/2	2016
1	raue	Lasi	WOULINGU.	UUIUZIA	LUIU

	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)

Cafete	ria

- □ 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

# 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Middle-High School

Bui	ldina	Inform	ation

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21. Is the building used	for instructional purposes in	the summer?	
☑ Yes			
D No			
22. Have there been ren	ovations or construction in th	ne building during the past 12 month	<u>s?</u>
☑ Yes			
□ No			
23. Was major construc	tion/renovation work since 20	010 conducted when school was in s	ession?
2.7			
O Yes			
Ø No			

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st Modi	ified: 05/02/2016		
m Spac			
24. Nu	mber of instructional classro	oons.	
27			
25. Gr	oss square footage of all ins	tructional classrooms (combined):	
21,000.00			
		-II that apply)	
26. Ot	her spaces provided: (check	all triat apply)	
	Due NIA (cons)	☑ j_ Health Office	☑ ≰ Resource Rooms
	□ a. N/A (none)  □ b. Administration	☑ k. Home & Careers	☑ t Science Labs
	☑ c. Art	☑ 1. Kitchen	u. Special Education
	d Audio Visual	m. Large Group Instruction	□ v. Swimming Pool
	☑ e Auditorium	🗹 n. Library	w. Teacher Resource
	☑ f. Cafeteria	1 o Multipurpose Rooms	x. Technology/Shop
	☑ g Computer Room	D p. Music	☐ y. Other (please describe)
	h. Guidance	Q. Pre-K	
	☑ i Gymnasium	🖸 r. Remedial Rooms	
	26y. Describe other spaces		
	31 - D		
-	No Response)		
	pace Adequacy		
27. R	ating of space adequacy:		
☑ Goo	d		
□ Fair			
□ Poo	<u>r</u>		
	27a. Enter comments:		
	(No Response)		
		n expenses anticipated for this bui	Iding through 2020-2021 school year
28. E	ing maintenance (to be answ	vered after the building inspection	is complete) \$
10,302,0			
29. C	overall building rating (to be	answered after the building inspec	tion is complete)
□ Exc	cellent		
	isfactory		
□ Un:	satisfactory		
□ Poo			
30. V	Vas overall building rating es	stablished after consultation with h	nealth and safety committee?
D Va			
☑ Ye			
☑ Yen No			

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## 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Middle-High School

**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

## 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Middle-High School

Site Utilities	
Page Last Mod	dified: 05/02/2016
Site Utilities 37. Wat	ter
☑ Yes ☑ No	
To Aby a second	
c 2	27b. Condition:  Excellent  Satisfactory  Unsatisfactory  Non-Functioning  Critical Failure
f .	37c. Year of Last Major Reconstruction/Replacement: 2009
1	37d. Expected Remaining Useful Life (Years):
<u></u>	37e. Cost to Reconstruct/Replace \$: 25,000.00
1	37f. Comments:  Replace water treatment piping in pump room.
38. SI ☑ Yes	Ite Sanitary (H)
<u> </u>	38a. Type of Service:  Municipal or utility sewer  Site septic  Other
3 C C	Sab. Condition:  Excellent  Satisfactory  Unsatisfactory
2	38c. Year of Last Major Reconstruction/Replacement: 2005 38d. Expected Remaining Useful Life (Years):
	40

20,000

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Site Utilities Page Last Modified: 05/02/2016 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; 39d. Expected Remaining Useful Life (Years): 39e. Cost to Reconstruct/Replace \$: 0.00 39f. Comments: (No Response) 40. Site Fuel Oil (H) ☑ Yes □ No 40a. Number of Above-Ground Tanks: 40a.1 Capacity of Above-Ground Tanks (gallons): (No Response) 40b. Number of Below-Ground Tanks: 2 40b.1 Capacity of Below-Ground Tanks (galions):

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### 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Middle-High School

Site Utilities

41. ☑

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40c. Condit	tion:	
Excellent  Satisfactor  Unsatisfact  Non-Funct  Critical Fat	tioning	
40d. Year o	of Last Major Reconstruction/Replacement:	
1998		
40e. Expect	ted Remaining Useful Life (Years):	
13		
40f. Cost to	Reconstruct/Replace \$:	
0.00		
40g. Comm	nents:	
(No Response)		
Site Electrica	ıl, Including Exterior Distribution (H)	
res No		
41a. Service  ✓ Municipal  ☐ Self-Gener  ☐ Other  ☐ N/A	or utility provided	
41b. Type o	of Service:	
☐ Above Gro ☐ Below Gro ☐ N/A		
41c. Condit	tion:	
□ Excellent □ Satisfactor □ Unsatisfact □ Non-Funct □ Critical Fai	tory tioning	
41d. Year o	f Last Major Reconstruction/Replacement:	
1967		
41e. Expect	ted Remaining Useful Life (Years):	
0		
41f. Cost to	Reconstruct/Replace \$:	
0.00		

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### 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Middle-High School

Site U	Itilities
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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 .
	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
4	3a. Does this facility have an open stormwater system (ditch)?
Mary and and	res es e
44.	Catch Basins/Drop Inlets/Manholes
MC1	14a. Does this facility have catch basins/drop inlets/manholes?
₽ Y	'es Io
	44b. Condition:
	□ Excellent □ Satisfactory □ Unsatisfactory □ Non-Functioning

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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
<b>☑</b> Satisfactory
☐ Unsatisfactory ☐ Non-Functioning
□ Cntical Failure
45c. Year of Last Major Reconstruction/Replacement:
1967
45d. Expected Remaining Useful Life (Years):
45e. Cost to Reconstruct/Replace \$:
[0.00
45f. Comments:
(No Response)  46. Outfalls
40. Outlans
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
1-7

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Site Utilities				 		
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46d. Ex	pected Remaining Us	eful Life (Years):				
33					, 10	
46e. Co:	st to Reconstruct/Rep	place \$:				
0.00						
46f. Cor	nments:					
(No Respo	nse)					
47. Infiltration	Basins/Chambers					
47a. Does	this facility have infil	tration basins/chamb	ers?			
□ Yes						
☑ No						
48. Retention	Basins					
Aga Does	this facility have rete	ntion basins?				
✓ Yes						
□ No						
48b. Co						
☐ Excell ☐ Satisf						
□ Unsat	isfactory					
□ Non-I	Functioning al Failure					
48c. Ye	ar of Last Major Reco	nstruction/Replacem	ent:			
1967						
48d. Ex	pected Remaining Us	eful Life (Years):				
2						
48e. Co	st to Reconstruct/Re	place \$:				
0.00						
48f. Co	mments:					
(No Respo	nse)					
49. Wetponds	s					
49a. Does	this facility have wet	ponds?				
□ Yes						
₽ No						

□ No

□ Not Applicable

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50	Manufactured Stormwater Proprietary Units	
	•	
g, vacon	50a. Does this facility have proprietary units?	
7	Yes	
F		
0.2	No.	
51 D	Point of Outfall Discharge: (check all that apply)  Municipal storm sewer system	
51 	Point of Outfall Discharge: (check all that apply)	
51 D	1. Point of Outfall Discharge: (check all that apply)  Municipal storm sewer system  Combined sewer system	
51 □ □	1. Point of Outfall Discharge: (check all that apply)  Municipal storm sewer system  Combined sewer system  Surface Water	

### 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Middle-High School

Other Site Fe	eatures
Page Last Me	odified: 05/02/2016
Other Site F	Features
53.	Pavement (Roadways and Parking Lots)
Ø Y	es es
□ N	
	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
Z Y	es
	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):
<b>,10</b>
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

☑ Satisfactory☐ Unsatisfactory☐ Non-Functioning☐ Critical Failure

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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 flelds?	
(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 / Stadlums	
Ø 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	
II No	
58a. Condition:  □ Excellent	
- DAVORALL	

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### 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Middle-High School

Other Site Features

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58b. Year of Last Major Reconstruction/Replacemen	nt:
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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## 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Middle-High School

Substructure		
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Substructure		
59. Foundation (S)		
59a. Type (check all that apply);		
☐ Masonry on Concrete Footing		
Other		
59b. Evidence of structural concern	ns (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 Reconstruc	tion/Replacement:	
1967		
59e. Expected Remaining Useful Life	fe (Years):	
52		
59f. Cost to Reconstruct/Replace \$:		
7,000.00		
59g. Comments:		
Repair foundation corners		

0.00

60h. Comments:

(No Response)

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Building E	nvelope
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BUILDING	SENVELOPE
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
	60a Coet to Pasanetruet/Panissa \$

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**Building Envelope** 

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	Exterior Walls/Columns (S)
	61a. Material (check all that apply):
	Concrete  Masonry Steel  Wood
0	Other (specify)
	61b. Evidence of Structural Concerns with Support System (columns, base plates, connections, etc.) (check that apply):
	Structural Cracks  Cl. Rot/Decay/Corrosion  Cl. Other Problems  El. 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

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### 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Middle-High School

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62. Chimneys (S)
Yes Do
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  El Setiefactory
☑ Satisfactory □ Unsatisfactory
□ Non-Functioning
□ Critical Failure

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### 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Middle-High School

Building Envelope	
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64b. Overall condition of exterior door hardware:	
□ Excellent	
Z Satisfactory	
Unsatisfactory	
□ Non-Functioning □ Critical Failure	
64c. Do any exterior doors have magnetic locking devices?	
□ Yes	
Ø No	
64d. Safety/Security features are adequate?	
2 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

## 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Middle-High School

uilding En	velope
age Last N	Modified: 05/02/2016
66.	Fire Escapes (S)
	66a. Does This Facility Have One or More Fire Escapes?
□ '	Yes
<b>2</b> 1	No
67	Windows
	Yes
8 a. a.	No.
	67a. Window Material: (check all that apply)
	2 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
	D 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
and a	

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**Building Envelope** 

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ast	Modified: 05/02/2016
68	a. Type of roof construction (check all that apply):
0000	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)
	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
	.1 Describe other concerns:
	Response)
0 0	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
_ _ _	Skylight material (check all that apply): Plastic Glass Other N/A

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Replace roof 1998 wing.

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## 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Middle-High School

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Building Envelope			

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 Skyllghts: ☐ Excellent ☑ Satisfactory ☐ Unsatisfactory ☐ Non-Functioning ☐ Critical Failure 68j. Year of Last Major Reconstruction/Replacement: 1998 68k. Expected Remaining Useful Life (Years): 3 68I. Cost to Reconstruct/Replace \$: 916,000.00 68m. Comments:

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Floor Finishes

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Interior Spa	ces			
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INTERIOR	SPACES			
69.	Interior Bearing Walls and Fire Walls (S)			
	Ves .			
	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			
☑ Y				
	70a. Overall condition of other interior walls:			
	☐ Excellent ☐ Satisfactory ☐ Unsatisfactory ☐ Non-Functioning ☐ Critical Failure		4	
	70b. Year of Last Major Reconstruction/Replacement:			
	1967			
	70c. Expected Remaining Useful Life (Years):			
	70d. Cost to Reconstruct/Replace \$:			
	188,000.00			
	70e. Comments:			
	Replace wood corridor papeling			

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# 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Middle-High School

terior Spaces
age Last Modified: 05/02/2016
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):
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:
<ul> <li>□ Excellent</li> <li>☑ Satisfactory</li> <li>□ Unsatisfactory</li> <li>□ Non-Functioning</li> <li>□ Critical Failure</li> </ul>
72c. Year of Last Major Reconstruction/Replacement:
1998
72d. Expected Remaining Useful Life (Years):

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72e. Cost to Reconstruct/Replace \$:

42,000.00

menor 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 Failuse
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):
o

Interior Spaces
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74e. Cost to Reconstruct/Replace \$:
13,000.00
74f. Comments:
Refinish stage flooring
Ceilings (H)
75. Cellings (H)
☑ Yes □ No
75a. Overall condition of ceilings:
Excellent  Satisfactory  Unsatisfactory  Non-Functioning  Critical Failure
75b. Year of Last Major Reconstruction/Replacement:
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

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 ☐ Unnatisfactory
□ Non-Functioning
D Critical Failure
77b. Overall condition of interior door hardware:
□ Excellent
Satisfactory  Unsatisfactory
□ Non-Functioning
[I] 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

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)
Ø 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:
80d. Expected Remaining Useful Life (Years):
18

2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Middle-High School Interior Spaces Page Last Modified: 05/02/2016 80e. Cost to Reconstruct/Replace \$: 275000 80f. Comments: Electrical upgrades **Lighting Fixtures** 81. Interior Lighting Fixtures ☑ Yes □ No 81a. Condition of interior lighting fixtures: D 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:

82d. Expected Remaining Useful Life (Years):

3

## 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Middle-High School

			_	
	Into	TOL	Spa	CAC
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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

# 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Middle-High School

Plumbing (Excluding HVAC Systems) Page Last Modified: 05/02/2016 **PLUMBING** 84. Water Distribution System (H) □ 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): 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 2 Copper ☐ Lead □ PVC ☐ Other 85b. Overall condition of drainage system: □ Excellent ☑ Satisfactory □ Unsatisfactory □ Non-Functioning ☐ Critical Failure

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## 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Middle-High School

Plumbing (Excluding HVAC Systems)

85c. Year of Last Major Reconstruction/Replacement:
1 <b>967</b>
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
D No.
86a. Type of fuel (check all that apply):
□ 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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# 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Middle-High School

Plumbing (Excluding HVAC Systems)

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87a. Overall condition of plumbing fixtures (including toilets, urinals, lavator	ries, 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.	

# 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Middle-High School

HVAC S	ystems
Page Las	t Modified: 05/02/2016
HVAC S	YSTEMS
	3. 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)
	Heat Generating Systems (H)
	88b.1 Other central HVAC system technology:
(N	o 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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# 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Middle-High School

IVAC Systems	
age Last Modified: 05/02/2016	
89f. Comments:	
Replace boilers.	
Heating Fuel/Energy Systems (H)	
90. Heating Fuel / Energy Systems (H)	
Z Yes	
D No	7
90a. Overall condition of heating fuel / energy systems:	
D Excellent  Satisfactory	
**D 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/alr-conditioning generating systems:	
□ Excellent	
☑ Satisfactory □ Unsatisfactory	
On Non-Functioning	
☐ Critical Failure	
91b. Year of Last Major Reconstruction/Replacement:	
2008	
91c. Expected Remaining Useful Life (Years):	
13	1 2 8
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. Cont to Reconstruct/Parloss to
92d. Cost to Reconstruct/Replace \$:
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

**Ducted Heating and Cooling Distrbution Systems** 

93e. Comments:

Replace piping.

# 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Middle-High School

HVAC	Systems
Page l	Last Modified: 05/02/2016
	94. Ducted Heating and Cooling Distribution Systems: Ductwork, Control Dampers, Fire/Smoke Dampers, VAVs, Insulation, etc. (H)
	Yes D 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):
	lo .
	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):
	95d. Cost to Reconstruct/Replace \$:
	563,000.00
	95e. Comments:
	Replace control system

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# 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Middle-High School

Fire Salety	ety Systems	
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Fire Safet	ety Systems	
	6. Fire Alarm Systems (H)	
12	Yes	- 3
	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.	7. Smoke Detection Systems (H)	
ł	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)  72. Yes  12. No	
98a. Overall condition of fire suppression systems:  Excellent  Satisfactory  Unsatisfactory  Non-Functioning  Critical Failure	
98b. Year of Last Major Reconstruction/Replacement:	
98c. Expected Remaining Useful Life (Years):	
98d. Cost to Reconstruct/Replace \$:	
98e. Comments: (No Response)	
Emergency/Exit Lighting Systems  99. Emergency / Exit Lighting Systems (H)  Ø Yes  D 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):	
99d. Cost to Reconstruct/Replace \$:	
99e. Comments; (No Response) Emergency/Standby Power Systems	

100. Emergency or Standby Power System (H)

☑ Yes □ No

# 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Middle-High School

Fire Safety Systems

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100a. Overall condition of emergency/standby power systems:	
☐ Excellent ☐ Satifactory	
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 bullding, 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.

**OTEGO-UNADILLA CSD** 

□ Fair
□ Poor

108d. Comments:

(No Response)

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## 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Middle-High School

Environment/Comfort/Health
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ENVIRONMENT/COMFORT/HEALTH  104. General Appearance
104a. Overall Rating:
☑ Good ☐ Fair ☐ Pooi
104b. Comments:
(Ne Response)
105. Cleanliness
105a. Overall Rating:
☑ Good ☐ Fair ☐ Pooi
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
U Other (describe)
108b. Are there blinds in the classroom to prevent glare?
□ Yes
No No
108c. Overall Rating:
☑ Good

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## 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Middle-High School

Environment/Comfort/Health

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#### 109. Evidence of Vermin

E-CHESTER S	109a. Is there evidence of active infestations of(check all that apply)?
0	Rodents
	Wood-boring or Wood-eating Insects
0	Cockroaches
	Other Vermin
Ø	None

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**OTEGO-UNADILLA CSD** 

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oor Air Qu	ality
je Last M	odified: 05/02/2016
loor Air (	Quality
110.	Mold
110a	Is there visible mold or moldy odors?
O Y	
Z 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/Molsture
Ø Go □ Fa □ Po	
	□ . Active leaks in roof
	□ Active leaks in plumbing □ Moisture condensation
	Ú 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
	D Moisture condensation
	□ Visible stains or water damage
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?
□ Ye ☑ No	S Commence of the commence of
	Is there accumulated dirt, dust or debris around fresh air intakes?
□ Ye	3 · · · · · · · · · · · · · · · · · · ·
112c.	Are fresh air intakes free of blockage?
☑ Ye	
□ No	

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☑ Yes

☑ No

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r Air Q	
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1120	l. Is accumulated dirt, dust or debris in ductwork?
<b>□</b> 1	
112e	. Are dampers functioning as designed?
112f	Condition of air filters:
	ood air oor
112g	. Outside air is adequate for occupant load:
112h	. Rating of ventilation/indoor air quality:
	ood air oor
112i.	Comments:
Provid	le corridor ventilation.
113.	Indoor Air Quality (IAQ) Plan
113a	Does the school district use EPA's Tools for Schools program?
	res Io
	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?
Ø Y	es Io
	114a. Is vegetation kept one foot away from the building?
	☑ Yes □ No
	11/h. Are cravices and holes in walls floors and nevernent could be silm instead?

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

Indoor Air Quality

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1	14d. Are pesticides used in the building?
E .	Yes
Z	, No
1	14d.1 If Yes, how are they typically applied?
<u>_</u>	Spot treatment
. 1	14e. Are pesticides used on the grounds?
	Yes
	No
	14e.1 If Yes, was an emergency exemption granted by the Board of Education?
	Yes
	1.00
	No
15. D	No oes the school have a passive radon mitigation system installed (was built with radon resistant features
15. D	
Yes No	oes the school have a passive radon mitigation system installed (was built with radon resistant features
15. D Yes No	oes the school have a passive radon mitigation system installed (was built with radon resistant features
Yes No	oes the school have a passive radon mitigation system installed (was built with radon resistant features)  15a. Has the facility been tested for the presence of radon?  Yes
Yes No	oes the school have a passive radon mitigation system installed (was built with radon resistant features  15a. Has the facility been tested for the presence of radon?  Yes No
Yes No	oes the school have a passive radon mitigation system installed (was built with radon resistant features)  15a. Has the facility been tested for the presence of radon?  Yes
Yes No	oes the school have a passive radon mitigation system installed (was built with radon resistant features  15a. Has the facility been tested for the presence of radon?  Yes  No  15b. Were any of the results of the test greater than or equal to 4 picocuries per liter (pCi/L)?  Yes
Yes No	oes the school have a passive radon mitigation system installed (was built with radon resistant features  15a. Has the facility been tested for the presence of radon?  Yes  No  15b. Were any of the results of the test greater than or equal to 4 picocuries per liter (pCi/L)?
15. D Yes No 1	oes the school have a passive radon mitigation system installed (was built with radon resistant features  15a. Has the facility been tested for the presence of radon?  Yes  No  15b. Were any of the results of the test greater than or equal to 4 picocuries per liter (pCi/L)?  Yes
15. D Yes No 1 1 1 1	oes the school have a passive radon mitigation system installed (was built with radon resistant features  15a. Has the facility been tested for the presence of radon?  Yes  No  15b. Were any of the results of the test greater than or equal to 4 picocuries per liter (pCi/L)?  Yes  No
Yes No 1	oes the school have a passive radon mitigation system installed (was built with radon resistant features  15a. Has the facility been tested for the presence of radon?  Yes No  15b. Were any of the results of the test greater than or equal to 4 picocuries per liter (pCi/L)?  Yes No  15c. If Yes, did the school take steps to mitigate the elevated radon levels?
Yes No	oes the school have a passive radon mitigation system installed (was built with radon resistant features  15a. Has the facility been tested for the presence of radon?  Yes No  15b. Were any of the results of the test greater than or equal to 4 picocuries per liter (pCi/L)?  Yes No  15c. If Yes, did the school take steps to mitigate the elevated radon levels?  Yes, active mitigation system installed
Yes No 1	oes the school have a passive radon mitigation system installed (was built with radon resistant features  15a. Has the facility been tested for the presence of radon?  Yes  No  15b. Were any of the results of the test greater than or equal to 4 picocuries per liter (pCi/L)?  Yes  No  15c. 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

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## 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Middle-High School

**American Red Cross** 

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## **American Red Cross Shelter**

116. American Red Cross Shelter

□ Ye

☑ · No

#### 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Unadilla Elementary

Building Information	

## **Building Information**

1. Name of School District:

OTEGO-UNADILLA CSD

<ol><li>SE</li></ol>	D Dieti	ict 8-Di	ait RFI	DS Code:

471601040000

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	
D T-Temporary	
U N-None	
10. Certificate of Occupancy Expiration Date:	
06/30/2016 ng Age, Gross Square Footage and Maintenan	ce Staff
11. Year of Original Building:	oo otan
1934	
12. Gross square ft. of Building as currently config	gured:
67,400	
13. Number of Floors:	
2	
	re employed at the school (or work in the building)?
Full-time custodians:	Count Employees

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#### 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Unadilla Elementary

Building Information	

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	Count Employees
Part-time custodians:	0
Totals:	4

## **Building Ownership and Occupancy Status**

15	Building	Ownership	check	one).
19.	pulluling	Ownersinb	CHECK	onej.

- 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
477	Cultonim

- 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

**Building Information** 

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No Yes
22. Have there been renovations or construction in the hullding during the past 12 months?
Section 1
l'Yes l'No

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## 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Unadilla Elementary

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Program S	paces		
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Program \$	Spaces		
24.	Number of instructional classroor	ns:	
26			
25,	Gross square footage of all instru	ctional classrooms (combined):	
A OF	20.00		
26.	Other spaces provided: (check all	that apply)	
<b>27</b> .	a N/A (none)  b Administration  c. Art  d. Audio Visual  e. Auditorium  f. Cafeteria  g. Computer Room  h. Guidance  i Gymnasium  26y. Describe other spaces  (No Response)  Space Adequacy  Rating of space adequacy:  Good	☐ 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)
	Fair Poor  27a. Enter comments:		
	(No Response)		
	Estimated capital construction expluding maintenance (to be answered		
3,70	6,000:00		
	Overall building rating (to be answ Excellent Satisfactory Unsatisfactory Poor	vered after the building inspection	on is complete)
30. Ø	<b>Was overall building rating establi</b> Yes No	shed after consultation with he	alth and safety committee?
A/E Inforn	nation:		
31.	A/E Firm Name:		
ВСК	I-IBI Group		

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## 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Unadilla Elementary

**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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# 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Unadilla Elementary

Site Utilities	
Page Last Mo	dified: 05/02/2016
Site Utilities	
37. Wa	nter
☑ Yes	
□ No	
6	37a. Type of Service:
	Municipal or Utility provided  Well  Other
ā	37b. Condition:
	Excellent  Satisfactory  Unsatisfactory  Non-Functioning  Critical Fathere
	37c. Year of Last Major Reconstruction/Replacement:
ţ	2009
	37d. Expected Remaining Useful Life (Years):
<u>;</u>	44
į	37e. Cost to Reconstruct/Replace \$:
1	0.00
	37f. Comments:
	(No Response)
	ite Sanitary (H)
☑ Yes	
3	38a. Type of Service:
	Municipal or utility sewer  Site septic Other
	38b. Condition:
5 5 C	Unsatisfactory Non-Functioning
3	88c. Year of Last Major Reconstruction/Replacement:
1	954
3	88d. Expected Remaining Useful Life (Years):
Ţ	

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Site Utilities Page Last Modified: 05/02/2016 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; 39d. Expected Remaining Useful Life (Years): 39e. Cost to Reconstruct/Replace \$: 0.00 39f. Comments: (No Response) 40. Site Fuel Oll (H) ☑ Yes □ No 40a. Number of Above-Ground Tanks: 40a.1 Capacity of Above-Ground Tanks (gallons): 40b. Number of Below-Ground Tanks:

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

(No Response)

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-				
Site	11	Itiil	litei	00
	W. J	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		5

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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):	
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	

## 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Unadilla Elementary

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 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
EZI 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 Utili	ties
	st Modified: 05/02/2016
	4d. Expected Remaining Useful Life (Years):
	⊿
7.7	
*300	1.00
	4f. Comments:
	No Response)
45. C	ulverts
458	. Does this facility have culverts?
□ Yes	
☑ -No	
46. O	utfalls
40.	Dana Alain faullifu hava autfalla O
□ Yes	Does this facility have outfails?
☑ No	
4- 4	
47. In	filtration Basins/Chambers
478	. Does this facility have infiltration basins/chambers?
□ Yes	
☑ No	
48. Re	etention Basins
40-	Decathic facility have retention business
□ Yes	. Does this facility have retention basins?
☑ No	
49. W	etponds
<b>49</b> a	. Does this facility have wetponds?
□ Yes	
₽ No	
50. M	anufactured Stormwater Proprietary Units

☐ Yes ☑ No

50a. Does this facility have proprietary units?

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ij.	Municipal storm sewer system
)	Combined sewer system
) -2	Surface Water
1	On-site recharge
	Other (describe)
3	Not Applicable
52.	
3Z.	Were all stormwater outfalls inspected during dry weather for signs of non-stormwater discharge?
- Park	
92. Ø	Were all stormwater outfalls inspected during dry weather for signs of non-stormwater discharge?  Yes No

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Other Site Features

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ge L	ast Modified: 05/02/2016	
ther	Site Features	
	53. Pavement (Roadways and Parking Lots)	
	E Yes	ì
	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):	
	53e. Cost to Reconstruct/Replace \$:	
	235,000.00	
	53f. Comments:	
	Replace pevement	
	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	
	Fixe .	

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### 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Unadilla Elementary

Other Site Features Page Last Modified: 05/02/2016 54d. Expected Remaining Useful Life (Years): 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

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56c. Expected Remaining Useful Life (Years):

56d. Cost to Reconstruct/Replace \$:

17

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	No. of Land
58. Related Structures (such as Press Boxes, Dugouts, Climbing Walls, etc.)	
☐ Yes	
No No	

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Masonry restoration

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Substructure Page Last Modified: 05/02/2016 **Substructure** 59. Foundation (\$) 59a. Type (check all that apply): 2 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 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:

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**OTEGO-UNADILLA CSD** 

Building Envelope

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Type (check all that apply):  Orced Concrete Slab on Grade  ete/Metal Deck/Metal Joists  at Concrete Structural System  Deck on Wood Trusses  Deck on Wood Joists  ete Deck on Wood Structure  (specify)  Ob. Evidence of Structural Concerns with Floor Support System (Beams/Joists/Trusses, etc.) (check all that apply):  Structural Cracks  Unsupported Ends  Rot/Decay/Corrosion  Deflection
orced Concrete Slab on Grade ete/Metal Deck/Metal Joists st Concrete Structural System Deck on Wood Trusses Deck on Wood Joists ete Deck on Wood Structure (specify)  Ob. Evidence of Structural Concerns with Floor Support System (Beams/Joists/Trusses, etc.) (check all that oply): Structural Cracks Unsupported Ends Rot/Decay/Corrosion Deflection
orced Concrete Slab on Grade ete/Metal Deck/Metal Joists st Concrete Structural System Deck on Wood Trusses Deck on Wood Joists ete Deck on Wood Structure (specify)  Ob. Evidence of Structural Concerns with Floor Support System (Beams/Joists/Trusses, etc.) (check all that oply): Structural Cracks Unsupported Ends Rot/Decay/Corrosion Deflection
Structural Cracks Unsupported Ends Rot/Decay/Corrosion Deflection
Structural Cracks Unsupported Ends Rot/Decay/Corrosion Deflection
Unsupported Ends Rot/Decay/Corrosion Deflection
Rot/Decay/Corrosion Deflection
Deflection
Seriously Damaged/Missing Components Other Problems
None
b.1 Describe Other Problems:
o Response)
c. Evidence of Structural Concerns with Structural Floor Deck (check all that apply):
Cracks
Deflection
Rot/Decay/Corrosion
None
d. Overall Condition of Structural Floors:
Excellent
Satisfactory
Unsatisfactory
Non-Functioning
Critical Failure
e. Year of Last Major Reconstruction/Replacement:
34
f. Expected Remaining Useful Life (Years):
g. Cost to Reconstruct/Replace \$:
g. Cost to Reconstruct/Replace \$:

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**Building Envelope** 

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.ası	Modified: 05/02/2016
61.	. Exterior Walls/Columns (S)
Personal	61a. Material (check all that apply):
N N	Concrete Masonry
D	Steel Wood
	Other (specify)
	61b. Evidence of Structural Concerns with Support System (columns, base plates, connections, etc.) (check that apply):
	1 Structural Cracks
	Rot/Decay/Corrosion
	Cher 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
	☐ Moisture Penetration ☐ Rot/Decay/Corrosion
	Other Problems
	2 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 wait tourts

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62. Chim	nneys (S)	
₩ Yes □ No		
62a.	Material (check all that apply):	
<b>a</b> 1	Wood	
62a.	1 Specify other:	
(No I	Response)	
62b.	Overall Condition of Chimneys:	
2	Excellent Satisfactory Unsatisfactory Non-Functioning Critical failure	
62c.	Year of Last Major Reconstruction/Replacement:	
1934		
62.d	Expected Remaining Useful Life (Years):	
0		
	Cost to Reconstruct/Replace \$:	
19,00		
	Comments:	
Repla	ce chimney cap and repoint masonry.	
	ets (S)	
☑ Yes □ No		
63a.	Construction Type (check all that apply):	
Ø C □ W	Assonry Concrete Aetal Vood Other (specify)	
63a.1	1 Specify Other:	
(No R	(esponse)	

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63b. Overall condition of parapets:
Excellent  Satisfactory  Unsatisfactory  Non-Functioning  Critical Failure
63c. Year of Last Major Reconstruction/Replacement:
63d. Expected Remaining Useful Life (Years):
63e. Cost to Reconstruct/Replace \$:
68,000.00
63f. Comments:
Replace wall caps and reflash roofing.
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:

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64f. Expected Remaining Useful Life (Years):

64g. Cost to Reconstruct/Replace \$:

0.00

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64h. Comments:
(No Response)
65. Exterior Steps, Stairs, Ramps (S)
Ø 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):
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	
D 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)	
1Z Yes	
O 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	۸.
Structural cracks	):
Unsupported ends	
□ Rot/Decay/Corrosion	
Deflection  Seriously democrat/missing companyons	
Seriously damaged/missing components  Other concerns (describe)	
El None	

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680	c.1 Describe other concerns:	
(No	Response)	
680	d. Evidence of structural concerns with roof deck (check all that apply):	
	Cracks	
	Deflection	
	Rot/Decay/Corrosion	
	None	
68e	e. Does this facility have skylights?	
	Yes	
2	No	
	Skylight material (check all that apply):	
92	Plastic	
	Glass	
	Other	
2	N/A	
68g	g. Overall condition of skylights:	
	Excellent	
	Satisfactory	
	Unsatisfactory	
٠,	Non-Functioning	
<u>]</u>	Critical Failure	
68h	n. 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	1.1 Specify other concerns:	
No	Response)	
68i.	Overall Condition of Roof and Skylights:	
<b>_</b>	Excellent	
2	Satisfactory	
	Unsatisfactory	
	Non-Functioning	
]	Critical Failure	
68j.	Year of Last Major Reconstruction/Replacement:	
2009		
	a. Expected Remaining Useful Life (Years):	

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68I. Cost to Reconstruct/Replace \$:

0.00

68m. Comments:

Roof repairs (warranty).

Refinish paneling.
Floor Finishes

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Interior Spac	bes
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INTERIOR S	SPACES
<b>69.</b>	Interior Bearing Walls and Fire Walls (S)
Z Ye	
	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):
	10
	69d. Cost to Reconstruct/Replace \$:
	0.00
	69e. Comments:
	(No Response)
	Other Interior Walls
70.	Other Interior Walls
☑ Ye  ☑ No	
	70a. Overall condition of other interior walls:
	☐ Excellent  Satisfactory  Unsatisfactory  Non-Functioning  Critical Failure
	70b. Year of Last Major Reconstruction/Replacement:
	1934
T.	70c. Expected Remaining Useful Life (Years):
<u> </u>	
	70d. Cost to Reconstruct/Replace \$:
i	13,000.00
	70e. Comments:

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Interior Spaces
Page Last Modified: 05/02/2016
71. Carpet  2 Yes  D 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:
71d. Expected Remaining Useful Life (Years):
71e. Cost to Reconstruct/Replace \$:
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:
72d. Expected Remaining Useful Life (Years):
72e. Cost to Reconstruct/Replace \$: 80,000.00

nterior 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):	
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	, i
74c. Year of Last Major Reconstruction/Replacement:	
2002	
74d. Expected Remaining Useful Life (Years):	
27	

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nterior Spaces	
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74e. Cost to Reconstruct/Replace \$:	
525,000.90	
74f. Comments:	
Refinish stage floor.	
Ceilings (H)	
75. Ceilings (H)	
Yes  No	
75a. Overall condition of ceilings:  Excellent  Variatisfactory  Unsatisfactory  Non-Functioning  Critical Failure	
75b. Year of Last Major Reconstruction/Replacement:	
1954	
75c. Expected Remaining Useful Life (Years):	
o	
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):	
o de la companya de	
76d. Cost to Reconstruct/Replace \$:	
65,000.00	
Factoring	

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Interior Spaces
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76e. Comments:
Replace lockers.
Interior Doors
77. Interior Doors
Yes
<u>IQ No</u>
77a. Overall condition of Interior door units:
Excellent     Satisfactory
Satisfactory  Unsatisfactory
O Non-Functioning
O Criucal Failure
77b. Overall condition of Interior door hardware:
□ Excellent  Satisfactory
Unsatisfactory
O Non-Functioning
C Critical Failure
77c. Year of Last Major Reconstruction/Replacement:
1934
77d. Expected Remaining Useful Life (Years):
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):

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Interio	or Spaces
Page	Last Modified: 05/02/2016
	78d. Cost to Reconstruct/Replace \$:
	0.00
	78e. Comments:
	(No Response)
	Elevator, Lifts and Escalators (H)
79.	Elevator, Lift, and Escalators (H)
Z Y	ices General de la companya
	79a. Overall condition of elevators, lifts, escalators:
	Excellent  Set 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 reacue.
	Interior Electrical Distribution (H)
	Interior Electrical Distribution (H)
Ø Y □ N	
	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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interio	or Spaces
Page	Last Modified: 05/02/2016
	80e. Cost to Reconstruct/Replace \$:
	[116900]
	80f. Comments:
	Electric upgrades.
	Lighting Fixtures
81.	Interior Lighting Fixtures
E-700	es le
	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)
	es
	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):

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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

O Yes

⊠ No

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Plumbing (Excludin	g HVAC Systems)
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PLUMBING	
84. Water	Distribution System (H)
⊠ Yes □ No	
84a.	Types of pipes (check all that apply):
	on ulvanized opper ad /C
84b.	Overall condition of water distribution system:
Sa U Ur U No	cellent tisfactory isatisfactory on-Functioning tical Pailure
84c. `	Year of Last Major Reconstruction/Replacement:
1998	
	Expected Remaining Useful Life (Years):
13	
	Cost to Reconstruct/Replace \$:
386,000	
84f. C	Comments:
	ng system upgrades
	oing Drainage System (H)
• .	ng Drainage System (H)
☑ Yes □ No	
85a. 1	Types of pipes (check all that apply):
is .	lvanized pper ad C
85b. 6	Overall condition of drainage system:
□ Exe □ Sat □ Un	cellent isfactory satisfactory n-Functioning
	tical Failure

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Plumbing (Excluding HVAC Systems) Page Last Modified: 05/02/2016 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 D 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: 86d. Expected Remaining Useful Life (Years): 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. C	verall condition of plumbing fixtures (Including toilets, urinals, lavatories, etc):
□ Exc	ellent
☑ Sat	sfactory
□ Un	atisfactory
□ No:	-Functioning
	içal Pailune
87b. \	ear of Last Major Reconstruction/Replacement:
1955	
87c. E	xpected Remaining Useful Life (Years):
0	
87d. C	ost to Reconstruct/Replace \$:
37,000.0	0
87e. C	omments:
Plumbin	g fixture upgrades.

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HVAC Systems	
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HVAC SYSTEMS	
88. HVAC Systems Type	
993 Dogs this hullding have a control HVAC	
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)	
Local Constraints Contains (II)	
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	
D Boiler / Steam	
Furnace / Forced Air	
Unit Ventilation  Geothermal	
D Biomass	
□ Electric	
Other (describe below)	
89a.1 Other heat generation source:	
(No Response)	
89b. Overall condition of heat generating systems:	
□ Excellent	
☑ Satisfactory	
☐ Unsatisfactory	
O Non-Functioning  □ Critical Failure	
89c. Year of Last Major Reconstruction/Replacement:	
2009	
89d. Expected Remaining Useful Life (Years):	
24	

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89e. Cost to Reconstruct/Replace \$:

0.00

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:	
D Excellent	
Satisfactory	
Unsatisfactory Non-Functioning	
O : Critical Failure	
90b. Year of Last Major Reconstruction/Replacement:	
2009	
90c. Expected Remaining Useful Life (Years):	
24	
90d. Cost to Reconstruct/Replace \$:	
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):	
91d. Cost to Reconstruct/Replace \$:	
0.00	
91e. Comments:	
(No Response)	
AIR HANDLING AND VENTILATION FOLIPMENT	

C Sys	tems
e Last I	Modified: 05/02/2016
92. Ø	
	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):
	124
	92d. Cost to Reconstruct/Replace \$:
	0.00
	92e. Comments:
	(No Response)
	Piped Heating and Cooling Distribution Systems
93. etc.	Piped Heating and Cooling Distribution Systems: Piping, Pumps, Radiators, Convectorss, Traps, Insulation,
<b>B</b> 7	Yes
	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):
	93d. Cost to Reconstruct/Replace \$:
	0,00
	93e. Comments:
	(No Response)
	Ducted Heating and Cooling Distribution Systems

95e. Comments:

(No Response)

Sys	
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	Ducted Heating and Cooling Distribution Systems: Ductwork, Control Dampers, Fire/Smoke Dampers, VAVs
Ø	
	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)
	/es lo
20-00 man di	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):
	95d. Cost to Reconstruct/Replace \$:

Fire Safety System	ns
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Fire Safety Syste	ems larm Systems (H)
☑ Yes	
CIE E S CIU LIN	Overall condition of fire alarm system:  xxcellent attisfactory insatisfactory on-Functioning ritical Pathure
96b.	Year of Last Major Reconstruction/Replacement:
1998	
96c.	Expected Remaining Useful Life (Years):
96d.	Cost to Reconstruct/Replace \$:
111,00	0.00
96e.	Comments:
Replac	e fire alarm system.
	e Detection System (H)
	Detection Systems (H)
☑ Yes ☐ No	
97a.	Overall condition of smoke detection systems:
Ur No	cellent tisfactory usatisfactory on-Functioning titical Failure
97b. `	Year of Last Major Reconstruction/Replacement:
2009	
97c. I	Expected Remaining Useful Life (Years):
14	
97d. (	Cost to Reconstruct/Replace \$:
0.00	
97e. 0	Comments:
(No Re	iponse)
	uppression Systems

Fire Safety Systems

90.	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
	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
	Emergency or Standby Power System (H)

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Fire Safety Systems

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100a. Overall condition of emergency/st	andby power syster	ms:	
☐ Excellent			
Satifactory			
Unsatisfactory			
Non-Functioning			
Crtitical Failure			
D. NA			
100b. Year of Last Major Reconstruction	/Replacement:		
2009			
100c. Expected Remaining Useful Life (Y	'ears):		
94.00	3-11		
100d. Cost to Reconstruct/Replace \$:			
10.00			
100e. Comments:			
(No Response)			

## 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Unadilla Elementary

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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Good
Fair
Poor

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Environment/Comfort/Health Page Last Modified: 04/25/2016 **ENVIRONMENT/COMFORT/HEALTH** 104. General Appearance 104a. Overall Rating: Good D Fair □ Poor 104b. Comments: (No Rasponse) 105. Cleanliness 105a. Overall Rating: Good Fair D Poor 105b. Comments: (No Response) 106. Are there walk off mats; grills in the entryway? Z 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 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? □ No 108c. Overall Rating:

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108d. Comments:

(No Response)

109. Evidence of Vermin

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

- □ Wood-boring or Wood-eating Insects
- Cockroaches
- Other Vermin
- Mone

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door Air Qu	ality
age Last Mo	odified: 05/02/2016
idoor Air C	Quality
110.	Mold
110a.	Is there visible mold or moldy odors?
□ Ye ☑ 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 \$:
31	(No Response)
	110d. Comments:
	(No Response)
111.	Humidity/Moisture
	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. A  Yes  No	Are fresh air intakes near the bus loading, truck delivery, or garbage storage/disposal areas?
	s there accumulated dirt, dust or debris around fresh air intakes?
□ Yes ☑ No	The second state of Gentle Ground Heart all III/II/ES (
112c. A	Are fresh air intakes free of blockage?
☑ Yes □ No	

12/01/2017 08:11 AM Page 45 of 48 Indoor Air Quality

# 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Unadilla Elementary

e air is adequate for occupant I	oad:				
mpers functioning as designed on of air filters: e air is adequate for occupant I	oad:				
on of air filters: e air is adequate for occupant l	oad:				
on of air filters: e air is adequate for occupant l	oad:				
e air is adequate for occupant l					
e air is adequate for occupant l					
e air is adequate for occupant l					
		i i			
		ų K			
		G H			- 10
of ventilation/indoor air quality					
of ventilation/indoor air quality					
of ventilation/indoor air quality					
nts:					
nts:					
e school district use EPA's To	is for Schools p	rogram?			
Land Brand Control					7111
las the District assigned IAQ re	sponsibilities to	a designate	d individual?		
If You what is their is halfs o					
e school practice IPM?					
s vegetation kept one foot away	from the building	ıg?			
re crevices and holes in walls,	floors and paver	nent sealed	or eliminated?		
there a certified pesticide app	icator on staff?				
th is	Has the District assigned IAQ resists  If Yes, what is their job title?  Sponse)  The school practice IPM?  Is vegetation kept one foot away  Are crevices and holes in walls, the school practice in walls, the school	the school district use EPA's Tools for Schools p  Has the District assigned IAQ responsibilities to  If Yes, what is their job title?  Sponse)  the school practice IPM?  Is vegetation kept one foot away from the building  Are crevices and holes in walls, floors and paver  Is there a certified pesticide applicator on staff?	the school district use EPA's Tools for Schools program?  Has the District assigned IAQ responsibilities to a designate state. If Yes, what is their job title?  Sponse)  the school practice IPM?  Is vegetation kept one foot away from the building?  Are crevices and holes in walls, floors and pavement sealed is there a certified pesticide applicator on staff?	the school district use EPA's Tools for Schools program?  Has the District assigned IAQ responsibilities to a designated individual?  If Yes, what is their job title?  Sponse)  the school practice IPM?  Is vegetation kept one foot away from the building?  Are crevices and holes in walls, floors and pavement sealed or eliminated?  Is there a certified pesticide applicator on staff?	the school district use EPA's Tools for Schools program?  Has the District assigned IAQ responsibilities to a designated individual?  If Yes, what is their job title?  Sponse)  the school practice IPM?  Is vegetation kept one foot away from the building?  Are crevices and holes in walls, floors and pavement sealed or eliminated?  Is there a certified pesticide applicator on staff?

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Indoor Air Quality Page Last Modified: 05/02/2016 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 P 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 M 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)?

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)

☐ Yes □ No

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**American Red Cross** 

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#### **American Red Cross Shelter**

116. American Red Cross Shelter

☐ Yes

No No