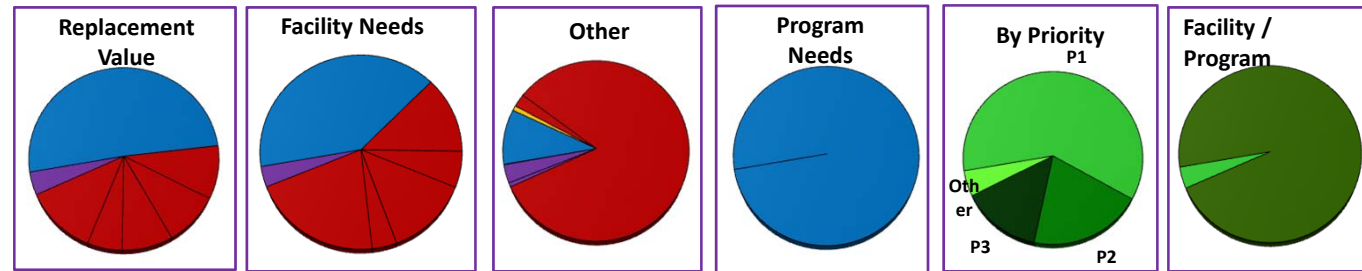
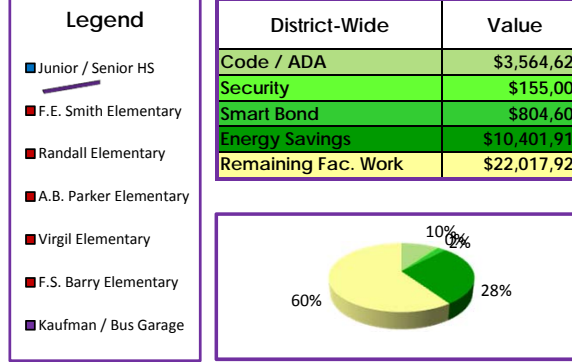


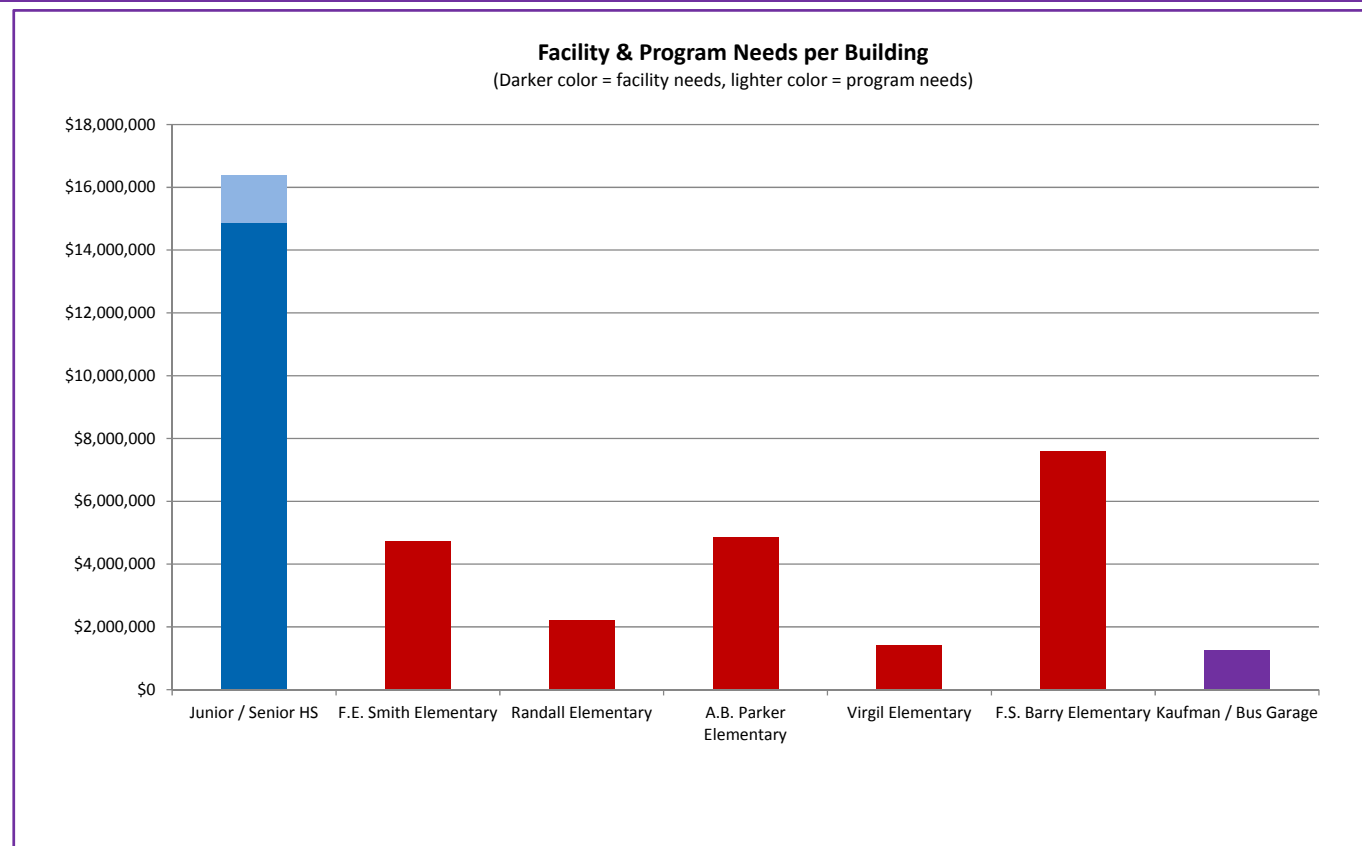
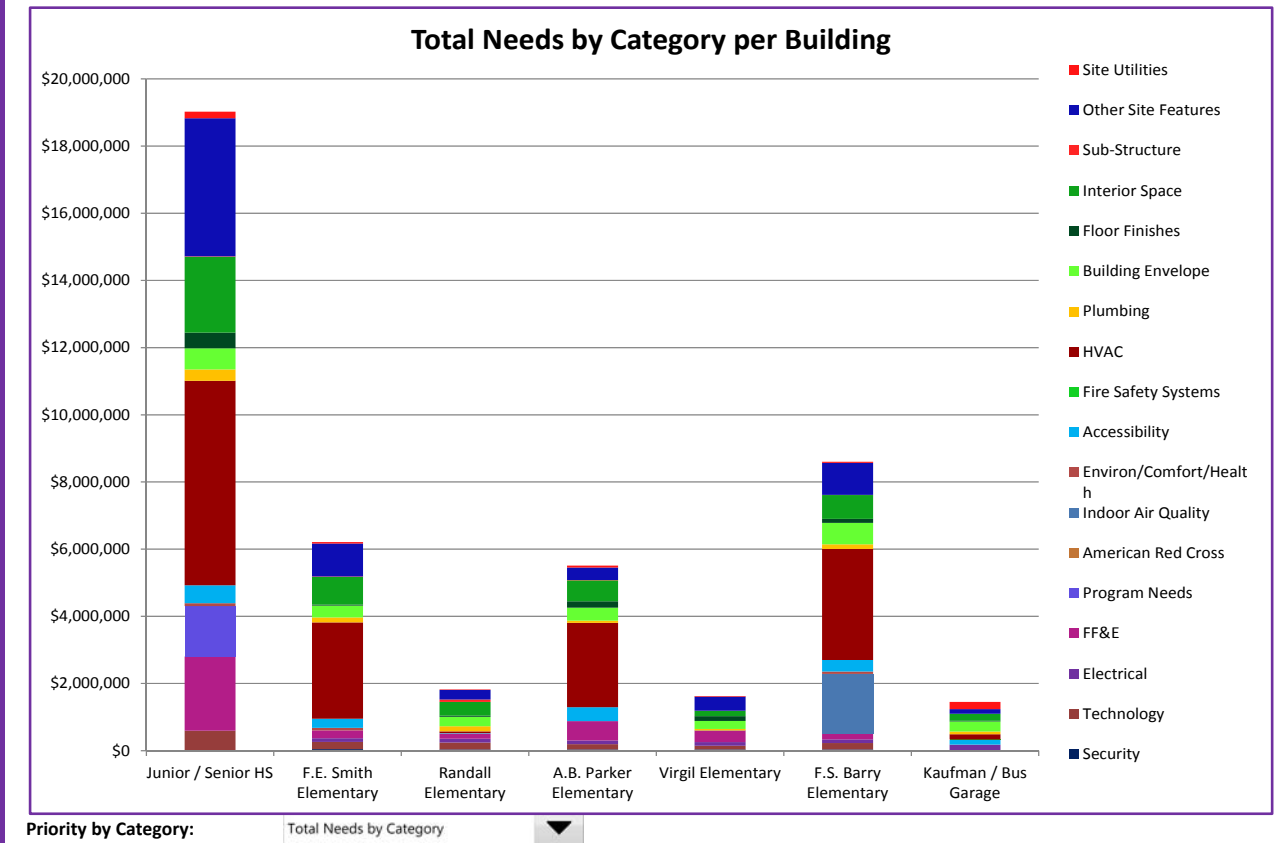
Facility	Replacement Value	Facility Needs	FCI*	Program Needs
Junior / Senior HS	\$60,947,550	\$14,865,200	24.4%	\$1,500,000
F.E. Smith Elementary	\$11,271,600	\$4,729,840	42.0%	\$0
Randall Elementary	\$11,096,000	\$2,222,290	20.0%	\$0
A.B. Parker Elementary	\$10,114,600	\$4,855,250	48.0%	\$0
Virgil Elementary	\$6,930,800	\$1,421,320	20.5%	\$0
F.S. Barry Elementary	\$14,484,800	\$7,582,288	52.3%	\$0
Kaufman / Bus Garage	\$4,875,000	\$1,267,875	26.0%	\$0
District-Wide:	\$119,720,350	\$36,944,063	30.9%	\$1,500,000

District-Wide	Value
Code / ADA	\$3,564,625
Security	\$155,000
Smart Bond	\$804,600
Energy Savings	\$10,401,910
Remaining Fac. Work	\$22,017,928

* FCI = Facility Condition Index
 ** Construction Cost w/o Escalation



	Priority 1 (0-2 Yrs):	Priority 2 (3-5 Yrs):	Priority 3 (6-10 Yrs):	Other:
Construction Costs:	\$27,720,525	\$9,108,950	\$6,432,488	\$2,173,605
Project Costs:	\$36,591,105	\$12,023,820	\$8,490,888	\$2,869,175



Facility	Priority 1	Priority 2	Priority 3	Other
Junior / Senior HS	\$11,697,895	\$3,644,938	\$3,614,850	\$213,885
F.E. Smith Elementary	\$4,160,393	\$1,800,075	\$228,908	\$18,900
Randall Elementary	\$1,118,799	\$895,500	\$799,725	\$50,820
F.S. Barry Elementary	\$4,770,081	\$996,438	\$1,033,200	\$1,800,645
A.B. Parker Elementary	\$4,278,395	\$851,875	\$365,250	\$16,380
Virgil Elementary	\$638,935	\$587,813	\$329,805	\$71,400
Kaufman / Bus Garage	\$1,056,028	\$332,313	\$60,750	\$1,575
District-Wide:	\$27,720,525	\$9,108,950	\$6,432,488	\$2,173,605

Cortland Enlarged City School District Building Condition Survey

School District Name: Cortland Enlarged City School District
Contingency %: 10%
Incidentals %: 20%

Introduction:

The purpose of this Building Condition Survey (BCS) is to assess the needs of the district's facilities, by building, and provide an integrated tool to easily assign priorities to the scope items and begin the planning process for future Capital projects and maintenance.

A basic BCS meets the NYSED Commissioners Regulation 8 NYCRR 155.4 requirements and provides the district with assessments by a licensed architect and / or engineer of their building systems including: condition, year of last major renovations or replacement, remaining useful life, cost estimates for any required work and potentially a short comment.

A Tetra Tech Facility Evaluation is performed by a more extensive team and assesses additional facility items including space needs. In addition to visual observations, input is gathered through meetings with administration and staff. References to new or reconfigured space as itemized in the "Space Adequacy" category is based on square footage (sf) only. Planning is still required to determine specific space needs. The report does not address grade realignment or enrollment changes.

The report is based on visual observations. There was no destructive testing to verify conditions in concealed spaces. The construction budget is based on **2015** construction dollars.

The information in this Facilities Evaluation is based on the 2015 Building Condition Survey (BCS) and:

- a. Input from district administration/ principals

The attached report identifies work at all of the district's occupied facilities. Each facility report is divided into the following categories, which align with the BCS:

- | | | | |
|-----------------------|---------------------|-----------------------|-----------------------------------|
| 1 Site Utilities | 4 Interior Spaces | 7 HVAC Systems | 10 Environment / Comfort / Health |
| 2 Other Site Features | 5 Building Envelope | 8 Fire Safety Systems | 11 Indoor Air Quality |
| 3 Substructure | 6 Plumbing Systems | 9 Accessibility | 12 American Red Cross |
| | | | 13 Space Adequacy |

In addition to the BCS categories, our Tetra Tech Expanded BCS also includes the following:

- | | | | |
|--------------|-----------------------|-------------------|-------------|
| 14 Equipment | 15 Electrical Systems | 16 Communications | 17 Security |
|--------------|-----------------------|-------------------|-------------|

Not all of the systems and components listed in the BCS items and additional facility evaluation items are found in every building, so a number of items will not be applicable and will not have associated information. BCS items are defined by NYSED. Some items have a (H) or (S) following the item name. The (H) stands for Health and Safety and (S) for Structural. They have been designated by SED. ++ after an item denotes code items that are required to be assessed on NYSED Form FP-EEB and to be in conformance as part of a Capital Project. These health and safety in existing educational facilities items are requirements of Part 155.7 of the regulations.

The report is further divided into the following:

Priority Rating: Cost escalation has been added to each Priority based on the anticipated time frame / funding source that the work will occur in. The default cost escalation is 5% annual, but should be confirmed based on current and forecasted industry conditions. It is assumed that Priorities 1, 2 and 3 will be part of a capital project. Information can be sorted by priority. As priorities are modified for the various proposed scope items all information in the district-wide tabs and the dashboard are automatically updated.

- 1: Work that has been determined should be done within the next 1 to 2 yrs. Immediate/Urgent
- 2: Work that has been determined should be done within the next 3 to 5 yrs. Important/Necessary
- 3: Work that has been determined should be done within the next 6 to 10 yrs. Improvements/ Renovations

Other: Work that has been determined to be done with funding other than a capital project (operations / maintenance, capital reserve etc.)

Scope classification: Associated costs are in 2015 construction budget dollars, with no cost escalation.

- 1: Code / ADA
- 2: Security
- 3: Smart Bond
- 4: Energy Savings

This report includes the following:

Building specific information: The building specific information includes the basic BCS requirements of what systems and materials are part of the building, their condition, year of last major work, remaining useful life, and construction budget for any needed work.

by priority. Each priority total then indicates a project cost that includes design and construction contingency as well as incidental expenses. It should be noted that SED allows for 20% incidentals for elementary schools and 25% for secondary schools. There should be a conversation with all parties to discuss the appropriate contingency and incidental percentages. The default starting point is often 10% for design and construction contingency combined, and 20% for incidentals. These percentages can be modified on the Intro tab, and will then automatically update throughout the spreadsheet.

As priorities are changed on the building specific information tabs the District-wide information is automatically updated.

A color coding is applied to building types, with blue for high schools, gold for middle schools, red for elementary schools, and purple for non-educational facilities. Typical District-wide totals are green.

Dashboard: The dashboard displays interactive charts and tables that analyze the facility and space / program needs. Information includes Facility Condition Index (FCI), which equals maintenance, repair and replacement deficiencies of the facility divided by the current replacement value of the facility.

The same color coding found in the District-wide information is utilized: blue for high schools, gold for middle schools, red for elementary schools, and purple for non-educational facilities.

The costs indicated are all construction costs. The upper left quadrant does indicate both District-wide construction costs and project costs by priority.

Pie charts include:

- Replacement value by facility
- Total facility needs by facility (construction cost)
- Total "other" needs by facility (construction cost)
- Program needs by facility (construction cost)
- Total District-wide needs by priority (construction cost)
- Total District-wide facility needs compared with Program needs (construction cost)
- Total District-wide Code / ADA scope, security scope, smart bond scope, and energy savings scope (construction cost)

There is a chart that indicates construction cost, by building, facility needs and program needs.

There is a chart that indicates construction cost, by building, by category, with options for Priority 1, Priority 2, Priority 3, other, or total needs.

There is a table that indicates the total construction cost by priority and by building for all prioritized scope (both facility needs and program needs).

As any item is changed on any of the building specific information tabs, the dashboard is automatically updated.

Glossary of Terms:

Costs:

Construction Budget: The construction cost estimate to perform the work in 2015.

Priority Costs: The raw cost to perform the work in the future, based on the specific priority (the default is 2 years in the future for Priority 1, 5 years for Priority 2 and 10 years for Priority 3). Cost escalation is factored into the construction budget amount to determine this dollar value.

Construction Costs: Certain costs for construction and/or reconstruction work which is approved pursuant to Section 408 of the Education Law, are eligible for building aid pursuant to Section 3602, subdivision 6. To be eligible for aid, construction costs must exceed \$10,000, and the various elements of the work must have received prior approval and a building permit from the Commissioner. Construction costs are sometimes referred to as "hard costs".

Contingency: Contingencies are usually added to the budget amount, in terms of a percentage, for design and construction. A design contingency is to account for any design changes that may occur. The budget amount is determined during the pre-referendum planning stage, prior to detailed design and extensive owner meetings, which could modify the pre-referendum design and associated cost. As the design is finalized the design contingency should be reduced accordingly. Construction contingency is to account for unforeseen items or issues that may come up throughout the construction phase. For renovation projects it is particularly likely that there may be existing conditions that are discovered that will require modifications that have cost impacts.

Escalation Cost: Typically a budget is determined several years prior to construction. Cost escalation is typically an annual percentage in the 3-5% range that is used to account for the anticipated increases normally seen in construction. There can be certain events that can increase or decrease construction escalation, such as a major weather event (Hurricane Katrina, for example) that can cause larger increases than what is standard and recessions can cause a more favorable bidding climate.

Incidental Costs: In addition to aid for construction costs, certain expenditures for site purchase, grading or improvement of the site, original furnishings, equipment, machinery, or apparatus, or professional fees (design and legal) and other incidental costs (such as insurance during construction and general administrative costs) are eligible for aid. Building aid may also be available for accounting, tabulation, or computer equipment and the areas for housing such equipment when requested in accordance with Section 155.2(a) 1.vi of the Commissioner's Regulations. Incidental costs are sometimes referred to as "soft costs".

Total Project Cost: Total project cost is the anticipated total cost, including construction budget, contingencies, cost escalation and incidental costs. The total project cost is usually calculated by adding the determined percentages on a compounded basis.

Priority: Each scope item is assigned a priority (1, 2, 3, or other) to start the process of project planning. The starting point is typically based on the remaining useful life in years, but there may be reasons to reprioritize items, especially if they are inter-related to other scope items (for example, if the ceilings have a 4 year life expectancy but the above ceiling pipes have a two year life expectancy, you may want to consider replacing the ceilings a few years early to perform in conjunction with the pipe replacement work).

Cost escalation has been added to each Priority based on the anticipated time frame / funding source that the work will occur in. The default cost escalation is 5% annual, but should be confirmed based on current and forecasted industry conditions. It is assumed that Priorities 1, 2 and 3 will be part of a capital project. Information can be sorted by priority.

- Priority 1: Work that has been determined should be done within the next 1 to 2 yrs. Immediate/Urgent (default cost escalation 10%)
- Priority 2: Work that has been determined should be done within the next 3 to 5 yrs. Important/Necessary (default cost escalation 25%)
- Priority 3: Work that has been determined should be done within the next 6 to 10 yrs. Improvements/ Renovations (default cost escalation 50%)
- Other: Work that has been determined to be done with funding other than a capital project (operations / maintenance, capital reserve etc.)

Facility Condition Index (FCI): The FCI equals the Facility Needs divided by the Replacement Value.

Replacement Value: This is determined by multiplying the gross square footage of the building by a dollar / sf cost that is appropriate for that building type (for example, a high school costs more than an elementary school due to the additional specialty spaces including science rooms and technology rooms). This is shown as a construction cost (not project cost).

Facility Needs: The total of the construction budget costs for a facility, not including the space adequacy / program needs.

Space Adequacy / Program Needs: The BCS asks for an overall rating of space adequacy for a facility. We have expanded this category to include program needs. So this may include items such as the cafeteria is too small, as well as in order to meet the district's educational goals STEM spaces need to be added to a facility. The cost for these items is construction cost (not project cost).

Condition: This is assessed from a visual assessment, and per SED the definitions are:

E Excellent: System is in new or like-new condition and functioning optimally, only routine maintenance and repair is needed.

S Satisfactory: System functioning reliably; routine maintenance and repair is needed.

U Unsatisfactory: System is functioning unreliably or has exceeded its useful life. Repair or replacement of some or all components is needed.

NF Non-Functioning: System in non-functioning, not functioning as designed, or is unreliable in ways that could endanger occupant health and/or safety. Repair or replacement of some or all components is needed.

CF Critical Failure: Same as "NF" with the addition that the condition of at least one component is so poor that at least part of the building or grounds should not be occupied pending needed repairs/replacement. Immediate repair or replacement of some or all components is needed.

Overall Building Rating: An overall building rating is assigned to each facility, and per SED the definitions are:

E Excellent All systems classified as health and safety or structural rated "excellent," no systems rated below "satisfactory," preventive maintenance plan in place.

S Satisfactory All systems categorized as health and safety or structural rated "satisfactory" or better. No system rates "non-functioning" or "critical failure."

U Unsatisfactory Any system categorized as health and safety or structural rated "unsatisfactory." No health and safety or structural system rated "non-functioning" or "critical failure."

F Failing Any system categorized as health and safety or structural rated "non-functioning" or "critical failure." Building Certificate of Occupancy may be rescinded.

Year of Last Major Work: This is the year that the last major reconstruction or replacement occurred for the entire system or component.

Remaining Useful Life: This is the expected remaining useful life in years. The number of years is not always a direct correlation to the year of the last major work, since codes and standards change over the years. Useful life may be based on the industry standard for the generally accepted life of service for a specific component.

Scope classification:

• **Security:** Systems or components that can impact the overall security of the building. This may be technology based, such as cameras and access control cards, or may be signage, visibility etc.

• **Smart Bond:** The SMART SCHOOLS BOND ACT (SBBA) OF 2014 was passed in the 2014-15 Enacted Budget and approved by the voters in a statewide referendum held during the 2014 General Election on Tuesday, November 4, 2014. The Smart Schools Bond Act authorized the issuance of \$2 billion of general obligation bonds to finance improved educational technology and infrastructure to improve learning and opportunity for students throughout the State. Please see link for guidance: http://www.p12.nysed.gov/mgt/serv/smart_schools/

• **Energy Savings:** Systems or components that will have a positive impact on energy usage. May be windows with better insulating glazing and reduction of thermal bridging, more efficient HVAC systems, etc.

• **ADA:** Americans with Disabilities Act. NYSED mandated that schools complied with the Americans with Disabilities Act of 1990 be complied with by January 26, 1995. Current standards are 2010.

Corland Enlarged City School District					
District-wide Totals by Building					
	Priority 1 (0-2 yrs)	Priority 2 (3-5 yrs)	Priority 3 (6-10 yrs)	Other	Totals
					\$45,435,568
Junior / Senior HS	\$11,697,895	\$3,644,938	\$3,614,850	\$213,885	\$19,171,568
F.E. Smith Elementary	\$4,160,393	\$1,800,075	\$228,908	\$18,900	\$6,208,275
Randall Elementary	\$1,118,799	\$895,500	\$799,725	\$50,820	\$2,864,844
F.S. Barry Elementary	\$4,770,081	\$996,438	\$1,033,200	\$1,800,645	\$8,600,364
A.B. Parker Elementary	\$4,278,395	\$851,875	\$365,250	\$16,380	\$5,511,900
Virgil Elementary	\$638,935	\$587,813	\$329,805	\$71,400	\$1,627,953
Kaufman / Bus Garage	\$1,056,028	\$332,313	\$60,750	\$1,575	\$1,450,665
District-Wide Totals	\$27,720,525	\$9,108,950	\$6,432,488	\$2,173,605	\$45,435,568
10% Design & Construction Contingency	\$2,772,060.00	\$910,900.00	\$643,250.00	\$217,370.00	\$4,543,580.00
Grand Total Construction Cost	\$30,492,585.25	\$10,019,850.00	\$7,075,737.50	\$2,390,975.00	\$45,435,580.00
20% Incidental Expense*	\$6,098,520.00	\$2,003,970.00	\$1,415,150.00	\$478,200.00	\$9,995,840.00
District Total Project Cost	\$36,591,105.25	\$12,023,820.00	\$8,490,887.50	\$2,869,175.00	\$59,974,987.75

**Data based on 2010 BCS, and does not reflect any recently completed or scheduled work.

Corland Enlarged City School District					
District-wide Totals by Category					
	Priority 1 (0-2 yrs)	Priority 2 (3-5 yrs)	Priority 3 (6-10 yrs)	Other	Totals
Site Utilities					\$574,583
Junior / Senior HS	\$141,900	\$50,000	\$0	\$0	\$191,900
F.E. Smith Elementary	\$27,500	\$14,063	\$0	\$0	\$41,563
Randall Elementary	\$11,550	\$0	\$4,500	\$0	\$16,050
F.S. Barry Elementary	\$32,120	\$0	\$0	\$0	\$32,120
A.B. Parker Elementary	\$53,350	\$3,750	\$0	\$0	\$57,100
Virgil Elementary	\$21,450	\$0	\$0	\$0	\$21,450
Kaufman / Bus Garage	\$210,650	\$0	\$3,750	\$0	\$214,400
Other Site Features					\$7,255,938
Junior / Senior HS	\$1,777,050	\$478,125	\$1,837,500	\$17,325	\$4,110,000
F.E. Smith Elementary	\$52,140	\$895,000	\$13,658	\$18,900	\$979,698
Randall Elementary	\$29,645	\$234,250	\$7,500	\$16,170	\$287,565
F.S. Barry Elementary	\$97,570	\$10,000	\$832,500	\$15,120	\$955,190
A.B. Parker Elementary	\$233,200	\$108,125	\$16,500	\$13,230	\$371,055
Virgil Elementary	\$235,455	\$83,875	\$34,725	\$61,950	\$416,005
Kaufman / Bus Garage	\$122,100	\$0	\$12,750	\$1,575	\$136,425
Substructure					\$119,345
Junior / Senior HS	\$13,750	\$0	\$0	\$0	\$13,750
F.E. Smith Elementary	\$0	\$13,000	\$0	\$0	\$13,000
Randall Elementary	\$71,170	\$0	\$0	\$0	\$71,170
F.S. Barry Elementary	\$0	\$2,500	\$0	\$0	\$2,500
A.B. Parker Elementary	\$3,300	\$7,500	\$0	\$0	\$10,800
Virgil Elementary	\$0	\$8,125	\$0	\$0	\$8,125
Kaufman / Bus Garage	\$0	\$0	\$0	\$0	\$0
Interior Spaces					\$5,186,930
Junior / Senior HS	\$1,885,290	\$373,750	\$0	\$0	\$2,259,040
F.E. Smith Elementary	\$709,500	\$115,000	\$0	\$0	\$824,500
Randall Elementary	\$266,475	\$142,500	\$0	\$0	\$408,975
F.S. Barry Elementary	\$611,435	\$88,250	\$7,500	\$0	\$707,185
A.B. Parker Elementary	\$416,900	\$208,750	\$0	\$0	\$625,650
Virgil Elementary	\$128,755	\$21,375	\$4,050	\$0	\$154,180
Kaufman / Bus Garage	\$92,400	\$115,000	\$0	\$0	\$207,400

Corland Enlarged City School District					
District-wide Totals by Category					
	Priority 1 (0-2 yrs)	Priority 2 (3-5 yrs)	Priority 3 (6-10 yrs)	Other	Totals
Accessibility					\$2,760,028
Junior / Senior HS	\$513,370	\$15,000	\$1,275	\$0	\$529,645
F.E. Smith Elementary	\$200,503	\$75,000	\$0	\$0	\$275,503
Randall Elementary	\$492,030	\$38,125	\$525,000	\$0	\$1,055,155
F.S. Barry Elementary	\$133,650	\$206,250	\$0	\$0	\$339,900
A.B. Parker Elementary	\$84,700	\$0	\$330,000	\$0	\$414,700
Virgil Elementary	\$0	\$0	\$6,000	\$0	\$6,000
Kaufman / Bus Garage	\$96,938	\$42,188	\$0	\$0	\$139,125
Environment / Comfort / Health					\$239,530
Junior / Senior HS	\$0	\$0	\$82,200	\$6,510	\$88,710
F.E. Smith Elementary	\$0	\$0	\$72,000	\$0	\$72,000
Randall Elementary	\$6,820	\$0	\$0	\$0	\$6,820
F.S. Barry Elementary	\$0	\$0	\$72,000	\$0	\$72,000
A.B. Parker Elementary	\$0	\$0	\$0	\$0	\$0
Virgil Elementary	\$0	\$0	\$0	\$0	\$0
Kaufman / Bus Garage	\$0	\$0	\$0	\$0	\$0
Indoor Air Quality					\$1,785,000
Junior / Senior HS	\$0	\$0	\$0	\$0	\$0
F.E. Smith Elementary	\$0	\$0	\$0	\$0	\$0
Randall Elementary	\$0	\$0	\$0	\$0	\$0
F.S. Barry Elementary	\$0	\$0	\$0	\$1,785,000	\$1,785,000
A.B. Parker Elementary	\$0	\$0	\$0	\$0	\$0
Virgil Elementary	\$0	\$0	\$0	\$0	\$0
Kaufman / Bus Garage	\$0	\$0	\$0	\$0	\$0
American Red Cross					\$0
Junior / Senior HS	\$0	\$0	\$0	\$0	\$0
F.E. Smith Elementary	\$0	\$0	\$0	\$0	\$0
Randall Elementary	\$0	\$0	\$0	\$0	\$0
F.S. Barry Elementary	\$0	\$0	\$0	\$0	\$0
A.B. Parker Elementary	\$0	\$0	\$0	\$0	\$0
Virgil Elementary	\$0	\$0	\$0	\$0	\$0
Kaufman / Bus Garage	\$0	\$0	\$0	\$0	\$0

Cortland Enlarged City School District					
District-wide Totals by Category	Priority 1 (0-2 yrs)	Priority 2 (3-5 yrs)	Priority 3 (6-10 yrs)	Other	Totals
Interior Spaces - Floor Finishes					\$1,023,458
Junior / Senior HS	\$59,400	\$124,875	\$285,000	\$0	\$469,275
F.E. Smith Elementary	\$0	\$8,438	\$22,500	\$0	\$30,938
Randall Elementary	\$0	\$0	\$0	\$34,650	\$34,650
F.S. Barry Elementary	\$18,906	\$78,438	\$0	\$34,650	\$131,994
A.B. Parker Elementary	\$94,325	\$81,875	\$11,250	\$3,150	\$190,600
Virgil Elementary	\$96,514	\$26,938	\$22,530	\$0	\$145,982
Kaufman / Bus Garage	\$20,020	\$0	\$0	\$0	\$20,020
Building Envelope					\$2,815,118
Junior / Senior HS	\$191,455	\$325,313	\$95,625	\$16,800	\$629,193
F.E. Smith Elementary	\$212,025	\$136,700	\$0	\$0	\$348,725
Randall Elementary	\$135,399	\$134,375	\$7,200	\$0	\$276,974
F.S. Barry Elementary	\$519,420	\$115,750	\$2,700	\$0	\$637,870
A.B. Parker Elementary	\$271,150	\$113,125	\$0	\$0	\$384,275
Virgil Elementary	\$20,911	\$139,875	\$72,000	\$6,300	\$239,086
Kaufman / Bus Garage	\$252,120	\$40,125	\$6,750	\$0	\$298,995
Plumbing (Excluding HVAC Systems)					\$974,075
Junior / Senior HS	\$311,300	\$25,000	\$0	\$0	\$336,300
F.E. Smith Elementary	\$36,300	\$106,250	\$7,500	\$0	\$150,050
Randall Elementary	\$44,550	\$12,500	\$99,000	\$0	\$156,050
F.S. Barry Elementary	\$38,500	\$75,000	\$25,500	\$525	\$139,525
A.B. Parker Elementary	\$36,300	\$25,000	\$7,500	\$0	\$68,800
Virgil Elementary	\$28,050	\$0	\$9,000	\$0	\$37,050
Kaufman / Bus Garage	\$36,300	\$12,500	\$37,500	\$0	\$86,300
HVAC Systems					\$14,986,050
Junior / Senior HS	\$4,763,000	\$327,500	\$825,000	\$173,250	\$6,088,750
F.E. Smith Elementary	\$2,860,000	\$0	\$7,500	\$0	\$2,867,500
Randall Elementary	\$50,600	\$0	\$0	\$0	\$50,600
F.S. Barry Elementary	\$3,300,000	\$0	\$7,500	\$0	\$3,307,500
A.B. Parker Elementary	\$2,508,000	\$0	\$0	\$0	\$2,508,000
Virgil Elementary	\$11,000	\$0	\$0	\$0	\$11,000
Kaufman / Bus Garage	\$90,200	\$62,500	\$0	\$0	\$152,700
Fire Safety Systems					\$16,500
Junior / Senior HS	\$0	\$0	\$0	\$0	\$0
F.E. Smith Elementary	\$0	\$0	\$0	\$0	\$0
Randall Elementary	\$0	\$0	\$0	\$0	\$0
F.S. Barry Elementary	\$0	\$0	\$0	\$0	\$0
A.B. Parker Elementary	\$0	\$0	\$0	\$0	\$0
Virgil Elementary	\$0	\$0	\$0	\$0	\$0
Kaufman / Bus Garage	\$16,500	\$0	\$0	\$0	\$16,500

Cortland Enlarged City School District					
District-wide Totals by Category	Priority 1 (0-2 yrs)	Priority 2 (3-5 yrs)	Priority 3 (6-10 yrs)	Other	Totals
Space Adequacy / Program Needs					\$1,650,000
Junior / Senior HS	\$1,650,000	\$0	\$0	\$0	\$1,650,000
F.E. Smith Elementary	\$0	\$0	\$0	\$0	\$0
Randall Elementary	\$0	\$0	\$0	\$0	\$0
F.S. Barry Elementary	\$0	\$0	\$0	\$0	\$0
A.B. Parker Elementary	\$0	\$0	\$0	\$0	\$0
Virgil Elementary	\$0	\$0	\$0	\$0	\$0
Kaufman / Bus Garage	\$0	\$0	\$0	\$0	\$0
Equipment					\$3,668,990
Junior / Senior HS	\$231,880	\$1,490,375	\$488,250	\$0	\$2,210,505
F.E. Smith Elementary	\$62,425	\$66,000	\$105,750	\$0	\$234,175
Randall Elementary	\$10,560	\$30,000	\$104,025	\$0	\$144,585
F.S. Barry Elementary	\$18,480	\$82,125	\$63,000	\$0	\$163,605
A.B. Parker Elementary	\$577,170	\$0	\$0	\$0	\$577,170
Virgil Elementary	\$96,800	\$53,750	\$181,500	\$3,150	\$335,200
Kaufman / Bus Garage	\$0	\$3,750	\$0	\$0	\$3,750
Electrical Systems					\$733,800
Junior / Senior HS	\$0	\$0	\$0	\$0	\$0
F.E. Smith Elementary	\$0	\$110,000	\$0	\$0	\$110,000
Randall Elementary	\$0	\$66,250	\$52,500	\$0	\$118,750
F.S. Barry Elementary	\$0	\$110,000	\$0	\$0	\$110,000
A.B. Parker Elementary	\$0	\$110,000	\$0	\$0	\$110,000
Virgil Elementary	\$0	\$110,000	\$0	\$0	\$110,000
Kaufman / Bus Garage	\$118,800	\$56,250	\$0	\$0	\$175,050
Technology					\$1,464,625
Junior / Senior HS	\$159,500	\$435,000	\$0	\$0	\$594,500
F.E. Smith Elementary	\$0	\$216,875	\$0	\$0	\$216,875
Randall Elementary	\$0	\$200,000	\$0	\$0	\$200,000
F.S. Barry Elementary	\$0	\$190,625	\$0	\$0	\$190,625
A.B. Parker Elementary	\$0	\$156,250	\$0	\$0	\$156,250
Virgil Elementary	\$0	\$106,375	\$0	\$0	\$106,375
Kaufman / Bus Garage	\$0	\$0	\$0	\$0	\$0
Security					\$193,750
Junior / Senior HS	\$0	\$0	\$0	\$0	\$0
F.E. Smith Elementary	\$0	\$43,750	\$0	\$0	\$43,750
Randall Elementary	\$0	\$37,500	\$0	\$0	\$37,500
F.S. Barry Elementary	\$0	\$37,500	\$0	\$0	\$37,500
A.B. Parker Elementary	\$0	\$37,500	\$0	\$0	\$37,500
Virgil Elementary	\$0	\$37,500	\$0	\$0	\$37,500
Kaufman / Bus Garage	\$0	\$0	\$0	\$0	\$0
District Construction Cost	\$27,720,530.00	\$9,108,950.00	\$6,432,490.00	\$2,173,610.00	\$45,435,567.75
10% Design & Construction Contingency	\$2,772,060.00	\$910,900.00	\$643,250.00	\$217,370.00	\$4,543,580.00
Grand Total Construction Cost	\$30,492,590.00	\$10,019,850.00	\$7,075,740.00	\$2,390,980.00	\$49,979,160.00
20% Incidental Expense*	\$6,098,520.00	\$2,003,970.00	\$1,415,150.00	\$478,200.00	\$9,995,840.00
District Total Project Cost	\$36,591,110.00	\$12,023,820.00	\$8,490,890.00	\$2,869,180.00	\$59,975,000.00

* SED allows 20% for elementary schools and 25% for secondary schools

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1	BCS	Site Utilities						\$169,000		5	\$141,900	\$50,000	\$0	\$0	
2	37	Water:	Yes	Satisfactory		1999	20	\$15,000		1	\$16,500	\$0	\$0	\$0	Relocate Hydrant and or Bollards at entrance to rear parking area / maintenance area. Hydrant too close to driveway and bollard too close to hydrant.
3	37a	* Type of Service:			Municipal or Utility Provided										
4		* Shall be operable and in good condition ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
5	38	Site Sanitary:	Yes	Satisfactory		1964	9	\$0			\$0	\$0	\$0	\$0	
6	38a	* Type of Service:			Municipal or Utility Provided									\$0	
7	39	Site Gas: Does the building have gas service or use liquid petroleum gas?	Yes	Satisfactory	Natural Gas	2000	45	\$0			\$0	\$0	\$0	\$0	
8	40	Site Fuel Oil: Does the facility have fuel oil tanks?	Yes	Satisfactory	Tank was decommissioned in 1987 - filled with ready mix grout.	1964	0	\$0			\$0	\$0	\$0	\$0	
9	40b	* Number above ground			0										
10	40b	* Capacity above ground			0										
11	40b	* Number below ground			1										
12	40b	* Capacity below ground			10,000										
13	41	Site Electrical, Including Exterior Distribution:	Yes	Excellent		2011	35	\$64,000		1	\$70,400	\$0	\$0	\$0	Replace bollard walkway lighting (non-functional and removed as part of EXCEL project) . Replace exterior lighting controls. Replace building mount lights. done.
14	41a	* Service Provider(s):			Utility Provided										
15	41b	* Type of Service:			Below Ground										
16		* Digital Entrance Sign	Yes	Satisfactory											
17		Site Drainage:													
18	42	* Closed drainage pipe storm water management system	Yes	Satisfactory		2010	30	\$10,000		2	\$0	\$12,500	\$0	\$0	Drainage Issue Adjacent to Main Entrance - Provide 100 lf of foundation drain and connect to 12" storm pipe to allow positive drainage away from crawl space wall. Patch walks and repair lawn that is crossed. Investigate other possibilities that would contribute to water infiltration into building in the immediate area.
19	43	* Open drainage storm water management system	Yes	Satisfactory		1964	9	\$30,000		2	\$0	\$37,500	\$0	\$0	Provide 250 lf of foundation drain and connect to 12" storm pipe to allow positive drainage away from crawl space wall. Patch walks and repair lawn that is crossed. Investigate other possibilities that would contribute to water infiltration into building in the immediate area.
20	44	* Catch basins drop inlets/manholes	Yes	Unsatisfactory		2010	1	\$50,000		1	\$55,000	\$0	\$0	\$0	Clean and repair inlets and piping throughout site. Replace or reset five (5) existing catch basins around High School. Provide concrete collar around grates.
21	45	* Culverts	Yes	Satisfactory		1999	35	\$0			\$0	\$0	\$0	\$0	
22	46	* Outfalls:	Yes	Satisfactory		1964	9	\$0			\$0	\$0	\$0	\$0	

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23	51	** Point of outfall discharge:			On-Site Recharge Basins										
24	52	** Were storm water outfalls inspected during dry weather for signs of non-storm water discharge?			Yes										
25	47	* Infiltration basins/chambers	Yes	Satisfactory		1964	9	\$0			\$0	\$0	\$0	\$0	At northeast end of site, clean debris and vegetation from basin and return grades to original design elevations. - completed as part of Phase 3
26	48	* Retention basins	Yes	Satisfactory		1964	9	\$0			\$0	\$0	\$0	\$0	
27	49	* Wet ponds	No					\$0			\$0	\$0	\$0	\$0	
28	50	* Manufactured storm water proprietary units	No					\$0			\$0	\$0	\$0	\$0	
29															
30	BCS	Other Site Features							\$3,239,500	5	\$1,777,050	\$478,125	\$1,837,500	\$17,325	
30	53	Pavement (Roadways and Parking Lots)	Yes	Unsatisfactory		2010	0	\$275,000		1	\$302,500	\$0	\$0	\$0	Existing Parent Drop-Off: a. Remove and replace existing asphalt paving for entire length of parent drop-off and 600 lf replace concrete island curb. b. Storm water management for renovation of parent drop-off.
31	53	Pavement (Roadways and Parking Lots)	Yes	Unsatisfactory			3	\$100,000		1	\$110,000	\$0	\$0	\$0	Main Building - Entrance / Exit on Valley View: Remove and replace 500 SY of existing asphalt paving and associated storm water management.
32	53	Pavement (Roadways and Parking Lots)	Yes				6	\$50,000		1	\$55,000	\$0	\$0	\$0	Main Building - Western Parking Lot: Remove and replace 500 SY of existing asphalt paving.
33	53	Pavement (Roadways and Parking Lots)	Yes	Satisfactory			6	\$180,000		1	\$198,000	\$0	\$0	\$0	Maintenance Area Drive and Parking: Remove and replace 1,800 SY of existing asphalt paving.
34	53	Pavement (Roadways and Parking Lots)	Yes	Unsatisfactory			3	\$160,000		1	\$176,000	\$0	\$0	\$0	Eastern Parking Lot at Basketball Court: Remove and replace 1,600 SY of existing asphalt paving.
35	53	Pavement (Roadways and Parking Lots)	Yes	Unsatisfactory			5	\$35,000		1	\$38,500	\$0	\$0	\$0	Main Entrance / Exit of Northern Parking Area Near Bus Garage: Remove and replace 250 SY of existing asphalt paving
36	53	Pavement (Roadways and Parking Lots)	Yes	Unsatisfactory				\$275,000		1	\$302,500	\$0	\$0	\$0	Pendleton Street Gravel Parking: Remove existing gravel surface and provide asphalt parking lot between the Field Hockey Field and Pendleton Street. Approximately 3,750 SY. Provide associated storm water management and erosion control measures.
37	53	Pavement (Roadways and Parking Lots)	Yes	Unsatisfactory				\$50,000		1	\$55,000	\$0	\$0	\$0	Parking Expansion: Expand parking area and storm water utilities adjacent to satellite dishes to accommodate 14 additional parking spaces - 380 sy. Remove existing satellite dishes and associated fencing.
38	53a	* Type:			Asphalt										
39		* ADA Pavement Markings	Yes	Satisfactory		2010	0	\$500		1	\$550	\$0	\$0	\$0	
40		* ADA Signage	Yes	Unsatisfactory		2010	0	\$3,500		1	\$3,850	\$0	\$0	\$0	Provide, replace or reset HC signage and associated "No Parking - Anytime" signage at HC parking spaces and aisle that are missing signs.
41		* General Pavement Markings	Yes	Satisfactory		2010		\$3,500		1	\$3,850	\$0	\$0	\$0	Provide painted crosswalks at southern parking area walk, four locations along parent drop off each side of island and at the bus loop.
42		* General Site Signage	Yes	Satisfactory		2010		\$0			\$0	\$0	\$0	\$0	

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43	54	Sidewalks (include curbing)	Yes	Unsatisfactory	concrete, asphalt	2015	5	\$100,000		1	\$110,000	\$0	\$0	\$0	Existing Asphalt Walkways: Remove and replace sections of asphalt walks: a. 310' x 10' wide walk at Valley View drive, adjacent to Campus entrance - \$22,500 b. 465' x 5' wide walk east of existing tennis courts - \$17,000 c. 675' x 10' wide walk northwest of school - \$47,500 d. 150' x 10' wide walk along northeast side of school - 15,000
44	54a	* Type:			multiple types (list under remarks)										
45		* Exit Stoop	Yes	Satisfactory				\$25,000		2	\$0	\$31,250	\$0	\$0	Concrete Slab: Sections of concrete slab and surrounding grade has settled. Repair to include removal, and replacement. Further investigation may be necessary to finalize repair solutions. A. At secondary exit from the library, recaulk joint at stair/building wall intersection. B. Exit ramp at Stair 12 along building. C. Secondary exit from Choral 199. This is considered a means of egress and should exit at the interior floor level and ramped to an adjacent sidewalk. D. Vest V-B09 Concrete slab has begun to spall, replace slab and provide new threshold.
46		*ADA Compliant	Yes	Satisfactory				\$0			\$0	\$0	\$0	\$0	
47		*ADA Detectable Surface	Yes	Satisfactory		2015	5	\$7,500		2	\$0	\$9,375	\$0	\$0	Replace existing HC ramp detectable surface with new surface treatment. Existing surface is very warn.
48		*Curbing	Yes	Satisfactory		2015	10	\$0			\$0	\$0	\$0	\$0	
49		*Curbing Type:			Granite										
50		Entry Courtyard:						\$350,000		1	\$385,000	\$0	\$0	\$0	Remove and replace court yard at building entrance with pavers, replace "mushroom" chairs and tables, bulletin board.
51		Exterior Stairs (S)	Yes	Satisfactory		2010	20	\$0			\$0	\$0	\$0	\$0	Exterior stairs at Moiseichik Field.
52		* Handrails: A handrail shall be provided on at least one side of each stairway. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
53		* Evidence of rot / decay / corrosion of stringers / pans / support steel?			No			\$0			\$0	\$0	\$0	\$0	
54		* Evidence of cracking / spalling of concrete?			No			\$0			\$0	\$0	\$0	\$0	
55		Exterior Stairs (S)	Yes	Satisfactory		2015	20	\$3,500		1	\$3,850	\$0	\$0	\$0	Exterior stairs at Side of Building (at Library). Seal joint where the existing stairs connect to the building
56		* Handrails: A handrail shall be provided on at least one side of each stairway. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
57		* Evidence of rot / decay / corrosion of stringers / pans / support steel?			No			\$0			\$0	\$0	\$0	\$0	
58		* Evidence of cracking / spalling of concrete?			No			\$0			\$0	\$0	\$0	\$0	

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59	55	Playgrounds	No					\$0			\$0	\$0	\$0	\$0	
63	56	Athletic fields and play fields	Yes	Unsatisfactory		2010	10	\$50,000		2	\$0	\$62,500	\$0	\$0	Irrigation System: Upgrade/repair existing irrigation system at two athletic fields northeast of tennis courts.
64	56f	* Synthetic turf field present?	Yes					\$0							
65	56f	* If yes, how many synthetic turf fields?			1			\$0							
66	56f	* Expected useful life remaining?					10	\$0							
67	56f	* Type of infill?			Crumb Rubber			\$0							
68	57	Exterior Bleachers / Stadium	Yes	Satisfactory		2010	25	\$0			\$0	\$0	\$0	\$0	
69	58	Related structures (such as press boxes, dugouts, climbing walls, etc.)	Yes	Satisfactory		2010	25	\$0			\$0	\$0	\$0	\$0	
74		* Tennis Courts: Court condition, including pavement, surface, nets, posts and fences:	Yes	Satisfactory			5	\$120,000		3	\$0	\$0	\$180,000	\$0	10 Existing Tennis Courts: Shim pavement in low areas western courts to provide positive drainage off of courts. Seal cracks and provide new color coating. Replace deteriorated fencing, net posts and nets, windscreens. Adjust tennis court fence fabric and gates to stop tennis balls from rolling under the fence.
75		* Synthetic Turf Lacrosse, and Football Fields: Field condition, including surface cover and drainage:	Yes	Satisfactory				\$0			\$0	\$0	\$0	\$0	Scoreboard: OES Inc
76		* Natural Grass Soccer: Field condition, including surface cover, drainage, and irrigation:	Yes	Satisfactory				\$125,000		3	\$0	\$0	\$187,500	\$0	Top dress field and provide irrigation system. Field has a Daktronics Score Board
77		* Natural Grass Field Hockey Fields: Field condition, including surface cover, drainage, and irrigation:	Yes	Satisfactory				\$125,000		3	\$0	\$0	\$187,500	\$0	Top dress field and provide irrigation system. Field has a Daktronics Score Board
78		* Natural Grass Multi Use / PE Fields Southwest): Field condition, including surface cover, drainage, and irrigation:	Yes	Unsatisfactory				\$300,000		3	\$0	\$0	\$450,000	\$0	Remove and replace two existing modified / multi use fields and goal post. Bring fields up to a consistent grade. Provide necessary drainage improvements.
76		* Baseball and Softball Fields: Field condition, including surface cover, drainage, and irrigation:	No					\$0			\$0	\$0	\$0	\$0	
77		** Baseball and Softball Fields: condition of backstop and fencing						\$0			\$0	\$0	\$0	\$0	
78		*** Evidence of structural cracks or spalling at bases?						\$0			\$0	\$0	\$0	\$0	
79		*** Evidence of rot/decay/corrosion of posts?						\$0			\$0	\$0	\$0	\$0	
80		* Home Bleachers - Moiseichik Field: Type and condition	Yes	Satisfactory	Aluminum w/ aluminum seats	2010		\$0			\$0	\$0	\$0	\$0	
81		** ADA Compliant?						\$0			\$0	\$0	\$0	\$0	
82		** Home Bleacher foundation: condition		Satisfactory				\$0			\$0	\$0	\$0	\$0	
83		*** Type:			Reinforced Concrete										
84		*** Evidence of structural cracks or spalling?			No			\$0			\$0	\$0	\$0	\$0	
85		* Away Bleachers: Type and condition	No					\$0			\$0	\$0	\$0	\$0	
86		** ADA Compliant?						\$0			\$0	\$0	\$0	\$0	
87		** Away Bleacher foundation: condition						\$0			\$0	\$0	\$0	\$0	
88		*** Type:													
89		*** Evidence of structural cracks or spalling?						\$0			\$0	\$0	\$0	\$0	
90		* Home Bleachers - Field Hockey Field: Type and condition	Yes	Satisfactory	Aluminum w/ aluminum seats	2010		\$0			\$0	\$0	\$0	\$0	

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91		** ADA Compliant?						\$0			\$0	\$0	\$0	\$0	
92		** Home Bleacher foundation: condition		Satisfactory				\$0			\$0	\$0	\$0	\$0	
93		*** Type:			Reinforced Concrete										
94		*** Evidence of structural cracks or spalling?			No			\$0			\$0	\$0	\$0	\$0	
95		* Basketball Court: court condition, including pavement, surface and basketball goals:	Yes	Unsatisfactory				\$100,000		3	\$0	\$0	\$150,000	\$0	Provide new pavement, striping and basket ball goals. If basketball court is to remain, provide gates that limit vehicle access to surface.
96		* Discus Cage: All discus events must have a discus cage per SED requirements. Is a cage currently provided at the discus pad?	Yes	Satisfactory		2010		\$0			\$0	\$0	\$0	\$0	
97		Fire Protection: Fire lanes may be required around buildings by Code and along access roads and parking areas. Do fire hydrants meet SED requirements?	Yes	Satisfactory				\$0			\$0	\$0	\$0	\$0	
98		Fencing / Gates: Is site continuously fenced (with required exit gates), especially at younger students play areas?	Yes	Satisfactory				\$5,000		3	\$0	\$0	\$7,500	\$0	Swing Gate: Provide one locking gate at entry point to loading area. Provide signage indicating "Authorized Vehicles/Personnel Only"
99		Fencing / Gates:	Yes	Satisfactory				\$3,500		1	\$3,850	\$0	\$0	\$0	Adjust / reset existing chain link gates around site to allow easy use. Many gates are not level or swing property so it can make it difficult to use them. Most can be adjusted by modifying the connecton hardware.
99		Signage: Is there a clearly marked visitor entry / path and are notifications of security systems (detection / surveillance) in use?	Yes	Satisfactory				\$10,000		1	\$11,000	\$0	\$0	\$0	Campus Orientation Signage System: Provide attractive post and panel signage system to provide orientation and direction for vehicular or pedestrian traffic.
100		Lighting: Is lighting plentiful and vandalproof?			Yes			\$0			\$0	\$0	\$0	\$0	
101		* Parking Lots Lighting:			Yes			\$0			\$0	\$0	\$0	\$0	
102		* General Site Lighting:			Yes			\$0			\$0	\$0	\$0	\$0	
103		* Playing fields Lighting:			Yes	2010	25	\$0			\$0	\$0	\$0	\$0	
104		Vehicular and pedestrian circulation:						\$16,000		1	\$17,600	\$0	\$0	\$0	Provide 8 bollards to prevent cars from driving on the basketball court.
105		* Is there safe separation between vehicles and pedestrians?	Yes	Satisfactory				\$300,000		2	\$0	\$375,000	\$0	\$0	Provide alternate exit so that general vehicles exiting the site do not need to travel through the parent pick-up / drop-off area.
106		* Is there a separate parent drop off area from buses? Is it adequate for the volume of cars?	Yes	Satisfactory				\$400,000		3	\$0	\$0	\$600,000	\$0	Drop off / pick up area sees a high volume of vehicles. In order to modify layout to better accommodate traffic and parent drop-off and pick-up, the entrance driveway, landscaped island at the entrance and possibly the parking on the other side of the landscaped island would need to be modified. The landscaped island at the front of the school would probably go away in order to accommodate this, but this could be an issue with the number of memorial plantings in this area.
107		Retaining Walls:	Yes	Satisfactory	Concrete and Stone			\$0			\$0	\$0	\$0	\$0	
108		* Type:			other (specify)										
109		* Evidence of structural concerns						\$0			\$0	\$0	\$0	\$0	
110		** Unsupported areas?			No			\$0			\$0	\$0	\$0	\$0	

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111		** Cracking / spalling?			No			\$0			\$0	\$0	\$0	\$0	
112		** Bowing of wall?			No			\$0			\$0	\$0	\$0	\$0	
113		** Rot / decay / corrosion?			No			\$0			\$0	\$0	\$0	\$0	
114		** Water penetration / efflorescence?			No			\$0			\$0	\$0	\$0	\$0	
115		** Heaving of foundation			No			\$0			\$0	\$0	\$0	\$0	
116		** Excessive deflection			No			\$0			\$0	\$0	\$0	\$0	
117		Bike Racks	Yes	Satisfactory		2010		\$0			\$0	\$0	\$0	\$0	
118		Lawn Area	Yes	Satisfactory				\$10,000		3	\$0	\$0	\$15,000	\$0	Existing lawn areas have bare spots, weeds, and need general renovations as follows: West lawn adjacent to main entrance and lawn adjacent to library.
119		Dumpster Enclosure	No					\$40,000		3	\$0	\$0	\$60,000	\$0	Provide new dumpster enclosure and concrete at dumpsters to improve appearance of this area. Currently have four (4) dumpsters.
120		Studies and Tests:									\$0	\$0	\$0	\$0	Landscaping: A comprehensive review of planting and maintenance with recommendations for improvements is recommended. Amount shown is approximate for new plantings and removal of dead trees.
121		* Topographic & Boundary Survey						\$12,500		o	\$0	\$0	\$0	\$13,125	Provide update to existing boundary and topographic survey for building expansion or site improvements.
122		* Geotechnical Borings at Asphalt Paving						\$0			\$0	\$0	\$0	\$0	
123		* Geotechnical Borings at Athletic Fields						\$0			\$0	\$0	\$0	\$0	
124		* Turf/Lawn Soil Testing & Consulting Services						\$1,500		o	\$0	\$0	\$0	\$1,575	Provide soil testing and consultant services for natural turf athletic fields.
124		* Hydrant Flow Tests						\$2,500		o	\$0	\$0	\$0	\$2,625	Provide flow test data for existing hydrants for expansions or other significant improvements to the building.
125															
126	BCS	Substructure							\$12,500	S	\$13,750	\$0	\$0	\$0	
127	59	Foundation (S):		Satisfactory		1999	50	\$12,500		1	\$13,750	\$0	\$0	\$0	Non structural concrete repair required at retaining wall built for the 1999 addition and for the 1964 foundations.
128	59a	* Type:			Reinforced Concrete										
129	59b1	* Evidence of structural cracks?			No			\$0			\$0	\$0	\$0	\$0	
130	59b2	* Evidence of heaving / jacking?			No			\$0			\$0	\$0	\$0	\$0	
131	59b3	* Evidence of decay / corrosion?			No			\$0			\$0	\$0	\$0	\$0	
132	59b4	* Evidence of water penetration?			No			\$0			\$0	\$0	\$0	\$0	
133	59b5	* Evidence of unsupported areas?			No			\$0			\$0	\$0	\$0	\$0	
134	59b6	* Evidence of other structural concerns?			No			\$0			\$0	\$0	\$0	\$0	
135		* Evidence of settlement?			No			\$0			\$0	\$0	\$0	\$0	
136		* Evidence of parging coming off?			No			\$0			\$0	\$0	\$0	\$0	
137		* Evidence of bowing of walls?			No			\$0			\$0	\$0	\$0	\$0	
138															
139	BCS	Interior Spaces							\$2,214,100	S	\$1,885,290	\$373,750	\$0	\$0	

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139	69	Interior bearing walls and fire walls (S)	Yes	Satisfactory		1999	50	\$1,000		2	\$0	\$1,250	\$0	\$0	Fire Stopping: Through penetrations of fire-resistance-rated walls shall be sealed to prevent passage of flames, fumes, smoke and hot gases. Conduit in Storage 93A, 190A, appears to penetrate the corridor wall. Corridor walls are required to maintain a 3/4-hour fire separation. Firestopping material should be fitted around the conduit and permanently secured in position. {NYS 711}
140	69	Interior bearing walls and fire walls (S)						\$8,000		2	\$0	\$10,000	\$0	\$0	Fire Separation and Exiting: The paint booth located in wood shop 90 is not rated. Recommend replacing door and window with rated assemblies. The exterior doors at the lumber storage room are blocked. Remove lockers blocking the door and replace door hardware with panic bar hardware.
141	69	Interior bearing walls and fire walls (S)						\$4,800		1	\$5,280	\$0	\$0	\$0	Fire Separation: All storage areas over 100 sf. are required to be 1-hour rated. The storage areas under the sloped seating area of the auditorium are not rated and are open to the auditorium at the screened walls adjacent to the entry to the auditorium. Replace walls with rated assembly, rate all penetrations, and provide a 1-hour rated ceiling structure below the slab above.
142		* Evidence of structural cracks / spalling / gaps?			No			\$0			\$0	\$0	\$0	\$0	
143		* Evidence of unsupported areas?			No			\$0			\$0	\$0	\$0	\$0	
144		* Evidence of rot / decay / corrosion?			No			\$0			\$0	\$0	\$0	\$0	
145		* Evidence of issues with masonry ties?			No			\$0			\$0	\$0	\$0	\$0	
146		* Evidence of bowing of wall?			No			\$0			\$0	\$0	\$0	\$0	
147	70	Other interior walls	Yes					\$84,300		1	\$92,730	\$0	\$0	\$0	Corridor Walls: Corridor walls are required to have 1 hour fire rating. Most classrooms in the original building have a glass transom above locker areas that is not fire rated. Recommend removing glazing and replacing with fire rated wall to roof deck. The corridor wall at C-B09 has remaining exterior windows that are not rated. Recommend replacing these aluminum assemblies with rated hollow metal systems. Replace all doors and rate all penetrations. Other areas of the building were observed to have corridor walls extending to deck without fire safing at top of wall. Recommend fire safing these areas and all penetrations in corridor walls in conjunction with corridor ceiling replacement. Several non-rated corridor windows were observed. Remove and replace with rated assemblies at the following rooms: 102, 120, 204, 247, and 249.

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148	70	Other interior walls	Yes					\$26,000		1	\$28,600	\$0	\$0	\$0	Metal Partitions: The District has constructed walls using panelized metal walls in several areas. Recommend removing and replacing with new full height partitions to improve acoustic separation and privacy.
149a	70	Other interior walls	Yes					\$3,000		1	\$3,300	\$0	\$0	\$0	Kitchen corner guards: Tiles have been damaged at outside corners through the kitchen space. Recommend adding stainless steel corner guards throughout the space.
149b	70	Other interior walls	Yes					\$3,000		1	\$3,300	\$0	\$0	\$0	Weight room wall finish is damaged on the west wall due to impact from weights. Replacing damaged gypsum and adding FRP wall covering to prevent damage from impact.
149	75	Ceilings (H)	Yes	Satisfactory		1975	5	\$1,250,000		1	\$1,375,000	\$0	\$0	\$0	Ceilings in most classrooms are either concealed spline or stained/damaged acoustic ceiling tiles. Consider replacing all ceilings in classrooms other than 1999 addition. Replace ceilings in most corridors and classrooms with a suspended ceiling system with acoustical lay in panels to provide system uniformity and to upgrade appearance. This cost DOES NOT include lighting replacement. Lighting is being replaced as part of the EPC project, with 2' x 4' LED surface mounted fixtures, so will need to be removed and reinstalled, need to determine how to work surface mounted lights into a new ceiling system. Cost includes \$2/sf for demo of concealed spline ceiling and \$5.50/sf for new 2' x 2' lay-in ceiling tile system including grid and hangars.
150		* Water stains?			Yes			\$0			\$0	\$0	\$0	\$0	
151		* Sagging tile?			Yes			\$0			\$0	\$0	\$0	\$0	
152		* Kitchen Ceiling: Is replacement of a mineral fiber ceiling panel system with non-absorbent, humidity resistant scrubbable panel system required?			No			\$0			\$0	\$0	\$0	\$0	
153	76	Lockers	Yes	Satisfactory		1985	10	\$0			\$0	\$0	\$0	\$0	
154		* Corridor Lockers	Yes	Satisfactory											

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155		* PE Lockers	Yes	Satisfactory				\$215,000		2					Locker Room: Girls and boys junior high school locker room and team room lockers are a relatively thin gauge and not well suited for the harsh treatment and abuse that some are inclined to dispense. Many lockers have been damaged. Replace with heavy-duty galvanized-annealed steel construction with 14 ga. One-piece doors, 16 ga. body, and 12 ga. latch hook. All components to be welded or riveted. Cost allowance to replace all lockers with new units and reconfigure space for accessibility. (500 lockers: mix of 6 tier and single tier)
156	77	Interior Doors :	Yes	Unsatisfactory		1975	5	\$290,000		2	\$0	\$362,500	\$0	\$0	Doors: a. Many doors in the building are not rated, have improper hardware, and are in poor condition. Recommend replacing all wood doors and frames in the original buildings classroom wings and any unrenovated spaces. Also recommend a study of necessary hardware upgrades by a hardware consultant. b. Hardware at north door of V-B09 is damaged, replace. c. Hardware at three of the basement gym doors are damaged, replace. d. Door from room 90 to 92 has knob set, replace with lever set. e. Door to Nurses office scrapes along floor. Recommend grinding floor and replacing flooring to allow proper door function. f. Doors do not latch at stair 2. Replace hardware on two sets of double doors.
157	77	Interior Doors :	Yes	Unsatisfactory		1975	5	\$2,100		1	\$2,310	\$0	\$0	\$0	Doors - Assembly: Existing wood doors and frames in the Cafeteria are binding on the floor. Recommend removing flooring and grinding floor slab to allow for proper door operation.
158	77	Interior Doors :	Yes	Unsatisfactory		1975	5	\$15,500		1	\$17,050	\$0	\$0	\$0	Exercise room 71 entrance doors are damaged and no longer operate correctly. Cost assumes replacement of one set double door and frame at interior and one set of exterior doors.
159	77b	* Interior door hardware:		Satisfactory											
160		** Door Hardware: Door hardware shall be a type that permits door to be opened from within without use of a key. Replace with compliant hardware if needed. ++			Code-compliant			\$6,400		1	\$7,040	\$0	\$0	\$0	All knobs should be replaced with leverset hardware. Cost is an allowance for 20 leversets.
161		** Panic Hardware: Doors in exit ways serving 3 or more spaces of pupil occupancy and places of assembly shall have panic hardware. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	

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162		** Door Closers: Required fire doors, including all doors opening into a corridor, shall be maintained closed, or on hold opens tied to the fire alarm system. ++			Requires remediation			\$3,000		1	\$3,300	\$0	\$0	\$0	Newly constructed, unsprinklered buildings require door closers on all doors that open onto a corridor in order to maintain exit corridor fire separation rating. Provide closers at 10 locations.
163		** Interior Door Hardware: Lockdown capable but allow for egress?			Yes			\$0			\$0	\$0	\$0	\$0	
164		** Electronic Door Hardware: Electronic releasing system for interior doors (pupil occupied spaces)? Are building areas segregated for after school activities?			No			\$0			\$0	\$0	\$0	\$0	
165		** Electronic Door Hardware:			No			\$5,500		1	\$6,050	\$0	\$0	\$0	Electric Door Hold Opens: Many of the electric door hold open stations located at gypsum walls have been pushed through the wall. Repair wall with abuse resistant gypsum board and reinstall hold opens. Cost assumes 10 locations.
166		** Exit Doors: Exit doors shall not be locked, chained, or rendered inoperable from the inside at any time. ++			Code-compliant			\$1,500		1	\$1,650	\$0	\$0	\$0	Security Gates: Fixed or portable security gates shall not be located or used where they will obstruct exits or create dead end conditions for occupied spaces. Cost assumes removal of security gate to north of Nurse's office.
167		* Stair Enclosure Doors: Doors into stair enclosures shall swing in the direction of travel, be self closing, and any glazing shall be safety glazing. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
168		* Rated Doors: 90 minute fire rated, self closing fire doors are required at boiler, refrigeration, electrical and mechanical equipment rooms, storerooms for fuel and flammable liquid, transformer vaults and rooms housing emergency generators. ++			Requires remediation			\$0			\$0	\$0	\$0	\$0	See Elevator recommendations below.
169		* Single Use Toilet Room Doors: Privacy locks and only lock from outside with key?			Yes			\$0			\$0	\$0	\$0	\$0	
170	78	Interior stairs (S)	Yes	Satisfactory		1999	20	\$230,000		1	\$253,000	\$0	\$0	\$0	Stairs: Stairs or steps (having 3 or more risers) shall have a guardrail on the open side or screened enclosure. a. Both stairs accessing the stage from the auditorium floor do not have a handrail. Provide minimum of one wall mounted handrail at each stair. b. Stair 2, 3, 4, 7, 8, 9, and 11 handrails are open. Replace handrail assembly with system that will not allow a 4" sphere to pass through.
171		* Stairway Enclosure: Are stairways enclosed? If yes, do enclosure doors have magnetic hold opens? ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	

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172		* Handrails: A handrail shall be provided on at least one side of each stairway. ++			Code-compliant	1999		\$0			\$0	\$0	\$0	\$0	
173		* Storage Under Stairs: There shall be no storage under stairs or landings. ++			Requires remediation			\$0			\$0	\$0	\$0	\$0	The open design of stair 2 and 3 of the original building is such that it encourages storage under the stairs. Remove stored materials and equipment to comply with code.
174		* Evidence of rot / decay / corrosion of stringers / pans / support steel?			No			\$0			\$0	\$0	\$0	\$0	
175		* Evidence of cracking / spalling of concrete?			No			\$0			\$0	\$0	\$0	\$0	
176	79	Elevator, lifts and escalators (H)	Yes	Satisfactory		1975	2	\$70,000		1	\$77,000	\$0	\$0	\$0	The existing passenger elevator is in poor condition and is approaching the end of its useful life. Recommend modernizing to an new machineroomless elevator to incress energy efficiency and improve cab finishes. Re remarks below for more information
177	79	Elevator, lifts and escalators (H)								1	\$0	\$0	\$0	\$0	Elevator Machine Room: The existing elevator machine room for the passenger elevator does not meet current code requirements. All ductwork and piping not directly serving the elevator machine room or elevator machine are not permitted to be in the space. Currently there is ductwork running through this space. Rerouting of the ductwork is not fesible and would be costly. See recommendation above.
178		* Does elevator have elevator lobbies as required by the Building Code of NYS Section 707.14?			No			\$300		1	\$330	\$0	\$0	\$0	Warning signs advising occupants to use stairways during a fire emergency are required at each elevator landing.
179		* Evidence of rot / decay / corrosion of support structure?			No			\$0			\$0	\$0	\$0	\$0	
180		* Evidence of cracking / spalling of support walls?			No			\$0			\$0	\$0	\$0	\$0	
181	80	Interior Electrical distribution (H): See Electrical Systems section below.													
182	81	Lighting fixtures: See Electrical Systems section below.													
183	82	Communications Systems (H): See Technology Systems section below.													
184	83	Swimming pool and swimming pool systems	No	n/a				\$0			\$0	\$0	\$0	\$0	
193		Dead End Corridor: Dead end corridor pockets shall not exceed depth of 1.5 times the pocket width. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
194		Two Means of Egress: Spaces of pupil occupancy >500 sf shall have 2 separate means of egress. Typically one door to corridor and another into separate smoke zone, a door directly to exterior, or rescue window. ++			Requires remediation			\$8,500		1	\$9,350	\$0	\$0	\$0	Classroom Exiting: Each classroom shall have two means of exiting into two separate smoke zones. Rooms 168 and 170 do not have these. Add smoke doors in corridor between existing classroom doors.

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195		Means of Egress: No point in a space of pupil occupancy shall exceed a 50' straight-line distance to corridor or exterior door except assembly spaces and library. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
196		Safety Glazing: Glazing within 48" of floor in and adjacent to doors, and other glazed panels within 18" of the floor are required to be safety glazing. Wire glass is not safety glazing. Glazed doors and sidelights shall be marked in accordance with 12 NYCRR Part 21. ++			Requires remediation			\$0			\$0	\$0	\$0	\$0	Refer to door replacement item above.
197															
198	BCS	Interior Spaces - Floor Finishes						\$343,900		5	\$59,400	\$124,875	\$285,000	\$0	
199	71	Carpeting:	Yes	Unsatisfactory		1975	0	\$54,000		1	\$59,400	\$0	\$0	\$0	Floor - Carpet: Replace carpet in response to worn condition in the following rooms:128, 241, 243, 231, 228, 209. There are missing areas of carpeting in the LGI. Replace missing areas.
200	71a	* Where is it located?			Instructional space										
201	72	Resilient Tile or Sheet Flooring:	Yes	Satisfactory		1999	15	\$5,900		2	\$0	\$7,375	\$0	\$0	Floor - Tile: Rubber tile finish in Stair 6 has been damaged. The cause of damage is unclear however we suggest the following: Remove the finish at the top landing for stair with similar material.
202	72a	* Where is it located?			Instructional and common space										
203	72	Resilient Tile at Room 92b								1					Need to abate existing VCT and asbestos containing mastic, sawcut high side of concrete slab as needed,patch with new. Seal or paint existing concrete floor after repair.
204		* Is there VAT in the facility?			Yes			\$160,000		3	\$0	\$0	\$240,000	\$0	Floor Tile - Vinyl Asbestos: This ACM is prevalent throughout the facility. Rooms of suspected flooring include:104, 105, 107, 113, 115, 120, 124, 190C, 204, 205, 206, 207, 208, 209, 213, 215, 220B, 224, 226 and Stair 6. Note: 9" tile floors are typically asbestos containing. Replacement would require abatement and is included in the cost above. Testing needs to be performed to verify the presence of asbestos.
205		** If yes, is it in good condition?			Yes										

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206	73	Hard Flooring (concrete, ceramic tile, stone etc.):	Yes	Satisfactory		1975	10	\$30,000		3	\$0	\$0	\$45,000	\$0	Base Molding: Replace missing or damaged terrazzo base molding in: a. corridor in Northwest corner of the original building. b. corridor in Southwest corner of the original building. The majority of the base molding in the buildings classrooms is wood and has become damaged by floor cleaning equipment. recommend replacing all wood base with vinyl base molding. This number is only for replacement of base. Floor finishes may not extend to the new base. This condition needs to be verified prior to planning of a project.
207	73a	* Where is it located?			Instructional and common space										
208	74	Wood Flooring:	Yes	Satisfactory		1975	10	\$94,000		2	\$0	\$117,500	\$0	\$0	Floor - Stage: Refinish Stage and Stage apron hardwood floor, replace hardwood floor backstage with endgrain exposed floor to allow for connection of sets to flooring with minimal damage. Pricing includes replacing stage front.
209	74	Wood Flooring:	Yes	Satisfactory		1975	10	\$0			\$0	\$0	\$0	\$0	Flooring - Athletic: The hardwood flooring in the upper gym has multiple layers of finish on the surface which has created areas of tripping hazards. - Done Recommend full refinishing be performed with the flooring brought down to the wood. Price from Western NY flooring quoted price (October 2015) \$28,500)
210	74a	* Where is it located?													
211															
212	BCS	Building Envelope							\$514,050	5	\$191,455	\$325,313	\$95,625	\$16,800	
213	60	Structural Floors (S):		Satisfactory		1999	50	\$7,000		1	\$7,700	\$0	\$0	\$0	Add floor expansion joint covers in floor slab at 1999 addition across corridor. Repair damaged floor slab at Stair 4 second floor vestibule.
214	60a	* Type:			Multiple types (list under remarks)										reinforced concrete slab on grade, concrete / metal deck, metal deck, / metal joists
215	60b	* Evidence of structural concerns with Support System: Beams / Joists / Trusses, etc.						\$0			\$0	\$0	\$0	\$0	
216	60b1	** Structural cracks?			No			\$0			\$0	\$0	\$0	\$0	
217	60b2	** Unsupported ends?			No			\$0			\$0	\$0	\$0	\$0	

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218	60b3	** Rot / decay / corrosion?			No			\$24,000		1	\$26,400	\$0	\$0	\$0	Steel Deck and Joists: Severe corrosion was noted in localized areas of the steel floor / roof deck and supporting joists. Replace approximately 150 SF of deck below the second floor toilets in the two-story 1964 section of the building. Clean and re-prime steel joists in this area. Additional inspection of the joists should occur after cleaning to determine if there is any loss of section and any joist reinforcement is required.
219	60b4	** Deflection?			No			\$0			\$0	\$0	\$0	\$0	
220	60b5	** Seriously damaged / missing components?			No			\$0			\$0	\$0	\$0	\$0	
221	60b6	** Other problems?			Yes			\$0			\$0	\$0	\$0	\$0	
222		** Water penetration?			yes			\$0			\$0	\$0	\$0	\$0	
223		** Is there a crawl space?			yes			\$0			\$0	\$0	\$0	\$0	
224	60c	* Evidence of structural concerns with Structural floor deck:						\$0			\$0	\$0	\$0	\$0	
225	60c1	** Structural cracks?			No			\$0			\$0	\$0	\$0	\$0	
226	60c2	** Deflection?			No			\$0			\$0	\$0	\$0	\$0	
227	60c3	** Rot / decay / corrosion?			No			\$0			\$0	\$0	\$0	\$0	
228		** Deck or rebar issues in concrete?			no			\$0			\$0	\$0	\$0	\$0	
229	61	Exterior walls / columns (S):		Satisfactory	masonry, steel	1999	50				\$0	\$0	\$0	\$0	
230	61a	* Material:			Multiple types (list under remarks)										Masonry, Metal
231	61b	* Evidence of structural concerns with Support System:						\$0			\$0	\$0	\$0	\$0	
232	61b1	** Structural cracks?			Yes			\$4,200		3	\$0	\$0	\$6,300	\$0	Cracks were noted in the Library addition's masonry walls at the library entrance and Stair 13 walls; these should be repaired. Cost includes cleaning joints of loose materials and caulking joints.
233	61b2	** Rot / decay / corrosion?			Yes			\$9,700		2	\$0	\$12,125	\$0	\$0	Canopy: Base of exterior canopy steel columns show signs of significant rust - need to remove surrounding concrete and expose column base plates, sandblast, prime and paint. Replace concrete and seal around column base with sealant.
234	61b3	** Other Problems?			No			\$7,000		1	\$7,700	\$0	\$0	\$0	Steel Joists: At the partition walls between classrooms 266 and 268 and 261 and 263, the bridging for the joists does not connect to the steel beam. It appears that the beam was installed at a later date and the bridging was cut and not reconnected. The bridging should be continuous and connect to the beam.
235		** Water penetration?			no			\$0			\$0	\$0	\$0	\$0	
236		** Bowing of wall?			no			\$0			\$0	\$0	\$0	\$0	
237	61c	* Evidence of structural concerns with exterior cladding:						\$0			\$0	\$0	\$0	\$0	

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238	61c1	** Cracks / gaps?			Yes			\$950		1	\$1,045	\$0	\$0	\$0	Brick Replacement: The Brick under lintels of the entrance at vestibule V-B09 has cracked and the faces are missing. Replace.
239	61c2	** Inadequate flashing?			Yes			\$18,500		2	\$0	\$23,125	\$0	\$0	Brick Thru wall Flashing: No weep holes were observed in the auditorium section's brick walls. Recommend removing bottom three courses of brick, installing thru wall flashing and weep holes to allow cavity to vent and prevent brick deterioration. Also, several areas have weep holes that have been caulked. Remove caulk at the following areas: a. South wall of Band room b. Low roof area above the kitchen.
240	61c3	** Efflorescence?			Yes			\$9,000		2	\$0	\$11,250	\$0	\$0	Brick - Efflorescence: Efflorescence results when moisture comes in contact with soluble salts within masonry units or mortar. As the wall dries, the salt solution migrates to the surface, and water evaporates depositing the salt on the surface of the masonry. Although generally not harmful to masonry, efflorescence can indicate that other problems exist such as excessive moisture entering the wall. This is evident at the split face cmu foundation wall at the 1992 addition. a. Remove efflorescence by dry brushing and flushing with clean water. A diluted solution of water and muriatic acid, or gentle water spray could be used with more stubborn stains. b. Investigate and seal possible sources of water infiltration.
241	61c4	** Moisture penetration?			Yes			\$0			\$0	\$0	\$0	\$0	
242	61c5	** Rot / decay / corrosion?			No			\$0			\$0	\$0	\$0	\$0	
242	61c6	** Other problems?						\$14,600		2	\$0	\$18,250	\$0	\$0	Brick - Sealant at Joints: The caulk at the joints between the main brick wall and accent brick walls at window areas has become dry and brittle, recommend raking all joints clean and recaulking all joints.
243	61c6	** Other problems?						\$3,200		2	\$0	\$4,000	\$0	\$0	CMU Staining: The split face block at the library addition has become stained from water backsplash from the roof above. Recommend cleaning of block and selective repointing at deteriorated joints.
244		** Unsupported areas?						\$0			\$0	\$0	\$0	\$0	
245		** Bowing of wall?						\$0			\$0	\$0	\$0	\$0	
246		** Issues with masonry ties?						\$0			\$0	\$0	\$0	\$0	
247		** Issues with Brick Expansion Joints?						\$15,250		2	\$0	\$19,063	\$0	\$0	Control joints: At some corners of existing brick walls of the original building, cracking was observed in the brick veneer. Recommend saw cutting and sealing control joints to prevent further damage. (Electric room 98 and auditorium walls)

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248		** Require repointing?			yes			\$18,500		1	\$20,350	\$0	\$0	\$0	Brickwork: Brick restoration is required at several locations. Consider repointing brick in the following areas. a. 1000 sf. At the auditorium façade including areas above the adjacent roof where moisture has penetrated and wall reinforcing has rusted and is popping mortar joints b. 60 sf. At the 1992 addition north corners. c. 300 sf at masonry chimney. Cap chimney if no longer used.
249		* Energy efficiency:						\$16,000		0	\$0	\$0	\$0	\$16,800	Building Envelope: A comprehensive review of the overall building envelope to determine opportunities to eliminate the negative affects of infiltration into and out of building. This is to focus on the roof-wall interface, caulking of windows and roof mounted equipment, weather-stripping and wall penetrations.
250		** Is there sufficient insulation?			yes			\$0			\$0	\$0	\$0	\$0	
251		** Is insulation continuous or are there thermal bridges?			yes			\$190,000		2	\$0	\$237,500	\$0	\$0	Column Cover: The existing aluminum column covers at the original building are attached to wood blocking. It is likely that this wood blocking has begun to rot. Recommend removing column covers and wood blocking full height and replacing with insulation and brick veneer to eliminate thermal bridging at the exterior wall.
252		* Air and moisture penetration:									\$0	\$0	\$0	\$0	
253		** Is there a continuous air barrier system?			no			\$0			\$0	\$0	\$0	\$0	
254		** Is there adequate sealant at all penetrations?			no			\$4,500		1	\$4,950	\$0	\$0	\$0	Sealant - Joints: Several penetrations were observed to have no sealant. Recommend sealing: a. 3 penetrations near loading dock. b. Electric service penetration at new elec room adjacent to TV studio. c. Weight room east wall. d. Pipe penetration at Mech 001. e. Backer rod is present at joint near Stair 7 on first floor level. Caulk joint. f. Abandoned vent and junction box near TV studio should be removed and wall patched. g. Joint at first floor bridge connection and Stair 8 has a large gap. Patch with brick and caulk entire vertical joint. h. Remove abandoned elec junction box outside Stair 12 doors, patch. j. Caulk at louver opening in Elec room 98. k. Replace louver flashing at Mech 71A.
255		** Are there weeps if a cavity wall?			no			\$0			\$0	\$0	\$0	\$0	See item on flashing above.
256		**Is flashing adequate?			no			\$0			\$0	\$0	\$0	\$0	
257		** If a cavity wall, is there sufficient air space?			no			\$0			\$0	\$0	\$0	\$0	
258		** Is there a continuous vapor barrier, and is it in the correct location?			no			\$0			\$0	\$0	\$0	\$0	
259	62	Chimneys (S)	Yes	Satisfactory	masonry, metal	1975	30	\$0			\$0	\$0	\$0	\$0	

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260	62a	* Construction Type:			Multiple types (list under remarks)										
261		* If masonry / concrete, evidence of structural concerns						\$0			\$0	\$0	\$0	\$0	
262		** Cracking / spalling?			yes			\$0			\$0	\$0	\$0	\$0	See Comment above for general repointing.
263		** Rot / decay / corrosion?			no			\$0			\$0	\$0	\$0	\$0	
264		** Water penetration / efflorescence?			no			\$0			\$0	\$0	\$0	\$0	
265		** gaps / popping bricks?			no			\$0			\$0	\$0	\$0	\$0	
266		* If steel / metal, evidence of structural concerns						\$0			\$0	\$0	\$0	\$0	
267		** Corrosion / rot / decay?						\$0			\$0	\$0	\$0	\$0	
268		** Deflection / bowing?						\$0			\$0	\$0	\$0	\$0	
269	63	Parapets (S)	No					\$0			\$0	\$0	\$0	\$0	
270	63a	* Construction Type:													
271		* If masonry / concrete, evidence of structural concerns						\$0			\$0	\$0	\$0	\$0	
272		** Cracking / spalling?						\$0			\$0	\$0	\$0	\$0	
273		** Rot / decay / corrosion?						\$0			\$0	\$0	\$0	\$0	
274		** Water penetration / efflorescence?						\$0			\$0	\$0	\$0	\$0	
275		** gaps / popping bricks?						\$0			\$0	\$0	\$0	\$0	
276		* If steel / metal, evidence of structural concerns						\$0			\$0	\$0	\$0	\$0	
277		** Corrosion / rot / decay?						\$0			\$0	\$0	\$0	\$0	
278		** Deflection / bowing?						\$0			\$0	\$0	\$0	\$0	
279	64	Exterior Doors:				1999	10	\$25,000		1	\$27,500	\$0	\$0	\$0	Entrance - Step: Doors at exits should open onto a landing at or near floor elevation, and not swing over a step or pronounced landing. A. Door at corridor C-B11, remove asphalt ramp and provide landing and concrete ramp to grade. B. Doors at technology shops on the east side of the building are a means of egress. Regrade parking lot and provide concrete landing at each door. C. Door at Stair 7, provide concrete landing and ramp to grade.
280		Exterior Doors:				1999		\$18,200		1	\$20,020	\$0	\$0	\$0	Exterior Doors and Frames: Several exterior doors and frames were rusted and in need of replacing. A. Replace door and frame at loading dock with aluminum frame and FRP Door. B. Door at Janitor 94E is damaged beyond repair. Replace with FRP door, continuous hinge and new hardware. C. Clean and paint overhead door frame at Mech 001. D. The door stop at the corridor exit outside Band 198 has been removed and the wall damaged. Replace damaged brick and add new door stop.

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281		Exterior Doors:				1999		\$8,700		1	\$9,570	\$0	\$0	\$0	Exterior Doors: Exterior doors are in poor condition. a. Replace overhead door, man door, and frame at stage. b. Replace weather-stripping and threshold at Auditorium west exit doors. c. Replace weather-stripping at Stair 13 door. d. Replace weather-stripping at room 94E exterior door. e. Seal gap above doors to north of room 115. Replace doors with new insulated weather-stripped doors to upgrade reliability and energy efficiency. Cost includes panic hardware, continuous hinges and closers.
282	64a	* Exterior door units: Identify overall condition		Satisfactory											
283	64b	* Exterior door hardware: Identify overall condition		Satisfactory											
284	64c	* Do any exit doors have magnetic locking devices?			No										
285	64d	* Are Safety/Security features adequate?			No										
286		* Panic Hardware: Doors in exit ways serving 3 or more spaces of pupil occupancy and places of assembly shall have panic hardware.			Code-compliant			\$0			\$0	\$0	\$0	\$0	
287		* Exit Doors: Exit doors shall not be locked, chained, or rendered inoperable from the inside at any time. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
288		* Door Hardening: Are exterior doors hardened? Do they auto lock?			yes			\$0			\$0	\$0	\$0	\$0	
289		* Exit Door Hardware: Are no pulls on "exit only" doors?			yes			\$0			\$0	\$0	\$0	\$0	
290		* Overhead Doors:	Yes	Satisfactory				\$0			\$0	\$0	\$0	\$0	See Comments above on general door replacement.
291		* Evidence of structural concerns						\$0			\$0	\$0	\$0	\$0	
292		** Support / connection to framing?			no			\$0			\$0	\$0	\$0	\$0	
293		** Rot / decay / corrosion?			no			\$0			\$0	\$0	\$0	\$0	
294		** Excessive deflection?			no			\$0			\$0	\$0	\$0	\$0	
295		* Courtyard Exits: Courtyards < 700 sf shall have at least one exit equipped with panic hardware on the court side. Courtyards > 700 sf require two remote exits with panic hardware on the court side such that doors can always be opened from the court side without the use of a key. ++			n/a			\$0			\$0	\$0	\$0	\$0	

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296		* Safety Glazing: Glazing within 48" of floor in and adjacent to doors, and other glazed panels within 18" of the floor are required to be safety glazing. Wire glass is not safety glazing. Glazed doors and sidelights shall be marked in accordance with 12 NYCRR Part 21. ++			Requires remediation			\$9,600		3	\$0	\$0	\$14,400	\$0	Glazing - Safety: Areas of glazing where subject to physical abuse should be replaced with acceptable safety glazing materials such as tempered glass, or laminated safety glass. a. Recommend replacing glazing in office adjacent to the high school locker rooms with laminated glass. Replace with new hollow metal frame and new doors to include continuous hinges.
297		* Energy efficiency:						\$0			\$0	\$0	\$0	\$0	
298		** Are the door frames well sealed?			yes			\$0			\$0	\$0	\$0	\$0	
299		** If aluminum, thermally broken?			no			\$0			\$0	\$0	\$0	\$0	
300		** Energy efficient glazing?			yes			\$0			\$0	\$0	\$0	\$0	
301		** Appropriate hardware including thresholds?			yes			\$0			\$0	\$0	\$0	\$0	
302	65	Exterior Steps, Stairs and Ramps:	Yes	Satisfactory		1999	20	\$22,000		3	\$0	\$0	\$33,000	\$0	Removal replacement of concrete slab and surrounding grade that has settled at Stair 12 and choral 199 secondary exit. Choral exit is a means of egress and recommend connecting to adjacent sidewalk with sloped walkway.
303		* Evidence of structural concerns						\$0			\$0	\$0	\$0	\$0	
304		** Cracking / spalling of concrete?			no			\$0			\$0	\$0	\$0	\$0	
305		** Cracking spalling of railing bases?			no			\$0			\$0	\$0	\$0	\$0	
306		** Rot / decay / corrosion of nosing?			no			\$0			\$0	\$0	\$0	\$0	
307		** Rot / decay / corrosion of handrail?			no			\$0			\$0	\$0	\$0	\$0	
308		** Rot / decay / corrosion of railing sleeves?			no			\$0			\$0	\$0	\$0	\$0	
309	66	Fire Escapes (S)	No					\$0			\$0	\$0	\$0	\$0	
310	66c	* Are safety features adequate?						\$0			\$0	\$0	\$0	\$0	
311		* Evidence of structural concerns						\$0			\$0	\$0	\$0	\$0	
312		** Attachment to wall / structure?						\$0			\$0	\$0	\$0	\$0	
313		** Rot / decay / corrosion?						\$0			\$0	\$0	\$0	\$0	
314		Fire escapes: Are they provided, and if yes, are they enclosed, open, steel or wood? ++						\$0			\$0	\$0	\$0	\$0	
315		Fire escapes: If provided, are they structurally sound and in good repair? ++						\$0			\$0	\$0	\$0	\$0	
316	67	Windows:	Yes	Excellent		2010	20				\$0	\$0	\$0	\$0	
317	67a	* Type:			Aluminum										
318	67c	* Are all rescue windows operable?			Yes										
319		* Rescue Windows: Required emergency rescue windows and related hardware facilitate egress and are appropriately marked. Minimum of 6 sf and 24" clear each direction. Indicate size of clear opening: ++			Code-compliant			\$24,800		1	\$27,280	\$0	\$0	\$0	Replace casework blocking rescue windows at rooms 207, 267, and 261.
320		* Window Security: Is glazing laminated or tinted, or are there shades at student occupied rooms?			yes			\$0			\$0	\$0	\$0	\$0	
321		* Window Sash Locks: Are window sashes self locking?			yes			\$0			\$0	\$0	\$0	\$0	

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322		* Large Group Space Security: Is there the ability to block outside visual access to large group spaces? "Smart glass" is an option			no			\$0			\$0	\$0	\$0	\$0	
323		*Energy efficiency:						\$0			\$0	\$0	\$0	\$0	
324		** Are the window frames well sealed?			yes			\$0			\$0	\$0	\$0	\$0	
325		** If aluminum, thermally broken?			yes			\$0			\$0	\$0	\$0	\$0	
326		** Energy efficient glazing?			yes			\$0			\$0	\$0	\$0	\$0	
327		*Air and moisture penetration:						\$0			\$0	\$0	\$0	\$0	
328		** Proper flashing at the head and sill?						\$0			\$0	\$0	\$0	\$0	
329		** Weeps?			yes			\$0			\$0	\$0	\$0	\$0	
330		** Signs of water penetration?			yes			\$0			\$0	\$0	\$0	\$0	
331		Lintels: are lintels in good shape?			yes			\$2,100		1	\$2,310	\$0	\$0	\$0	Lintels: Lintels at the west original building wall should be painted to inhibit further rusting.
332		* Evidence of structural concerns						\$0			\$0	\$0	\$0	\$0	
333		** Cracking / spalling around lintel?			no			\$0			\$0	\$0	\$0	\$0	
334		** Rot / decay / corrosion?			yes			\$0			\$0	\$0	\$0	\$0	
335		** Excessive deflection?			no			\$0			\$0	\$0	\$0	\$0	
336	68	Roofs and Skylights (S)		Satisfactory	portions of roof joists and deck to be cleaned and reprimed due to previous water penetration	2013	31				\$0	\$0	\$0	\$0	
337	68a	* Type of roof construction:			Multiple types (list under remarks)										metal deck on metal, wood deck on metal, gypsum on metal truss/joist.
338	68b	* Type of roofing material:			Single-ply membrane										
339	68c	* Evidence of structural concerns with Support System:						\$0			\$0	\$0	\$0	\$0	
340	68c1	** Structural cracks?			No			\$0			\$0	\$0	\$0	\$0	
341	68c2	** Unsupported ends?			No			\$0			\$0	\$0	\$0	\$0	
342	68c3	** Rot / decay / corrosion?			Yes			\$33,000		1	\$36,300	\$0	\$0	\$0	Boys Toilet 230, Girls Toilet 210, Gym Storage 190A, Kitchen (near office and dishwashing area), Office 198B
343	68c4	** Deflection?			No			\$0			\$0	\$0	\$0	\$0	
344	68c5	** Seriously damaged / missing components?			No			\$0			\$0	\$0	\$0	\$0	
345	68c6	** Other problems?			No			\$0			\$0	\$0	\$0	\$0	
346	68d	* Evidence of structural concerns with Structural roof deck						\$0			\$0	\$0	\$0	\$0	
347	68d1	** Structural cracks?			No			\$0			\$0	\$0	\$0	\$0	
348	68d2	** Deflection?			No			\$0			\$0	\$0	\$0	\$0	
349	68d3	** Rot / decay / corrosion?			No			\$0			\$0	\$0	\$0	\$0	
350	68h	* Evidence of concerns with roofing, skylights, flashing and drains:						\$0			\$0	\$0	\$0	\$0	
351	68h1	** Failures / splits / cracks?			No			\$0			\$0	\$0	\$0	\$0	
352	68h2	** Rot / decay / corrosion?			No			\$0			\$0	\$0	\$0	\$0	
353	68h3	** Inadequate flashing / curbs / pitch pockets?			No			\$0			\$0	\$0	\$0	\$0	
354	68h4	** Inadequate or poorly functioning roof drains			Yes			\$0			\$0	\$0	\$0	\$0	

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355	68h5	** Evidence of water penetration /active leaks			No			\$0			\$0	\$0	\$0	\$0	
356	68h6	** Other concerns?						\$0			\$0	\$0	\$0	\$0	
357		* Ladders: Are all roofs accessible? Cages if required by OSHA?			yes			\$1,200		3	\$0	\$0	\$1,800	\$0	Ladder accessing north stair tower with roof access is rusted. Recommend sandblasting, prime and paint to inhibit further deterioration.
358		* Are ladders adequately fastened to wall / structure?			yes			\$0			\$0	\$0	\$0	\$0	
359		* Energy efficiency: Is there sufficient insulation? Is insulation continuous or are there thermal bridges?			yes			\$0			\$0	\$0	\$0	\$0	
360		* Roof drains:						\$0			\$0	\$0	\$0	\$0	
361		** Does roofing slope adequately to drains?			no			\$20,000		3	\$0	\$0	\$30,000	\$0	There are several areas of ponding . The primary location is over the current kitchen. Others include over the library, LGI, and upper gym.
362		** What is the condition of the drains?		Satisfactory				\$300		1	\$330	\$0	\$0	\$0	North roof drain on upper gym is missing strainer.
363		* Mechanical equipment: Are curbs adequate height and flashed?			yes			\$0			\$0	\$0	\$0	\$0	The hangers for the HVAC piping to the chiller are rusted . Recommend cleaning, priming, and painting.
364	68e	Does the building have skylights?	Yes	Satisfactory		2010	30	\$0			\$0	\$0	\$0	\$0	
365	68f	* If yes, what material are the skylights made of?			Plastic										
366		* Evidence of:						\$0			\$0	\$0	\$0	\$0	
367		** Water penetration?			no			\$0			\$0	\$0	\$0	\$0	
368		** Rot / decay / corrosion?			yes			\$0			\$0	\$0	\$0	\$0	Skylight wells above 196B and 196C are stained and deteriorated from previous leaks. Cost of correction is included in toilet room renovation items below.
369		Exterior Soffits:						\$6,750		3	\$0	\$0	\$10,125	\$0	Canopy deck near auditorium entrance is beginning to show signs of rust and there is foam exposed on the underside from re-roofing work. Recommend cleaning, prim and painting of the underside of the deck and exposed steel structure.
370															
371	BCS	Plumbing (Excluding HVAC Systems)						\$303,000		5	\$311,300	\$25,000	\$0	\$0	
372	84	Water distribution system (H):	Yes	Satisfactory		2011	10	\$20,000		2	\$0	\$25,000	\$0	\$0	Replace galvanized water piping and selected sections of copper domestic water piping in boiler room area (allowance).
373	84a	* Type of pipes:			Multiple types (list under remarks)										iron, galvanized, copper
374		* Shall be operable and in good condition. ++			Code-compliant						\$0	\$0	\$0	\$0	
375		* Cross Connection Control: Does the main water service have a RPZ backflow preventer and what is its condition?	Yes	Satisfactory				\$0			\$0	\$0	\$0	\$0	
376		* Cross Connection Control: Does the boiler water make-up line have a RPZ backflow preventer and what is its condition?	Yes	Satisfactory				\$0			\$0	\$0	\$0	\$0	
377		* Isolation Valves: Are they adequate?			Yes			\$0			\$0	\$0	\$0	\$0	

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378		* Water Meter: Is there a need to meter boiler water make-up, irrigation, or water service if on a well? What is the condition of the existing meter?	No	n/a				\$0			\$0	\$0	\$0	\$0	
379		* Make-Up Water Softener: Is one required?			no			\$0			\$0	\$0	\$0	\$0	Existing system
380		* Full Building Water Softener: Is one required?			no			\$0			\$0	\$0	\$0	\$0	
381		* Water Piping Sample: Is survey recommended?			no			\$0			\$0	\$0	\$0	\$0	
382		* Water Analysis: Is testing recommended?			no			\$0			\$0	\$0	\$0	\$0	Municipal water supply
383	85	Plumbing drainage system (H):	Yes	Satisfactory		2011	10	\$93,500		1	\$102,850	\$0	\$0	\$0	Replace drain piping under floor of Shop 92A, corridor, and locker rooms (approx. 100 LF), located approximately 3' below slab. Includes cost of floor demolition and new floor finish and base.
384	85a	* Type of pipes:			Multiple types (list under remarks)										iron, galvanized, copper
385		* Art Room Sinks: Are there plaster traps and if yes what is their condition?	Yes	Unsatisfactory				\$16,000		1	\$17,600	\$0	\$0	\$0	Plaster traps are extremely difficult to service. Revise piping arrangement and cabinetry as required to improve serviceability (8 locations).
386		* Grease Interceptor: Is the grease interceptor at the kitchen pot sink adequate?			no			\$10,000		1	\$11,000	\$0	\$0	\$0	Replace outdated grease trap in kitchen with a more modern and effective unit to guard against drain line stoppages.
387		* Kitchen Waste: Are sinks used for food prep separated from the drainage system?			yes			\$0			\$0	\$0	\$0	\$0	
388		* Sewage Ejector System: Is it adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
389		* Boiler Room Sump Pump: Is it adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
390		* Wet Crawl Space: Is a sump pump system in crawlspace required to eliminate standing ground water??			no			\$0			\$0	\$0	\$0	\$0	
391		* Drain Pipe Testing: Is testing recommended?			not recommended			\$0			\$0	\$0	\$0	\$0	
392	86	Hot water heaters (H):	Yes	Satisfactory		1998	0	\$0			\$0	\$0	\$0	\$0	
393	86a	* Type of Fuel:			Natural Gas										
394		* Summer Water Heater: Is it adequate?			n/a			\$0			\$0	\$0	\$0	\$0	Domestic water heating system is already independent of building heating system.
395		* Domestic Hot Water: Is it adequate?			yes			\$0			\$0	\$0	\$0	\$0	Domestic water heater will be replaced in the 2016 Energy Performance Contract.
396		* Kitchen Booster Heater: Is it adequate?			yes			\$0			\$0	\$0	\$0	\$0	Electric booster heater will be replaced by a gas fired booster heater in the 2016 Energy Performance Contract.
397	87	Plumbing fixtures (including toilets, urinals, lavatories, etc.)	Yes	Satisfactory		2011	5	\$150,000		1	\$165,000	\$0	\$0	\$0	Replace outdated plumbing fixtures throughout building to improve operation, appearance, serviceability and water conservation. Replace outdated shower equipment in locker rooms.

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398		* Shall be operable and in good condition. ++			Code-compliant										
399		* Kitchen Hand Washing Station: Does existing have hands free faucet?			no			\$500		1	\$550	\$0	\$0	\$0	Replace the faucet on the handwashing sink in the Kitchen with a hands-free type faucet to improve sanitation.
400		* Health Room Hand Washing Station: Does existing have hands free faucet?			yes			\$0			\$0	\$0	\$0	\$0	
401		* Boiler Room Eyewash: Is it adequate?			yes			\$0			\$0	\$0	\$0	\$0	
402		* Shop Eyewash: Is it adequate?			no			\$3,000		1	\$3,300	\$0	\$0	\$0	Provide emergency eyewash fixtures in shops for improved safety
403		* Vacuum Breakers: Do the exterior hose bibbs, janitor closet sink faucets have vacuum breakers to guard against back-siphonage into the potable water supply?			no			\$10,000		1	\$11,000	\$0	\$0	\$0	Replace janitor closet faucets, outside hose bibbs and wall hydrants with vacuum breaker type fixtures to guard against back-siphonage into the potable water system.
404		* Science Lab Faucets: Do they have integral vacuum breakers?			yes			\$0			\$0	\$0	\$0	\$0	
405		Sanitary systems shall be operable and in good condition. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
406		Gas Pressure: Gas entering building shall be low pressure, i.e. 1/2 psig or less ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
407															
408	BCS	HVAC Systems						\$5,307,000		5	\$4,763,000	\$327,500	\$825,000	\$173,250	
409	88	HVAC Systems type:													
410	88a	* Does this building have a central HVAC system?	Yes												
411	88b	* What type of technology does it use?			Multiple types (list under remarks)										Central station air handling units with cooling coils in units and reheat coils in the supply ducts to provide individual room control. Most areas are constant volume systems with classrooms in the 1999 addition served by variable air volume (VAV) systems.
412	89	Heat generating systems (H):	Yes	Satisfactory		1998	13	\$500,000		3	\$0	\$0	\$750,000	\$0	Newer condensing boiler designs offer much greater efficiency than the existing Cleaver-Brooks fire tube boilers presently installed. Recommend replacement of existing boilers with high efficiency condensing type boilers and related accessories when the existing boilers begin to approach the end of their normally anticipated lifespans.
413	89a	* Heat generation source:			Boiler - Hot Water										
414		* Shall be operable and in good condition. ++			Code-compliant						\$0	\$0	\$0	\$0	
415		* If heat generation source is a boiler:													
416		** Are the pressure relief valves adequate?			yes			\$0			\$0	\$0	\$0	\$0	
417		** Is the boiler room exhaust adequate?			yes			\$0			\$0	\$0	\$0	\$0	
418		** Are burner alarms adequate?			yes			\$0			\$0	\$0	\$0	\$0	

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419		** Are burner emergency switches adequate?			yes			\$0			\$0	\$0	\$0	\$0	New emergency boiler shutdown switches will be provided in the 2016 Energy Performance Contract.
420		** Is combustion air intake adequate?			yes			\$0			\$0	\$0	\$0	\$0	
421		** Are gas safety cutouts adequate?			yes			\$0			\$0	\$0	\$0	\$0	
422		** Are low water cut-off manual reset switches adequate?			yes			\$0			\$0	\$0	\$0	\$0	
423		** Is boiler room make-up air adequate?			yes			\$0			\$0	\$0	\$0	\$0	
424		** Are remote burner alarms adequate?			no			\$0			\$0	\$0	\$0	\$0	Boilers will be connected to the Building Automation System in the 2016 Energy Performance Contract.
425		** Are boiler relief valve test chains adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
426		** Are burners adequate?			yes			\$0			\$0	\$0	\$0	\$0	
427		** Are boiler door gaskets adequate?			yes			\$0			\$0	\$0	\$0	\$0	
428		** Is water meter on make-up water line to the boiler adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
429	90	Heating Fuel / energy Systems (H):	Yes	Satisfactory	Natural Gas	1998	13	\$0			\$0	\$0	\$0	\$0	
430		* Shall be operable and in good condition. ++			Code-compliant						\$0	\$0	\$0	\$0	
431		* Are fire safety valves adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
432		* Do the science labs have emergency gas shut-off capability?			Yes			\$0			\$0	\$0	\$0	\$0	
433	91	Cooling / air conditioning generating systems	Yes	Satisfactory	Chiller and cooling tower system	1999	15	\$0			\$0	\$0	\$0	\$0	The existing chiller will be replaced with a new and more efficient chiller in the 2016 Energy Performance Contract.
434		* Shall be operable and in good condition. ++			Code-compliant						\$0	\$0	\$0	\$0	
435		* Required A/C: Is air conditioning provided in student-occupied, interior rooms to maintain 74° F ambient temperature?			Code-compliant			\$0			\$0	\$0	\$0	\$0	
436		*Are server / data rooms cooling adequate?			no			\$10,000		1	\$11,000	\$0	\$0	\$0	Replace the old five ton split system air conditioning unit which cools the telephone equipment in room 61A in the basement to improve system reliability. (Unit runs 24/7)
437		* Is administration cooling adequate?			yes			\$0			\$0	\$0	\$0	\$0	
438		*Is library cooling adequate?			yes			\$0			\$0	\$0	\$0	\$0	
439		* Is auditorium cooling adequate?			yes			\$0			\$0	\$0	\$0	\$0	
440	92	Air handling and ventilation equipment: supply units, exhaust units, relief / return units, etc. (H)	Yes	Satisfactory		1999	10	\$0			\$0	\$0	\$0	\$0	
441		Ventilation Occupied Spaces: Ventilation with fresh air shall be provided in all occupied spaces. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
442		* Shall be operable and in good condition. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
443		* Is dryer venting adequate?						\$0			\$0	\$0	\$0	\$0	

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444		* Is dust collection system with make up air adequate?			no			\$165,000		0	\$0	\$0	\$0	\$173,250	Replace the ceiling hung unit ventilators and outdated dust collector system in Wood Shop 90A with a new air handling unit providing required makeup air and a new dust collector system incorporating required fire safety features. - May be removed by district.
445		* Is kiln exhaust system adequate?			yes			\$0			\$0	\$0	\$0	\$0	
446		* Are toilet room exhaust systems adequate?			yes			\$0			\$0	\$0	\$0	\$0	
447		* Is kitchen grease hood and exhaust system adequate?			no			\$75,000		1	\$82,500	\$0	\$0	\$0	Replace the kitchen exhaust hood and fan with a new system including supply air from the makeup air unit ducted directly to hood and a complete new fire suppression system. Makeup air unit is being replaced in the 2016 Energy Performance Contract.
448		* Is range exhaust system adequate?			yes			\$0			\$0	\$0	\$0	\$0	
449		* Are circulations pumps adequate?			yes			\$0			\$0	\$0	\$0	\$0	
450		* Are condensate pumps adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
451		* Are UV filters adequate?			yes			\$0			\$0	\$0	\$0	\$0	
452		* Are power exhaust systems in place and adequate?			no			\$50,000		1	\$55,000	\$0	\$0	\$0	Replace power roof exhausters that have exceeded their normal lifespan and are no longer reliable. (Allowance - number to be confirmed)
453		Janitor Closet Exhausts						\$50,000		3	\$0	\$0	\$75,000	\$0	Provide power exhaust systems for janitor closets in four locations to improve ventilation.
454		Boiler Room Exhaust						\$16,000		1	\$17,600	\$0	\$0	\$0	Provide a power exhaust system for the boiler room to relieve excessive heat buildup in space.
455		Weight Room Exhaust						\$5,000		1	\$5,500	\$0	\$0	\$0	Replace the existing in-line exhaust fan in the Weight Room with an externally mounted power wall exhauster to eliminate excessive fan noise.
456		* Are unit ventilators adequate?			no			\$0			\$0	\$0	\$0	\$0	See recommendation above regarding replacement of unit ventilators in Wood Shop.
457		* Are fin tube radiation systems adequate?			yes			\$0			\$0	\$0	\$0	\$0	

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458			* Are air handling units adequate?			no			\$2,530,000		1	\$2,783,000	\$0	\$0	\$0	The original air handling equipment in the basement of the original building is over 50 years old. Service access to the equipment is extremely difficult (floor hatch) and some parts of the system have deteriorated. We recommend that a feasibility study be undertaken to evaluate the possibility of replacing this equipment with new rooftop units employing energy recovery capabilities and high efficiency fan motors. The existing fresh air shaft through the first and second floors could be considered for installation of new supply and return air ductwork between the roof and the basement. Load bearing capacity of the existing roof structure and supporting columns would need to be evaluated as a part of this study. Cost of study to be determined. (Cost estimate shown is based on recommendation from 2010 facility evaluation with 10% inflation escalation. Actual cost estimate for the work to be developed as a part of the study recommended herein.)
459			Auditorium Air Handling Unit						\$300,000		1	\$330,000	\$0	\$0	\$0	AHU-10, which serves the auditorium and dates back to the original building construction, is in a very inaccessible area of the basement due to piping and ductwork obstructions. Recommend replacement of this unit with a new rooftop unit incorporating energy recovery capabilities and high efficiency fan motors. New supply and return air ductwork would be included to provide for increased ventilation rates and appropriate sound attenuation. Control system would allow for different ventilation rates to accommodate different types of uses for the space with different numbers of occupants. This should be undertaken in concert with the ceiling replacement work recommended elsewhere in this report. (Note: load bearing capacity of roof structure and supporting columns would need to be evaluated.)
460			Stage Air Handling Unit						\$130,000		1	\$143,000	\$0	\$0	\$0	The air handling unit serving the auditorium stage area is suspended from the roof structure of the stage and is believed to be of the same vintage also. Recommend replacement with a rooftop unit to improve service access, improve ventilation and provide appropriate sound attenuation. New unit would include energy recovery capability and high efficiency fan motors. (Note: load bearing capacity of roof structure and supporting columns would need to be evaluated.)
461			Auditorium Entrance Heating						\$19,000		1	\$20,900	\$0	\$0	\$0	Replace the heating unit in the Auditorium entrance Vestibule to improve heating capacity.

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462		Computer Classrooms						\$105,000		1	\$115,500	\$0	\$0	\$0	Replace the two Liebert units serving computer classrooms adjacent to the Library with new rooftop units to provide required heating, cooling and ventilation and reduce operating noise. Work would include creation of new duct chases through second floor classrooms to connect rooftop units to first floor rooms. District may turn these into teaching classrooms, which would still require A/C but less load.
463		TV Equipment Room						\$15,000		1	\$16,500	\$0	\$0	\$0	Provide a split system air conditioner in TV Equipment Room adjacent to Library to provide supplemental cooling for equipment.
464		Copy Room						\$15,000		1	\$16,500	\$0	\$0	\$0	Provide a separate blower coil unit with fresh air intake from the roof for the copy room adjacent to the Lower Gym to eliminate supply air currently provided from the Gymnasium air handler.
465		Lower Gymnasium						\$415,000		1	\$456,500	\$0	\$0	\$0	Replace the existing air handling unit serving the Lower Gymnasium with two new rooftop units incorporating energy recovery capabilities and high efficiency fan motors. Control system would allow for different ventilation rates to accommodate different types of uses for the space with different numbers of occupants. Recommendation includes replacement of high resistance ductwork with new ductwork that will reduce required fan energy. (Note: load bearing capacity of roof structure and supporting columns would need to be evaluated.)
466		Lower Gym Lobby						\$45,000		1	\$49,500	\$0	\$0	\$0	Provide new heating and ventilating equipment in the Lower Gym Lobby to increase heating capacity and provide fresh air ventilation. Space is not adequately heated at present. Consider an air curtain unit if ceiling space permits.
467		Wrestling Room						\$100,000		1	\$110,000	\$0	\$0	\$0	Replace outdated heating and ventilating system serving Wrestling Room with a new system to improve operation and reliability.
468		High School Locker Rooms and Offices						\$220,000		1	\$242,000	\$0	\$0	\$0	Revise ductwork and rebalance air handling unit serving locker room areas to provide ventilation to offices in four locations. (Note: air handling unit replaced in 1999.)
469		Junior High School Locker Rooms						\$220,000		1	\$242,000	\$0	\$0	\$0	Replace outdated heating and ventilating system serving Junior High Locker Rooms with a new system to improve operation and reliability.
470		Cafeteria						\$50,000		1	\$55,000	\$0	\$0	\$0	Investigate air distribution system in cafeteria to determine cause and solution for excessive air noise in space. (Allowance - actual cost of remedial work to be determined)
471		* Are root top units adequate?			yes			\$0			\$0	\$0	\$0	\$0	Rooftop unit serving kitchen area is being replaced in the 2016 Energy Performance Contract.

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472		* Are heat pumps adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
473		* Are motors adequate?			yes			\$0			\$0	\$0	\$0	\$0	
474	93	Piped heating and cooling distribution systems: piping, pumps, radiators, convectors, traps, insulation, etc. (H)	Yes	Satisfactory		1998	5	\$0			\$0	\$0	\$0	\$0	
475		* Shall be operable and in good condition. ++			Code-compliant										
476		Base Mounted Pumps						\$50,000		2	\$0	\$62,500	\$0	\$0	Replace older base-mounted pumps in basement area that have exceeded their normal useful lifespans. Work includes new pumps, piping, accessories, pads, controls and electrical.
477		In-Line Pumps						\$70,000		2	\$0	\$87,500	\$0	\$0	Relocate and replace in-line pumps that are difficult to service due to elevation above the floor. Work includes new pumps, piping, controls and electrical.
478		Snow/Ice Melting System at Main Entrance						\$60,000		2	\$0	\$75,000	\$0	\$0	Provide a snow/ice melting system from face of building to curb. Cost includes all mechanical equipment and removal and replacement of concrete.
479		Snow/Ice Melting System at Auditorium Entrance						\$82,000		2	\$0	\$102,500	\$0	\$0	Provide a snow/ice melting system from face of building to curb. Cost includes all mechanical equipment and removal and replacement of concrete.
480		* If steam, are steam traps adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
481		* Are variable speed drives adequate?			no			\$0			\$0	\$0	\$0	\$0	
482	94	Ducted heating and cooling distribution systems: ductwork, control dampers, fire/smoke dampers, VAVs, insulation, etc. (H)	Yes	Satisfactory		1998	13	\$0			\$0	\$0	\$0	\$0	
483		* Shall be operable and in good condition. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
484		Unused Ducts: Unused duct work shall be sealed off at each floor level with fire resistive materials. ++			n/a			\$0			\$0	\$0	\$0	\$0	
485		* Are there fire dampers and access doors on all ductwork penetrations of the boiler room walls?			n/a			\$0			\$0	\$0	\$0	\$0	
486	95	HVAC control systems (H):	Yes	Satisfactory		1998	10	\$0			\$0	\$0	\$0	\$0	

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487		Controls: All primary controls for fuel-burning equipment shall operate on a 120-volt, single-phase, grounded circuit. Such controls generally include the hold-in coil of the motor starter, the solenoid coil for the pilot valve, the solenoid coil for the main fuel valve or the actuator for the motorized fuel valve, the ignition transformer, and the modulator transformer. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	The 2016 Energy Performance Contract will connect all existing HVAC equipment and new equipment being provided in that contract to the district's Building Automation System.
488		Air Handlers in 1991 Addition						\$5,000		1	\$5,500	\$0	\$0	\$0	Revise controls on two air handling units in 1991 addition to permit resetting of discharge air temperature based on outdoor temperature.
489		Outside air damper for AHU-5						\$5,000		1	\$5,500	\$0	\$0	\$0	Replace the outside air damper at the fresh air intake louver for AHU-5 with an insulated, well sealed and thermally broken damper to prevent cold air infiltration when the damper is closed and thereby prevent freeze-up conditions at the unit.
490		* Are thermostats adequate?			yes			\$0			\$0	\$0	\$0	\$0	
491		* Are unit ventilator controls adequate?			yes			\$0			\$0	\$0	\$0	\$0	
492		* Are temperature controls adequate?			yes			\$0			\$0	\$0	\$0	\$0	
493		* Are burner controls adequate?			yes			\$0			\$0	\$0	\$0	\$0	
494		* Is refrigerated air dryer in temperature control air supply adequate?			yes			\$0			\$0	\$0	\$0	\$0	
495		* Is automatic alternator for temperature control compressor in boiler room adequate?			yes			\$0			\$0	\$0	\$0	\$0	
496		* Should heating and ventilating system be checked and balanced to restore ventilation rates and air distribution to appropriate levels?			yes			\$0			\$0	\$0	\$0	\$0	Any new systems installed per the recommendations listed above would be balanced at the completion of construction activities. We recommend that all systems to remain in use be fully evaluated and rebalanced as a part of a future project in order to ensure that appropriate ventilation and air pressure regulation are being maintained. (Cost to be determined based on numbers and types of systems to remain in use).
497		Mechanical, heat-producing and cooling equipment, auxiliary apparatus and controls, and the installation of same shall be operable and in good condition. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
498		Flame Safeguard: Provide electronic flame safeguard controls for the gas (oil) fired boilers, so upon flame failure a response in 2 to 4 seconds to cut off the fuel supply through the burner and the main fuel valve. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	

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499		Heating Units: Direct Fired: Direct fired fuel-burning heating units shall not be used in any space of pupil occupancy. ++			n/a			\$0			\$0	\$0	\$0	\$0	
500		Yearly Inspection: Pursuant to SED requirements, Boards of Education shall make provision for at least yearly inspection of all mechanical, electrical, and automatic equipment and flame safeguard controls for burners and boilers by competent personnel or by control service contracts to make sure that the systems operate properly and efficiently.						\$0			\$0	\$0	\$0	\$0	
501		Energy efficiency:						\$0			\$0	\$0	\$0	\$0	
502		* Are boilers energy efficient?			no			\$0			\$0	\$0	\$0	\$0	See boiler replacement recommendation above.
503		* Are pipes insulated?			yes			\$0			\$0	\$0	\$0	\$0	
504		* Are controls part of an energy management system?			yes			\$0			\$0	\$0	\$0	\$0	The 2016 Energy Performance Contract will connect all existing HVAC equipment and new equipment being provided in that contract to the district's Building Automation System.
505		* Is there an energy recovery unit for dedicated outside air system?			yes			\$0			\$0	\$0	\$0	\$0	Dedicated outside air unit serving the TV Studio area includes an energy recovery wheel. The 2016 Energy Performance Project includes heat recovery run-around loops for the air handling units serving science rooms in the 1991 addition.
506		* Is there carbon dioxide demand ventilation control system?			no			\$0			\$0	\$0	\$0	\$0	
507		* Do the UVs have economizer controls?			yes			\$0			\$0	\$0	\$0	\$0	
508		* Is there on-site renewable energy?			no			\$0			\$0	\$0	\$0	\$0	
509															
510	BCS	Fire Safety Systems						\$0	\$0	S	\$0	\$0	\$0	\$0	
511	96	Fire Alarm Systems (H)	Yes	Satisfactory		2011	20	\$0			\$0	\$0	\$0	\$0	Replace complete system (current project). Add visual alarm notification devices (current project)
512		* Alarm Pull Stations: Are they mounted at ADA height (48")?			yes			\$0			\$0	\$0	\$0	\$0	
513		* Strobes: Are strobes located in all student occupied spaces?			yes			\$0			\$0	\$0	\$0	\$0	
514		* Alarm Pull Stations (NYS Requirements): Do fire alarm pull stations need to be installed? If yes, provide list of locations.			no			\$0			\$0	\$0	\$0	\$0	
515		* Heat detectors: Are additional heat detectors required?			no			\$0			\$0	\$0	\$0	\$0	
516	97	Smoke detection systems (H)	Yes	Satisfactory		2011	20	\$0			\$0	\$0	\$0	\$0	
517		* Smoke detectors: Are additional smoke detectors required?			no			\$0			\$0	\$0	\$0	\$0	
518	98	Fire suppression system: sprinklers, standpipes, kitchen hoods, etc. (H)	Yes	Satisfactory		1998	10	\$0			\$0	\$0	\$0	\$0	

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519		* Fire Hoses: Are there fire hoses in corridor cabinets which are not required by code and should be removed?			no			\$0			\$0	\$0	\$0	\$0	
520		* Kitchen Hood Fire Suppression: Is it adequate?			yes			\$0			\$0	\$0	\$0	\$0	
521		* Stage Sprinkler: Is it adequate?			yes			\$0			\$0	\$0	\$0	\$0	
522	99	Emergency exit lighting systems (H):	Yes	Satisfactory		2011	15	\$0			\$0	\$0	\$0	\$0	Exit lights are failing, replace with new and segregate circuitry. Add exterior emergency egress lighting (current project). Add emergency lighting (current Project).
523	100	Emergency / standby power systems (H):	Yes	Satisfactory		2011	20	\$0			\$0	\$0	\$0	\$0	Provide NFPA Level 1 generator and distribution system (current project).
524		Exit Signs: (a) Buildings of 1 to 6 classrooms shall have exit signs (b) Buildings with more than 6 classrooms shall have exit lights. Places of assembly shall have exit lights. ++			n/a			\$0			\$0	\$0	\$0	\$0	
525		Emergency lighting shall be provided in all places of assembly for over 100 occupants or over 1800 sf and in all exit ways leading from such places. Emergency lighting complies with Section 1029 of the Fire Code of NY State. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
526		Fire alarm: Buildings of 1 to 6 classrooms shall be equipped with an approved manual or a manually operated electrical fire alarm which is capable of sounding for such a period of time as to assure evacuation of all occupants. ++			n/a			\$0			\$0	\$0	\$0	\$0	
527		Fire alarm: Buildings of 7 or more classrooms shall be equipped with an approved manually operated electric alarm system, which may include automatic detection, which will continue to sound for at least 30 seconds or until the tripped station is returned to normal. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
528		Fire Extinguishers: Provide fire extinguishers at areas of fire hazard and at each floor level so that no point in corridor or stair is >75' to corridor located extinguisher. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
529															
530	BCS	Accessibility							\$479,550	S	\$513,370	\$15,000	\$1,275	\$0	

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531	101	Exterior 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										
532	102	Interior Route (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, gyms, auditorium(s)), nurse's office, main office, and restroom facilities. Services including drinking fountains, telephones, and other amenities. Is there an accessible interior route as specified above?			Yes										
533		* Toilet Rooms: Are they ADA compliant?			no			\$378,500		1	\$416,350	\$0	\$0	\$0	Toilet Rooms - Student: Substantially accessible toilet rooms are present on the first and second floors. Consider additional modifications to further accessibility. a. Renovate Toilet Rooms 194A and 194B as they are near the Auditorium and Gymnasium. b. Renovate Toilet Rooms 254 and 253. c. Renovate Toilet Rooms 210 and 212. d. Replace damaged mirrors and correct sight lines. e. The accessories in 127A, 127B, 173, 174, 275A, and 275B are mounted too high for ADA use. Remove, patch and reinstall at correct heights. f. Renovate Toilet 89B g. Renovate toilet room 94B to be single use ADA, add shower
534		* Toilet Rooms: Are they ADA compliant?			no			\$12,000		2	\$0	\$15,000	\$0	\$0	Toilet Rooms - Lockers: a. Renovate High School Locker room toilet room areas to meet ADA. b. Renovate Junior High Locker room toilet rooms to meet ADA. c. Renovate entrance to Team room 60 to swing out and provide necessary ADA door approach.

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535		* Toilet Rooms: Are they ADA compliant?			yes			\$850		3	\$0	\$0	\$1,275	\$0	Toilet Rooms - Nurse: It is presumed that a Nurse would always be available to assist students however, a Health Office should provide at least a moderate level of accessibility to promote independent use of the facilities. Consider the following accessible features: a. Reverse door swing to swing-out.
536		* Classroom sinks: Are they ADA compliant?			yes			\$20,000		1	\$22,000	\$0	\$0	\$0	Classroom Sinks: Classrooms with sinks should have an accessible sink. Recommend replacing the sink base and countertop at these locations with an accessible unit. Rooms: 122, 172, 175, 197E, 207, 241, 265, and 267.
537		* Water Coolers: Are they ADA compliant?			no			\$20,400		1	\$22,440	\$0	\$0	\$0	Fountains: At least one accessible fountain on each floor and preferably 50% of all fountains should be accessible type. Consider the following: a. Add accessible water cooler at 194 toilet rooms. b. Replace drinking fountains outside room 190 accessible water cooler. c. Replace watercoolers at Toilet room 254, 232 and 210 with accessible water coolers. (included in renovation above) d. Add accessible water cooler at 89B.
538		* Swimming Pool: Is the pool accessible?			n/a			\$0			\$0	\$0	\$0	\$0	
539		* Auditorium Stage: Is the stage accessible?						\$0			\$0	\$0	\$0	\$0	
540	103	Additional information on accessibility: If the building lacks accessible interior or exterior routes: cost of improvements needed to provide accessible exterior and interior routes as specified above.						\$14,000		1	\$15,400	\$0	\$0	\$0	Area of Refuge: Areas of Refuge are required in new construction on all accessible levels other than the exit discharge. Designate the second floor at Stair 5 and 13 as an Area of Refuge. Provide appropriate signage, two-way voice communications and a smoke door with magnetic hold open to the stair entrance. Note: At Areas of Refuge in stair enclosures, no ventilation is required except that all stair enclosures are to have smoke vents. (Code requirement should be verified prior to project planning. It is anticipated that the 2015 NYS building code will remove this requirement)

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541	103	Additional information on accessibility: If the building lacks accessible interior or exterior routes: cost of improvements needed to provide accessible exterior and interior routes as specified above.						\$3,000		1	\$3,300	\$0	\$0	\$0	Stairs: Although an elevator is available, stair use may be preferable to some physically and visually impaired persons, and necessary in the event of an emergency. To improve stairway safety and promote access by ambulatory disabled persons, designate Stairs 5 and 6 to be the main accessible stairways and provide the following: a. Abrasive or tactile strips at the top of each stairway and landing. b. Contrasting colors and materials can help visually and tactilely orient the user. Paint treads and risers or use color strips on nosing and paint stairwell walls with two color system. c. Provide extensions and connections to handrails at Stair 6 so that center rail is continuous throughout its length (uninterrupted gripping surface), and handrails extend 12" beyond top and bottom riser.
542	103	Additional information on accessibility: If the building lacks accessible interior or exterior routes: cost of improvements needed to provide accessible exterior and interior routes as specified above.						\$30,800		1	\$33,880	\$0	\$0	\$0	Stairs: Stairs in original building do not meet current code for handrail extensions or 4" sphere rule as well has handrail size. Recommend replacing handrails and guardrails in three stairs throughout the building. Cost assumes two stories served. Recommend stair 1, 6, and 11 be priorities.
543															
544	BCS	Environment / Comfort / Health							\$61,000	5	\$0	\$0	\$82,200	\$6,510	
545	104	General Appearance: Overall rating and comments		Good											
546	105	Cleanliness: Overall rating and comments		Good											
547	106	Mats / Grills:							\$2,400						Walk-off Mat: Recommend replacing the walk off mat in V-B09 with new aluminum system.
548	106	* Are there walk off mats, grills in entryway?			yes										
549	106	* If yes, at least 6 feet long?			yes										
550	107	Acoustics: Is there noise in classrooms from HVAC units, traffic, etc. that may impact education?	No					\$0			\$0	\$0	\$0	\$0	
551		* Are there excessive reverberation resulting from hard surfaces?			yes			\$0			\$0	\$0	\$0	\$0	See item below
552		* Are partitions full height and have acoustical sealant to prevent excessive sound transfer?			no			\$0			\$0	\$0	\$0	\$0	See Operable partition item below.
553		* If there is an auditorium, is the acoustics acceptable?			no			\$6,200		o	\$0	\$0	\$0	\$6,510	Acoustic Study: It was indicated to the evaluation team that the acoustics of the Auditorium were lacking. With the recommendations of new ceilings and finishes, it is also recommended that an acoustic study of the space be conducted by a qualified consultant to determine potential improvements that can be made to the space to improve acoustical performance.

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554		* Is the acoustics acceptable in the music rooms?			yes			\$54,800		3	\$0	\$0	\$82,200	\$0	Acoustical Treatment: Designing for proper sound control is now a part of the Planning Standards [SED S301] a. The Music Room surfaces are block walls, plaster walls, concealed spline ceiling, and not responsive to the special acoustical needs of a music room. Cost is allowance to install acoustical accessories to include practice rooms. Consider installing a sound absorbing material on two adjacent walls, suspended ceiling, and floor carpet. Using heavy drapes and wall panels can create a "flexible" acoustical system to be used as needed or desired. Note: sound absorbing systems will not address sound infiltration to adjacent spaces. b. The acoustic panels in the LGI are beginning to delaminate. Cost includes an allowance for replacement of (4) panels.
555		* Is the HVAC system decibel level acceptable?			yes										
556	108	Lighting quality:													
557	108a	* Types of lighting in general purpose classrooms			Multiple types (list under remarks)										
558	108b	Are there blinds in the classrooms to prevent glare?	No												
559	108c	* Rating of overall lighting in building		Good											
560	109	Evidence of vermin:							\$0	5	\$0	\$0	\$0	\$0	
561	109a	* Is there evidence of active infestations of rodents?	No												
562	109b	* Is there evidence of active infestations of wood-boring or wood-eating insects?	No												
563	109c	* Is there evidence of active infestations of cockroaches?	No												
564	109d	* Is there evidence of active infestations of other vermin?	No												
565	BCS	Indoor Air Quality							\$0		\$0	\$0	\$0	\$0	
566	97	Mold:						\$0			\$0	\$0	\$0	\$0	
567	97a	* Are there visible stains, mold or water damage? If yes, where? Comments?	No					\$0			\$0	\$0	\$0	\$0	
568	97b	** If yes, where?													
569	97e	* Are any interior surfaces constructed of any Paper-faced products?	Yes					\$0			\$0	\$0	\$0	\$0	
570	97f	* Are interior surfaces constructed of any Cellulose products (typically ceiling tiles)?	Yes					\$0			\$0	\$0	\$0	\$0	
571	111	Humidity / Moisture:													
572	111	* Are any of the following found in or around the following area?													
573	111a	** Classrooms	No												
574	111a	***Active leak(s) in roof	No												

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575	111a	***Active leak(s) in plumbing	No												
576	111a	***Moisture Condensation	No												
577	111b	** In Other areas:	No												
578	111b	***Active leak(s) in roof													
579	111b	***Active leak(s) in plumbing	No												
580	111b	***Moisture Condensation	No												
581	111c	* Rating of humidity / moisture condition in building?		Good											
582	112	Ventilation: fresh air intake locations, air filters, etc.													
583	112a	* Are fresh air intakes near the bus loading, truck delivery or garbage storage/disposal areas?			No										
584	112b	* Is there accumulated dirt, dust or debris around fresh air intakes?			No										
585	112c	* Are fresh air intakes free of blockage?			Yes										
586	112d	* Is there accumulated dirt, dust or debris in ductwork?			Yes										Last major duct cleaning was performed in 1997. It is assumed that the ductwork is in need of recleaning at this time and that this should be done on a regularly scheduled basis, such as every 5 or 10 years. Recommend that pricing be obtained from a NADCA certified firm for cleaning all existing supply air, return air, fresh air and exhaust air ductwork.
587	112e	* Are dampers functioning as designed?			Yes										Some systems are in need of replacement as recommended above.
588	112f	* Condition of air filters?		Good											Filters are changed on a regular, scheduled basis.
589	112g	* Is outside air is adequate for occupant load?			Yes										
590	112h	* Rating of ventilation / indoor air quality:		Fair											Several of the older air handling systems have exceeded their useful lifespans and should be replaced to improve building ventilation and restore proper air balance within the building. See recommendations listed above for specific system replacements.
591	113	Indoor air quality (IAQ) plan:													
592	113a	* Does the school district use EPA's Tools for Schools program?			Yes										
593	113b	* If not, is some other IAQ management plan used?													
594	113c	* Has the district assigned IAQ responsibilities to a designated individual? If yes, what is their job title?			Yes										Director of Facilities
595	114	Integrated Pest Management (IPM):													
596	114	* Does the school practice IPM?			Yes										
597	114a	* Is vegetation kept 1 foot away from the building?			No										
598	114b	* Are devices and holes in walls, floors and			No										

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599	114c	Is there a certified pesticide applicator on staff?			No										
600	114d	* Are pesticides used in the building, and if yes, how are they typically applied?	Yes		Area wide treatment										Biocide - Cooling Tower
601	114e	* Are pesticides used on the grounds?	No												
602	114e	* If yes, was an emergency exemption granted by the Board of Education?													
603	115	Radon: Does the school have a passive radon mitigation system installed (was built with radon resistant features)?			No										
604	115a	* Has this facility been tested for the presence of radon?			Yes										
605	115b	* Were any of the results of the test greater than or equal to 4 picocuries per liter (pCi/L)?			No										
606	115c	* If yes, did the school take steps to mitigate these elevated radon levels?													
607															
608	BCS	American Red Cross						\$0		S	\$0	\$0	\$0	\$0	
609	116	American Red Cross:													
610	116a	*Is there a written agreement with the American Red Cross for the use of this building as an emergency shelter?	Yes												
611	116b	* Does this building have an emergency generator to support sheltering operations? (lights, HVAC etc.), and if yes, where?	Yes		Multiple types (list under remarks)										Boilers, Pumps, EM Lighting, Fire Alarm, PA, Telephone
612	116c	* Does this facility have a cooking/food preparation kitchen, and if yes, the area is outfitted for:	Yes		Full Preparation										Commsys, HVAC, fire alarm, sump pump, security system, lighting
613	116d	* Check items powered by emergency generator:			Kitchen equipment										
614	116e	* Potable water provided by municipal system?			Yes										
615	116e	* Potable water provided by on site wells?			No										
616	116e	* If on site wells are present, are the wells connected to emergency generator?			n/a										
617	116f	* Sanitary System Gravity discharge?			Yes										
618	116f	* Sanitary System force main pumping station?			No										
619	116f	* If pumping station exists, are they connected to emergency generator?			n/a										
620															
621	BCS	Space Adequacy / Program Needs						\$1,500,000		S	\$1,650,000	\$0	\$0	\$0	
622	27	Space Adequacy: Rating of space adequacy and comments:		Good											
623		Space sizes: Are spaces predominately within SED standards?			yes			\$0			\$0	\$0	\$0	\$0	

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624		Space quantity: Are there sufficient number of each type of space needed?			yes			\$0			\$0	\$0	\$0	\$0	
625		Educational program: Are spaced adequate for meeting the district's current educational program?			yes			\$0			\$0	\$0	\$0	\$0	
626		Educational goals: Are spaced adequate for meeting the district's future educational program, goals and needs?			yes			\$0			\$0	\$0	\$0	\$0	
627		Pre-K: Does the facility accommodate pre-k programs?			no			\$0			\$0	\$0	\$0	\$0	
628		Transportable classrooms: Does the facility have transportable classrooms?			no			\$0			\$0	\$0	\$0	\$0	
629		Auditorium Renovation						\$1,500,000		1	\$1,650,000	\$0	\$0	\$0	The existing Auditorium spaces finishes, and other systems are outdated and has acoustical issues. Consider total renovation to include new ceiling and lighting system, wall finishes in order to upgrade appearance and acoustics, and replacement of all seating. Cost includes painting walls and proscenium, and refinishing Stage front and acoutical treatments for walls and replacement of all seating. Consider a reverse barrel vault drywall ceiling. This is an acoustical system with emphasis on design and aesthetics. Additional work on catwalks and rigging as needed.
630															
631	BCS	Equipment						\$1,728,600		5	\$231,880	\$1,490,375	\$488,250	\$0	
632		Visual Display Surfaces: chalk and tack boards		Fair				\$0			\$0	\$0	\$0	\$0	
633		Display Cases:		Fair				\$12,300		2	\$0	\$15,375	\$0	\$0	Three display cases in the basement level Technology classroom hallway have reached the end of their useful life. Replace with modern light display cases to include data connections. 3 display cases.
632		Signage:		Poor				\$6,000		3	\$0	\$0	\$9,000	\$0	Signage - Interior: Remove all outdated room signage. Cost is to remove frame mounted signs, patch and repaint door frames.
633		Signage:		Poor				\$16,000		3	\$0	\$0	\$24,000	\$0	Signage: The interior accessible route, spaces, and elements within the school should be clearly identified. Provide directional signage throughout.
634		Signage:		Poor				\$4,000		3	\$0	\$0	\$6,000	\$0	Sign: The aluminum sign at the east auditorium wall letters are becoming loose. Replace fasteners at all letters.
633		Signage:		Poor				\$283,500		3	\$0	\$0	\$425,250	\$0	Recommend replacing all signage in the building for each room. Cost is a SF allowance.
635		* Is there instructional signage / wayfinding maps for visitors?			no			\$0			\$0	\$0	\$0	\$0	
636		* Does signage meet ADA requirements?			no			\$0			\$0	\$0	\$0	\$0	

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637		* Is room name / number designation at every door?			no			\$0			\$0	\$0	\$0	\$0	
638		Toilet Compartments:		Fair				\$0			\$0	\$0	\$0	\$0	
639		Folding Partitions:		Poor				\$285,000		2	\$0	\$356,250	\$0	\$0	Folding Partitions: There are 8 manual folding partitions separating classrooms. These do not appear to be used and have reached the end of their useful life. Recommend replacing with District's choice of either folding partitions to match existing or with full height partition to acoustically separate the spaces. Price includes electrical and mechanical work associated. Rooms: 117-119, 113-115, 109-111, 166-168, 261-263, 262-264, 266-268, 269-270.
640		Operable Partitions:		Fair				\$0			\$0	\$0	\$0	\$0	
641		Toilet and Shower Accessories:		Poor				\$3,500		3	\$0	\$0	\$5,250	\$0	Hand dryers in toilet rooms 156A and B are damaged and need to be replaced. Recommend replacing with high velocity hand dryers.
642		Gym Equipment:		Fair				\$0			\$0	\$0	\$0	\$0	
643		Science Lab Equipment:		Good				\$0			\$0	\$0	\$0	\$0	
644		Projection Screens:		Poor				\$20,000		2	\$0	\$25,000	\$0	\$0	Projection Screens: The motorized projection screens in the LGI are at the end of their useful life. Replace with similar units.
645		Food Service Equipment:		Fair				\$0			\$0	\$0	\$0	\$0	
646		Home and Careers Equipment:		Fair				\$0			\$0	\$0	\$0	\$0	
647		Loading Dock Equipment:		Poor				\$95,000		1	\$104,500	\$0	\$0	\$0	Loading Dock: The loading dock is not sloped properly resulting in water pooling at the building. Repeated freeze/thaw cycles have begun to damage the walls and slab. Recommend reconstructing loading dock, dock leveler, and providing adequate drainage.
648		Window Treatments:		Fair				\$0			\$0	\$0	\$0	\$0	
649		Stage Curtains:		Fair				\$0			\$0	\$0	\$0	\$0	
649		Stage Rigging:		Fair				\$0			\$0	\$0	\$0	\$0	Stage Rigging: Retain a qualified rigging specialist to provide a hardware safety inspection to include cleaning, lubrication, adjustment and any necessary repair of all stage rigging to insure proper and safe operation. Inspection complete - DONE
650		Catwalk:		Fair				\$12,500		3	\$0	\$0	\$18,750	\$0	Provide access to the catwalk at auditorium stage. Cost assumes wall mounted, caged ladder that can be locked to deter unsupervised access to the catwalk.
650		Casework: Base Cabinets		Poor				\$24,000		1	\$26,400	\$0	\$0	\$0	Furnishings/Casework: Cabinets / workstations are blocking the rescue windows in rooms 207, 267 and 261. These areas appear to be old science rooms that are no longer used for this purpose. Recommend replacing casework with new casework at the window sill height and new countertops.

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651		Casework: Base Cabinets		Poor				\$875,000		2	\$0	\$1,093,750	\$0	\$0	Base cabinets in the original building are worn, damaged, and do not address the specific storage needs of individual spaces. Replacement should be considered as part of the overall upgrade of this building. Replace all cabinetry with high quality wood based units with high-pressure plastic laminate surfaces. (cost is an allowance for 300 lf of casework)
652		Countertops:		Fair				\$0			\$0	\$0	\$0	\$0	
653		Musical Instrument Storage:		Poor				\$73,800		1	\$81,180	\$0	\$0	\$0	Provide instrument specific casework for storage of musical instruments in Band / Music program. Assumes high - pressure plastic laminate storage cabinets with grille door fronts to provide ventilation in order to avoid mold growth in instruments. Assuming 205 LF of tall music storage.
654		Library Furniture:		Good				\$0			\$0	\$0	\$0	\$0	
655		Auditorium Seating:		Poor				\$0			\$0	\$0	\$0	\$0	See auditorium item above
656		Bleacher Inspection			not recommended			\$0			\$0	\$0	\$0	\$0	
657		Bleachers:		Good				\$0			\$0	\$0	\$0	\$0	
658		Wall Pads:		Fair				\$18,000		1	\$19,800	\$0	\$0	\$0	Wall pads in room 83 have become worn. Recommend replacing with wall pads 5'-0" high.
659															
660	BCS	Electrical Systems						\$0		5	\$0	\$0	\$0	\$0	
661	52	Interior Electrical distribution (H):	Yes	Satisfactory		2012	35	\$0			\$0	\$0	\$0	\$0	
662	52b	* Does the interior electrical supply meet current needs?			Yes			\$0			\$0	\$0	\$0	\$0	
663		* Is the main distribution panel adequate?			yes			\$0			\$0	\$0	\$0	\$0	
664		* Are the power panels and circuit wiring adequate?			yes			\$0			\$0	\$0	\$0	\$0	
665		* Do teaching spaces have adequate receptacles?			yes			\$0			\$0	\$0	\$0	\$0	
666		*Is there any cloth wiring?			no			\$0			\$0	\$0	\$0	\$0	
667		* Are step down transformers lightly loaded?			unknown			\$0			\$0	\$0	\$0	\$0	
668		* Do the bus heater controls have automated controls and are the quantities of outlets adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
669		* Is there an emergency generator system supplying power to lighting and / or kitchen refrigeration equipment and / or heating system?			yes			\$0			\$0	\$0	\$0	\$0	
670		*Electrical equipment, fixtures, auxiliary apparatus and controls and wiring systems, and the installation of same, shall be operable and in good condition without recurring problems. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	

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671		*Receptacles (NEC Requirements): Do existing receptacles need to be replaced with ground fault interrupting (GFI) receptacles? If yes, provide list of locations.			yes			\$0			\$0	\$0	\$0	\$0	
672		*Are there adequate emergency-off mushroom buttons in shops to cut power to equipment?			yes			\$0			\$0	\$0	\$0	\$0	
673	53	Lighting fixtures	Yes	Satisfactory	All interior and exterior lighting is scheduled to be replaced as part of an EPC which is at SED for review at this time.	2016	20	\$0			\$0	\$0	\$0	\$0	Replace gym and crawlspace lighting, auditorium dimming system and house lighting, occupancy sensors. Repair library pendants. Replace all fluorescent lighting through building.
674		* Building Interior Lighting: Is lighting energy efficient and adequate?			yes	2016		\$0			\$0	\$0	\$0	\$0	
675		* Building Exterior Lighting: Is lighting vandal proof, energy efficient and adequate?			yes	2016		\$0			\$0	\$0	\$0	\$0	
676		* Is the stage dimming system and lighting system adequate?			yes	2002	15	\$0			\$0	\$0	\$0	\$0	
677		Light Levels: Level of artificial lighting in teaching areas shall be a minimum of 30 fc, maintained. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
678		Electrically operated partitions have safety controls in accordance with 155.25 ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
679		Energy efficiency / alternative energy:						\$0			\$0	\$0	\$0	\$0	
680		* Are lights energy efficient?			yes			\$0			\$0	\$0	\$0	\$0	
681		* Occupancy sensors?			yes			\$0			\$0	\$0	\$0	\$0	
682		* Are daylight harvesting controls installed?			yes			\$0			\$0	\$0	\$0	\$0	
683		* Dual level illumination in all teaching spaces?			yes			\$0			\$0	\$0	\$0	\$0	
684		* Is there a photovoltaic (PV) system serving the building?			yes	2012	20	\$0			\$0	\$0	\$0	\$0	
685		* Is there a wind turbine system serving the building?			no			\$0			\$0	\$0	\$0	\$0	
686		Lightning Protection: Does the building have lightning protection and if yes, what is its condition?	No	n/a				\$0			\$0	\$0	\$0	\$0	
687															
688	BCS	Technology						\$493,000		5	\$159,500	\$435,000	\$0	\$0	
689	54	Communications Systems (H):	Yes	Satisfactory		2012	5	\$0			\$0	\$0	\$0	\$0	
690	54b	* Are the communications systems adequate?			Yes										
691		Computer network switches: Are they adequate?			yes	2013	7	\$94,000		2	\$0	\$117,500	\$0	\$0	SMART Schools Bond Act?
692		Computer network wiring: Is it adequate?			yes	2011	10	\$65,000		2	\$0	\$81,250	\$0	\$0	Provide additional Category 6 UTP cabling to support additional wireless access points. SMART Schools Bond Act?
693		Broadband Internet connectivity: Is it adequate?			yes			\$0			\$0	\$0	\$0	\$0	

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694		Wireless LAN Network: Is it adequate?			no	2013	7	\$125,000		2	\$0	\$156,250	\$0	\$0	There are wireless AP's in approximately 60% of the classrooms. This recommendation is the upgrade wireless system to include wireless Access Points to 100% of the classrooms. SMART Schools Bond Act?
695		Intercom system: Is it adequate?			yes	2012		\$0			\$0	\$0	\$0	\$0	
696		Phone system:	yes	Satisfactory	Major replacement of telephone system head end and digital phones to VoIP in 2015	2015	12	\$0			\$0	\$0	\$0	\$0	
697		* Is the phone system adequate?			no			\$145,000		1	\$159,500	\$0	\$0	\$0	Upgrade all classroom telephones to full VoIP hand sets. Partial SMART Schools Bond Act?
698		* VoIP?			yes			\$0			\$0	\$0	\$0	\$0	
699		Telephone: A telephone shall be provided in all buildings having student occupancy. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
700		Clock system:						\$0			\$0	\$0	\$0	\$0	
701		* Is the clock system adequate?			yes			\$0			\$0	\$0	\$0	\$0	
702		* Wireless GPS?			yes			\$0			\$0	\$0	\$0	\$0	
703		Does the auditorium have an adequate assistive listening system?			yes	2015	15	\$0			\$0	\$0	\$0	\$0	
704		Is the auditorium sound system adequate?			yes	2015	15	\$0			\$0	\$0	\$0	\$0	
705		Does the building have an adequate video on demand system?			no			\$0			\$0	\$0	\$0	\$0	
706		Do the classrooms have an adequate video on demand display and computer controller?			yes			\$0			\$0	\$0	\$0	\$0	
707		Smartboards: Are they adequately located in the facility?			yes			\$64,000		2	\$0	\$80,000	\$0	\$0	Provide smart boards in all educational spaces which currently do not have them - Quantity? SMART Schools Bond Act?
708		Television System: Should the existing system be replaced with a new broadband cable television distribution system?			no			\$0			\$0	\$0	\$0	\$0	
709															
710	BCS	Security													
711		visibility of site Access Points. Is there a clear line of sight from administrative/full time staffed locations to site access points (feature/video)?			yes			\$0			\$0	\$0	\$0	\$0	
712		Site Features: Are features avoided that could prevent surveillance (large plantings), provide hiding places for weapons (loose rocks-gravel), or unintended access (elements to aid climbing on roofs)?			no			\$0			\$0	\$0	\$0	\$0	
713		Vehicular Access: Are vehicles kept away from building walls?			no			\$0			\$0	\$0	\$0	\$0	
714		Exterior Signage: Is a clear path to main entry identified?			yes			\$0			\$0	\$0	\$0	\$0	

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715		Main Entry: Is there a secure monitored entry vestibule (ID / sign in required)?			yes			\$0			\$0	\$0	\$0	\$0	
716		Is there a staff rear exit and safe room?			no			\$0			\$0	\$0	\$0	\$0	
717		Public Access / Service Areas: Is it designed to avoid unintended public access to student spaces?			yes			\$0			\$0	\$0	\$0	\$0	
718		Locking and Alarm Systems for High Risk Areas: Are they in place for main office and other spaces accessible to visitors, Nurse's office, Cafeteria, Computer labs, Industrial Arts areas, Science labs, Boiler and Electric rooms, phone closets?			no			\$0			\$0	\$0	\$0	\$0	
719		Emergency Communications: Do all occupied spaces have emergency power supply for phones and PA system?			yes			\$0			\$0	\$0	\$0	\$0	
720		Intrusion Detection: Are system in place? On emergency power?			yes			\$0			\$0	\$0	\$0	\$0	
721		Visitor Management System: System in place?			yes			\$0			\$0	\$0	\$0	\$0	
722		Video Surveillance System: Is the CCTV system adequate?			yes	2011		\$0			\$0	\$0	\$0	\$0	
723		Access Control System: Is the system adequate?			yes	2011		\$0			\$0	\$0	\$0	\$0	
724															
725															
	BCS	TOTALS BY PRIORITY:						\$16,365,200		S	\$11,697,895	\$3,644,938	\$3,614,850	\$213,885	
	BCS	BUILDING TOTAL:								S	\$18,957,683				
28		Estimated capital construction expenses anticipated for this building through 2015 - 2016 school year excluding maintenance:			\$26,817,967										
29		Overall building rating		Unsatisfactory											
30		Was overall building rating established after consultation with health and safety committee?			no										

KEY:

Denotes code items that are required to be assessed on NYSED Form FP-EEB and to be in conformance as part of a Capital Project. These health and safety in existing educational facilities items are requirements of Part 155.7 of the regulations.

- ++ Code items that are assessed on NYSED Form FP-EEB
- BCS Item
- BCS Drop-down Selection
- Non-BCS Drop-down Selection

Junior / Senior HS

BUILDING CONDITION SURVEY INFORMATION

1	Name of School District	:	Cortland Enlarged City School District
2	BEDS District Code	:	11020001
3	Building Name	:	Junior / Senior HS
4	Building ID	:	0-007
5	Survey Inspection Date	:	10/12/2015
6	Building 911 Address	:	8 Valley View Drive
7	City	:	Cortland
8	Zip Code	:	13045
9	Certification Expiration Date	:	4/1/2016
10	Certificate of Occupancy Status (A - Annual, T - Temporary, N - None)	:	Annual

Building Age and Gross Square Footage (GSF)

11	Year of Original Building	:	1964
12	GSF of Building as Currently Configured	:	270,878
13	No. of Floors	:	3
14	How many full-time and part-time custodians are employed at the school (or work in the building)?	:	
14a	Full-time Custodian	:	10.75
14b	Part-time Custodian	:	0

Building Ownership and Occupancy Status

15	Building Ownership*	:	
<input checked="" type="checkbox"/>	a. Owned and Used by District	<input type="checkbox"/>	c. Owned by District, Part Used by District, Part Leased to Non-District Entity
<input type="checkbox"/>	b. Owned by District and Leased to Non-District entity	<input type="checkbox"/>	d. Owned by Non-District Entity and Leased to District

DISTRICT

16	For which of the following purposes is the building currently used?	:	
16a	Used for Student Instructional Purposes	<input checked="" type="checkbox"/>	
16b	Used for District Administration	<input type="checkbox"/>	
16c	Used for Other District Purpose(s)	<input type="checkbox"/>	Describe here: Bus Maintenance and Storage
16d	Used by Other Organization(s)	<input type="checkbox"/>	

Building Users

17	How many students were registered to receive instruction in this building as of October 1, 2015? (Does not include evening class students)*	:	1,206
18	Of these registered students, how many receive most of their instruction in:	:	

18a	Permanent Instructional Spaces (i.e. Regular Classrooms)	:	1,206
18b	Temporary Instruction Spaces (i.e. Portable or Demountable Classrooms) Attached to the Building	:	0
18c	Non-Instructional Spaces Used as Instructional Spaces:	:	0

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

- Cafeteria
- Gymnasium
- Administrative Space
- Library
- Lobby
- Stairwell
- Storage Space
- Other

Comments:

19	Grades Housed:	:	7, 8, 9, 10, 11, 12
20	For how many instruction days during the 2014-15 school year (July 1 through June 30) was the building closed due to facilities failures, system malfunctions, structural problems, etc.?	:	0
21	Is the building used for instructional purposes in the summer?	:	yes
22	Have there been renovations or construction in the building during the past twelve months?	:	yes
23	Was major construction/renovation work since 2010 conducted when school was in session?	:	yes

Program Spaces

24	Number of Instructional Classrooms:	:	32
25	Gross Square Footage of All Instructional Classrooms (combined)	:	26,070

26 Other spaces provided (check all that apply)

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

GENERAL CONSTRUCTION SYSTEMS

Replacement Cost: \$60,947,550

Original Building 1964

Construction Classification : A (Fire resistive/Noncombustible).
Total Floor Area : 122,300sf.
Number of Floors : Three; basement, ground and second
Structural System : Steel Frame.
Floor Construction : Composite Slab.
Roof Construction : EPDM on gypsum deck and steel web joist
Exterior Wall Construction : Brick and CMU wall.
Interior Wall Construction : Drywall, plaster, painted masonry.
Windows : Aluminum sash/frame.
Exterior Doors : Aluminum doors and frames.
Portable Fire Extinguishers : Type, location

Building Addition 1966

Construction Classification : A (Fire resistive/Noncombustible).
Total Floor Area : 6,800sf.
Number of Floors : Two; ground and second.
Structural System : Steel Frame.
Floor Construction : Composite Slab.
Roof Construction : EPDM on gypsum deck and steel web joist.
Exterior Wall Construction : Brick and CMU wall.
Interior Wall Construction : Drywall, plaster, painted masonry.
Windows : Aluminum sash/frame.
Exterior Doors : Aluminum doors and frames.
Portable Fire Extinguishers : Type, location

Building Addition 1975

Construction Classification : A (Fire resistive/Noncombustible).
Total Floor Area : 97,000sf.
Number of Floors : Three; basement, ground and second.
Structural System : Steel Frame.
Floor Construction : Composite Slab.
Roof Construction : EPDM on gypsum deck and steel web joist.
Exterior Wall Construction : Brick and CMU wall
Interior Wall Construction : Drywall, plaster, painted masonry.
Windows : Aluminum sash/frame.
Exterior Doors : Aluminum doors and frames.
Portable Fire Extinguishers : Type, location

Building Addition 1991

Construction Classification	:	A (Fire resistive/Noncombustible).
Total Floor Area	:	16,000sf.
Number of Floors	:	Two; basement and ground.
Structural System	:	Steel Frame.
Floor Construction	:	Composite Slab.
Roof Construction	:	EPDM on gypsum deck and steel web joist.
Exterior Wall Construction	:	Brick and CMU wall
Interior Wall Construction	:	Drywall, plaster, painted masonry.
Windows	:	Aluminum sash/frame.
Exterior Doors	:	Aluminum doors and frames.
Portable Fire Extinguishers	:	Type, location

Building Addition 1999

Construction Classification	:	A (Fire resistive/Noncombustible).
Total Floor Area	:	52,500sf.
Number of Floors	:	Three; basement, ground and second.
Structural System	:	Steel Frame.
Floor Construction	:	Composite Slab.
Roof Construction	:	EPDM on gypsum deck and steel web joist.
Exterior Wall Construction	:	Brick and CMU wall
Interior Wall Construction	:	Drywall, plaster, painted masonry.
Windows	:	Aluminum sash/frame.
Exterior Doors	:	Aluminum doors and frames.
Portable Fire Extinguishers	:	Type, location

SITE CONDITIONS

A. Acreage:

1 Owned	:	46 Acres
2 Leased	:	None

B. Contiguous Sites : Bus Garage

C. Topography:

1 Type	:	gently sloped, tiered, rolling
2 Significant Features	:	Streams, steep slopes, woods, residential properties

- D. Access:
 - 1 Road : Valley View Drive Street
 - 2 Bus Loop : From Valley View Drive at North side of School
 - 3 Sidewalks : Off of Valley View Drive
 - 4 Parent drop-off : At Southwest side of School

- E. Parking Lots:
 - 1 Location : Main parking lot is on West and South sides of the site
: and accessible from Valley View Drive
: Secondary parking at North end of site
: Bus parking at Northwest side of building
 - 2 Handicapped Access : 8 parking spaces are designated accessible.
: 11 curb cuts from parking lots to the sidewalk.

- F. Drainage Systems:
 - 1 Type/Location : Piped storm system drains to municipal system.
: Detention areas / pond

- G. Soil Type and Groundwater: : Typical soils: loam & silt
: Typical depth to ground water -- 0" to > 80"

- H. Natural Turf Athletic Fields:
 - 1 Exhibition Fields Type/Location : Soccer - Northeast
: Field Hockey - East of Tennis Courts
: Baseball - (Not On High School Property)
: Softball - (Not On High School Property)
 - 2 JV Fields : Soccer - Northeast
: Lacrosse - Northeast
 - 3 Modified Fields : Soccer - Southwest
: Lacrosse - Southwest
 - 4 Phys Ed Fields : South end of site
 - 5 Multipurpose fields : South end of site

- I. Synthetic Turf Fields : Football (V, JV, Mod) - Synthetic Turf - South - Moiseichik Field
: Boys Lacrosse - Synthetic Turf - South - Moiseichik Field
: Girls Lacrosse - Synthetic Turf - South - Moiseichik Field

- J. Tennis Courts: : 10 courts and East of school

- K. Basketball Courts: : 1 and East corner of school
- L. Water System:
 - 1 Type/Location : Municipal supply -- 8" service
 - 2 Hydrants : 6 - Two Adjacent to bleachers and four adjacent to school
: Privately owned
 - 3 Backflow protection : Inside building
- M. Sanitation System:
 - 1 Type / Location : Municipal connection
- N. Irrigation Systems:
 - 1 Type/Location : Athletic Field irrigation
: Yard hydrant - at Stadium
 - 2 Supply : Municipal
 - 3 Backflow / Location : None
- O. Play Structures:
 - 1 Type / Location : none
 - 2 Type of Safety Surfacing :
 - 3 Handicapped Accessibility

MECHANICAL CONSTRUCTION SYSTEMS

A. Primary Systems

- 1. Fuel
 - Original 1964 Building :Natural Gas
:Burners designed to operate on Natural Gas or No. 2 fuel oil.
- 2. Heating Plant
 - Original 1964 Building :(2) Cleaver Brooks Hot Water Firetube Boilers (1998)
: CB1200-300-030 rated input of 12,247,000 BUTH each

3. Air Conditioning
- Original 1964 Building

:Chiller Water Cooled Trane Unit (1998)
:Cooling Tower EVAPCO 1050 gmp (2010 capital project)
:Provides air conditioning to all building classrooms and office spaces. Cooling is seasonal beginning around April and ending in September.

:Cooling tower is on the roof and the chiller is located in the basement of the 1999 addition.

B. Secondary Systems

1. Classrooms
- Original 1964 Building

:Served by central air handling unit with duct mounted hot water heating coils for individual room control. Depending on the time of year the classrooms are heated or air conditioned.

:Return air path is from the classrooms, into the corridor, into a return chase and back to the unit in the basement.

:Unit is original to the building with minor upgrades.

- 1975 Addition

:Served by central air handling unit with duct mounted hot water heating coils for individual room control. Depending on the time of year the classrooms are heated or air conditioned.

:Return air path is from the classrooms, into the corridor, into a return chase and back to the unit in the basement.

:Unit is original to the building with minor upgrades

- 1991 Addition

:Served by central air handling unit with duct mounted hot water heating coils for individual room control. Depending on the time of year the classrooms are heated or air conditioned.

2. Music Rooms
- Original 1964 Building

:Band Room and Practice Rooms served by central air handling unit with duct mounted hot water heating coils for individual room control. Depending on time of year the classrooms are heated or air conditioned.

: Unit is original to the building.

- Original 1964 Building

:Music room served by central air handling unit with duct mounted hot water heating coils for individual room control. Depending on time of year the classrooms are heated or air conditioned.

Practice Rooms do not have supply air provided, but air is transferred in by the exhaust fan pulling air into the space before exhausting it.

:Unit original to the building.

- Original 1964 Building

:New Choral Room and General Music Area renovated in the 2010 Capital project. Area is served by rooftop air handling unit with duct mounted hot water heating coils for individual room control. Depending on the time of year the classrooms are heated or air conditioned.

Air handling unit installed in the 1999 capital project and also serves adjacent Art Area.

- Addition 1980's

:Choral Room served by central air handling unit with duct mounted hot water heating coils for individual room control. Depending on the time of year the classrooms are heated or air conditioned.

:Unit replaced in 2010 capital project and existing ductwork, reheat coils and piping are still original.

3. Library

- Addition 1999

:Served by air handling unit with VAV boxes with hot water heating coil for individual room control. Depending on time of year the classrooms are heated or air conditioned.

4. Science Room
- Addition 1999

:Served by air handling unit with VAV boxes with hot water heating coil for individual room control. Depending on time of year the classrooms are heated or air conditioned.

:Fin tube radiation at the exterior walls provides supplemental heating.

:Science Rooms on first floor have fume hoods provided. Science Prep Rooms have general exhaust provided and modified in 2010 capital project.

:Chemistry and General Science on second floor have fume hoods provided. Prep rooms on the second floor have general exhaust provided and modified in 2010 capital project.

5. Tech Classrooms
- Original 1964 Building

:Served by air handling unit with duct mounted heating coils for individual room control. Depending on time of year the classrooms are heated or air conditioned. Space/unit added in 2010 capital project.

6. Wood Shop
- Original 1964 Building

:Served by (2) ceiling hung unit ventilators providing ventilation, heating or cooling depending on the time of year.

:General exhaust provided by (2) fans in exterior wall.

:Fume hood provided in paint room.

:Dust collector provided with drops to equipment and floor sweeps. Unit is original to building, located outside and provides return air to space via a wall mounted supply grille in the room.

7. Art Rooms
- Original 1964 Building

:First floor rooms served by rooftop air handling unit with duct mounted hot water heating coils for individual room control. Depending on the time of year the rooms are heated or air conditioned.

:Kiln room has hood and associated make-up air.

Air handling unit installed in the 1999 capital project and also serves adjacent Choral/Music spaces.

:Second floor rooms served by central air handling unit in the basement with duct mounted hot water heating coils for individual room control. Depending on the time of year the rooms are heated or air conditioned.

:Kiln room has hood and associated make-up air is from the classrooms.

8. Home Economics/Life Skills
- Original 1964 Building

:Served by central air handling unit with variable air volume (VAV) boxes with hot water heating coil for individual room control. Depending on the time of year the classrooms are heated or air conditioned.

:Life Skills area toilet rooms have exhaust provided.

:Spaces renovated in the 2010 capital project and air handling unit installed in the 1999 project.

9. Auditorium/Stage
- Original 1964 Building

:Served by central air handling unit providing ventilation, heating or cooling. Depending on the time of year the rooms are heated or air conditioned.

:Stage served by air handling unit hung from structure providing ventilation, heating and cooling. Depending on the time of year the rooms are heated or air conditioned.

:Relief air provided by (2) rooftop hoods.

10. Gymnasium
- Original 1964 Building

:Lower gym served by air handling unit located in a mechanical room on the first floor, provides ventilation and heating. Air handling unit installed in 1991 project.

:Relief air provided by (2) rooftop hoods.

- Original 1964 Building

:Upper gym served by (2) rooftop air handling units providing ventilation and heating. Relief air provided by (2) rooftop hoods which allow for economizer cooling.

:Area renovated in 2010 capital project.

11. Cafeteria

- Original 1964 Building

:Served by air handling unit in the basement, providing ventilation/heating or cooling depending on the time of year. Air handling unit installed in 1999 project.

:Senior Cafeteria served by air handling unit in the basement and a VAV box with reheat coil for individual room control. Unit provides ventilation/heating or cooling depending on the time of year. Space renovated in 2010 capital project and air handling unit installed in 1999 project.

12. Locker Rooms

- Original 1964 Building

:Girls and Boys locker rooms served by air handling unit, provides ventilation and heating.

:Exhaust is provided.

:Exercise room between locker rooms is also served by the locker room unit.

:Unit added in 1999 project and most of the ductwork is original.

- Original 1964 Building

:Team rooms served by air handling unit providing ventilation and heating. Unit added in 1999 project and most of the ductwork is original.

:Exhaust is provided.

- Original 1964 Building

:Junior Boys and Girls locker rooms served by air handling unit providing ventilation and heating. Equipment is original.

:Exhaust is provided.

13. Weight Room
- Original 1964 Building

:Served by ceiling hung unit ventilator providing ventilation and heating. Unit added in the 1999 project.

:Exhaust is provided.

14. TV Studio
- Original 1964 Building

:Area renovated in the 2010 capital project and ventilation, heat and air conditioning is provided.

:Air conditioning and heat is provided by a VRV system (Dx split systems) with units located in the ceiling and each space has individual room control.

:A dedicated 100% outside air air handling unit provides tempered ventilation air to these spaces using a duct mounted hot water heating coil and Dx cooling coil within the unit.

15. Photo and Graphics Rooms
- Original 1964 Building

:Served by ceiling hung unit ventilator providing ventilation, heating or cooling depending on the time of year. Unit added in the 1991 project.

16. Large Group Instruction
- Original 1964 Building

:Served by (2) air handling units located above the ceiling. Units provide ventilation, heating or cooling depending on the time of year. Unit has the capability of economizer cooling.

:Unit added in the 1999 project.

17. Jr and Sr High Computer Rooms

- Original 1964 Building

:Cooking hood with packaged make-up air and exhaust system on roof. Exhaust ductwork connected directly to the cooking hood. Supply air ducted on all sides of hood with additional air transferred into kitchen from cafeteria.

:Dishwasher has exhaust connected directly to hood and general exhaust is provided for the area.

:Equipment added in the 1999 project.

18. Kitchen

- Original 1964 Building

:Cooking hood with packaged make-up air and exhaust system on roof. Exhaust ductwork connected directly to the cooking hood. Supply air ducted on all sides of hood with additional air transferred into kitchen from cafeteria.

:Dishwasher has exhaust connected directly to hood and general exhaust is provided for the area.

:Equipment added in the 1999 project.

19. Administration

- Original 1964 Building

:Main Office served by air handling unit with duct mounted hot water heating coils for individual room control. Depending on the time of year the space is heated or air conditioned. Area renovated in the 2010 capital project.

- Original 1964 Building

:11th and 12th Grade Office area served by air handling unit and VAV boxes with hot water reheat coils. Depending on time of year the space is heated or air conditioned. Area renovated in 2010 capital project and air handling unit added in 1999 project.

- Original 1964 Building

:9th and 10th Grade Office served by central air handling unit with duct mounted hot water heating coils to provide tempered ventilation air. Depending on time of year the space is heated or air conditioned.

:Air conditioning and heat is provided via a VRV system (Dx split systems) with units located in the ceiling and each space has individual room control.

:Area renovated in 2010 capital project.

- 1991 Addition

:7th and 8th Grade Office area served by an air handling unit with duct mounted hot water heating coils for individual room control. Depending on time of year the space is heated or air conditioned.

:Associated CSE and Counselor Offices served by fan coil units that provide ventilation, heating or air conditioning depending on the time of year.

:Area renovated in 2010 capital project and unit provided in the 1999 project.

20. Health Office

- Original 1964 Building

:Served by air handling unit and VAV box with reheat coil. Depending on time of year the space is heated or air conditioned. Air handling unit added in the 1999 project.

21. Main Toilet Room

- Original 1964 Building

: Toilet Rooms located near LGI on first floor have exhaust provided and make-up air from corridor. Area renovated in the 1999 project.

- Original 1964 Building

:Toilet Rooms near computer labs and rooms adjacent to Senior Cafeteria on first floor have exhaust provided with makeup air provided by a VAV box with reheat coil. Area renovated in 1999 project and make-up air provided by air handling unit in basement.

- Original 1964 Building

:Toilet Rooms located near Life Skills Room on first floor have exhaust provided and make-up air from corridor. Equipment original to building.

- Original 1964 Building

:Toilet Rooms located near Music Room on first floor have exhaust provided and make-up air from corridor. Equipment original to the building.

- Original 1964 Building

:Toilet Rooms located near LGI on second floor have exhaust provided and make-up air from corridor. Equipment original to the building.

- Original 1964 Building

:Toilet Rooms located near Student Activities on second floor have exhaust provided and make-up air from corridor. Equipment original to the building.

- Original 1964 Building

:Toilet Rooms located near Staff Room on second floor have exhaust provided and make-up air from corridor. Equipment original to the building.

- Original 1964 Building

:Toilet Rooms located near Elevator on second floor have exhaust provided and make-up air from corridor. Equipment original to the building.

- Original 1964 Building

:Toilet Rooms located on basement level have exhaust provided and make-up air from corridor. Equipment original to the building.

22. Janitors Closet

- Original 1964 Building

: Basement level spaces do not have exhaust provided (2 spaces).

:First Floor (3) spaces have exhaust with make up air from corridor and (2) spaces do not have any exhaust.

:Second Floor (3) spaces have exhaust provided and make up from corridor.

23. Corridors

- Original 1964 Building

:Corridors are part of the return path for central air handling units located in the basement.

- Addition 1991

:Heat provided by fan coil units in the ceiling. No ventilation air provided.

- Addition 1991

:No heat or ventilation provided on first floor. Unit ventilator in the ceiling provides heating only on the second floor.

PLUMBING CONSTRUCTION SYSTEMS

A. ORIGINAL BUILDING 1964

- | | | |
|---------------------------|---|--|
| 1. Water Supply | | 6" combined service. |
| a. Source | : | Municipal water service provided by City of Cortland. A variable speed duplex pressure booster system maintains building water pressure (booster system replaced in the 2010 capital project). |
| | : | |
| b. Distribution | : | Galvanized steel and copper mains serve the building. |
| | : | |
| 2. Water Softening System | | Yes |
| a. Type | : | Ion exchange system. |
| b. Location | : | Boiler Room |
| c. Serves | : | Makeup water to the domestic hot water system and boiler fill. |
| | : | |
| | : | |
| 3. Sewage Disposal | | |
| a. Method | : | Municipal sewer system. |
| | : | |
| | : | |
| 4. Natural Gas: | | |
| a. Provided By | : | NYSEG |
| b. Provided For | : | Building heating, domestic water heating, kitchen use, specialized classrooms and the emergency generator. |
| | : | |
| | : | |
| 5. Fuel Oil | | |
| a. Provided By | : | none |
| b. Provided For | : | N/A |
| c. Tank Size/Location | : | N/A |
| | : | |
| 6. Domestic Hot Water | | |
| a. Provided By | : | Gas fired Duramax water heater connected to a large vertical storage tank. A thermostatic mixing valve regulates hot water supply temperature to the building. An electric booster heater in the kitchen provides 180°F final sanitizing rinse water for the dishwasher. |

- 7. Toilet Rooms
 - a. Gang : Boys and Girls toilets are provided.
 - b. Individual : Separate toilet facilities are provided for the Health Room and for staff use.
 - c. Locker Rooms : Separate toilet and shower facilities for staff and student use.

- 8. Drinking Water
 - a. Provided By : Electric water coolers and drinking fountains.
 - b. Location : Corridors.

- 9. Fire Suppression System
 - a. Fire Standpipe : None.
 - b. Sprinkler System : The auditorium stage has a wet pipe sprinkler system supplied by a fire pump in the boiler room (Fire pump replaced in 2010 capital project).
 - c. Kitchen Range Hood : Automatic wet chemical fire suppression system in the kitchen hood.

- 10. Portable Fire Extinguishers
 - a. Type : ABC
 - b. Location : Various

ELECTRICAL / TECHNOLOGY SYSTEMS

A. ORIGINAL BUILDING 1964

- 1. Service and Distribution:
 - a. Service Entrance : Underground, Primary
 - b. Metering : Primary
 - c. Incoming Service Voltage : 208/120V 3PH, 480/277V 3PH
 - d. Building Distribution Voltages : 208/120V 3PH, 480/277V 3PH
 - e. Service Size : 2500 amperes
 - f. Main Distribution Panel : Circuit breaker. Switch and fuse.
 - g. Local Panels : Circuit breaker

- 2. General Wiring:
 - a. Majority of wiring **does** meet National Electrical Code
 - b. Location and quantity of convenience receptacles is **adequate**.
 - c. Majority of convenience receptacles **are** of the grounded type.
 - d. Location and quantity of light switches is **adequate**.

b. Power Generator System:

- 1 Make : Kohler
- 2 Size : () kw
- 3 Voltage : 277/480
- 4 Fuel : Natural gas Diesel
- 5 Transfer Switch(s) : Automatic Manual
- 6 Cooling : Unducted Radiator

5. Fire Alarm System:

- a. Make : Simplex
- b. Equipment
 - 1 Initiation Devices : Manual stations, Smoke detectors, Beam type smoke detectors, Heat detectors, water-flow switches
 - 2 Notification Appliances : Horn/strobes, Strobes.
Door holders, Fan shut down, Sprinkler connection, Kitchen extinguishing system. City box on site, Municipal connection Drill switch, remote annunciator, trouble bell, trouble light
 - 3 Interconnections

6. Clock and Program System:

- a. Make : ()
- b. Master : GPS
- c. Program : Tone over speakers
- d. Secondary Clocks : Surface, Semi-recessed, Time-tone enclosures

7. Public Address/Intercom Systems:

- a. Make : NEC
- b. Equipment
 - 1 Console : Telephone.
 - 2 Classrooms : Telephone tied to NEC PBX.

8. Sound System:

- a. Make : Simplex
- b. Equipment
 - 1 Console : AM-FM tuner, tape player, CD player, room selector switches, monitor speaker, level meter, microphone, all-call switch, program channel, intercom channel, amplifier.
 - 2 Classrooms : Ceiling speakers, wall speakers, time-tone enclosures
 - 3 Stage : Speaker jack, Microphone jack, amplifier, wall speakers, ceiling speakers.
 - 4 Gymnasium : Speaker jack, Microphone jack, amplifier, wall speakers, ceiling speakers.
 - 5 Large Group Instruction : Speaker jack, Microphone jack, amplifier, wall speakers, ceiling speakers.

Code items that are assessed on NYSED Form FP-EEB
 BCS Item
 BCS Drop-down Selection
 Non-BCS Drop-down Selection

Need to confirm escalation percentages. Currently using 5% annual for priorities 1, 2, and 3
 1.1 1.25 1.5 1.05 5% per year cost escalation

Item No.	BCS No.	F.E. Smith Elementary	In Facility?	Condition	Comments	Year of Last Major Work	Rem Useful Life (yrs)	Construction Budget (2015)	Subtotal	Priority	Escalation				Remarks
											1.1 (0-2 yrs)	1.25 (3-5 yrs)	1.5 (6-10 yrs)	1.05 Other	
1	BCS	Site Utilities						\$36,250		S	\$27,500	\$14,063	\$0	\$0	
2	37	Water:	Yes	Satisfactory		1958	23	\$0			\$0	\$0	\$0	\$0	
3	37a	* Type of Service:			Municipal or Utility										
4		* Shall be operable and in good condition ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
5	38	Site Sanitary:	Yes	Satisfactory		1958	23	\$0			\$0	\$0	\$0	\$0	
6	38a	* Type of Service:			Municipal or Utility										
7	39	Site Gas: Does the building have gas service or use liquid petroleum gas?	Yes	Satisfactory	Natural Gas	2011	56	\$0			\$0	\$0	\$0	\$0	Gas service to building was significantly modified in the 2010 capital project to accommodate the new emergency generator.
8	40	Site Fuel Oil: Does the facility have fuel oil tanks?	Yes	Non-Functioning		1958	0	\$25,000		1	\$27,500	\$0	\$0	\$0	Recommend removal of existing fuel oil storage tank. Cost assumes 10,000 gallon storage tank and includes restoration of pavement above.
9	40b	* Number above ground													
10	40b	* Capacity above ground													
11	40b	* Number below ground													
12	40b	* Capacity below ground													
13	41	Site Electrical, Including Exterior Distribution:	Yes	Excellent		2011	35	\$0			\$0	\$0	\$0	\$0	
14	41a	* Service Provider(s):			Utility Provided										
15	41b	* Type of Service:			Below Ground										
16		Site Drainage:													
17	42	* Closed drainage pipe stormwater management system	Yes	Satisfactory		1958	8	\$3,750		2	\$0	\$4,688	\$0	\$0	Recommend to rod and clean storm drain basins and piping to facilitate proper drainage throughout site.
18	43	* Open drainage stormwater management system	No					\$7,500		2	\$0	\$9,375	\$0	\$0	Stormwater Drainage: Poor drainage is an issue at school foundation. Provide 39 cy of topsoil and add sod to raise finish grade and provide positive drainage away from foundation at the east, south and northwest corner for the school.
19	44	* Catch basins drop inlets/manholes	Yes	Satisfactory		1980	29	\$0			\$0	\$0	\$0	\$0	
20	45	* Culverts	No					\$0			\$0	\$0	\$0	\$0	
21	46	* Outfalls:	No					\$0			\$0	\$0	\$0	\$0	
22	51	** Point of outfall discharge:													
23	52	** Were stormwater outfalls inspected during dry weather for signs of non-stormwater discharge?													
24	47	* Infiltration basins/chambers	No					\$0			\$0	\$0	\$0	\$0	
25	48	* Retention basins	No					\$0			\$0	\$0	\$0	\$0	
26	49	* Wetponds	No					\$0			\$0	\$0	\$0	\$0	
27	50	* Manufactured stormwater proprietary units	No					\$0			\$0	\$0	\$0	\$0	
28															
29	BCS	Other Site Features						\$127,505		S	\$52,140	\$895,000	\$13,658	\$18,900	

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30	53	Pavement (Roadways and Parking Lots)	Yes	Unsatisfactory			0	\$663,000		2	\$0	\$828,750	\$0	\$0	Asphalt Paving: a. at Maintenance Building provide 5905 sy asphalt and stormwater utilities at existing gravel parking area and 8' wide asphalt walk, expand area to provide additional parking for school, athletic fields and a safe access to loading dock for delivery truck. (\$480,000) b. 12' wide plowable access drive along west and south sides of building. (\$60,000) c. Provide 1,820 sy asphalt at south end of Football/soccer field at Isabel drive and re-route 6' wide asphalt walk, include 6' ht, chain link fence and gates. Provide stormwater management for new asphalt paving. (\$123,000)
31	53a	* Type:			Asphalt										
32		* ADA Pavement Markings	Yes	Satisfactory				\$0			\$0	\$0	\$0	\$0	
33		* ADA Signage	Yes	Satisfactory				\$0			\$0	\$0	\$0	\$0	
34		* General Pavement Markings		Satisfactory				\$0			\$0	\$0	\$0	\$0	
35		* General Site Signage		Unsatisfactory				\$8,000		2	\$0	\$10,000	\$0	\$0	Campus Orientation Signage System: Provide attractive post and panel signage system to provide orientation and direction for vehicular or pedestrian traffic.
36	54	Sidewalks (include curbing)	Yes	Satisfactory		2000	20	\$600		3	\$0	\$0	\$900	\$0	Sealant - Walkway Joints: Sealant at Cafeteria exterior walk along the building wall has separated. Reseal joint.
37	54a	* Type:			multiple types (list										concrete, asphalt
38		* Exit Stoop		Excellent		2011		\$0			\$0	\$0	\$0	\$0	
39		*ADA Compliant	Yes	Satisfactory		2011		\$0			\$0	\$0	\$0	\$0	
40		*Curbing		Satisfactory				\$40,000		1	\$44,000	\$0	\$0	\$0	Existing Curb Replacement: Remove and replace existing deteriorated curbing at bus loop and adjacent parking areas
41		*Curbing Type:			Concrete										
42	55	Playgrounds	Yes	Unsatisfactory		2015	20	\$7,400		1	\$8,140	\$0	\$0	\$0	Playground Safety Improvements: a. Remove existing playground structures that do not comply with the United States Product Safety Commission "Handbook for Public Playground Safety". Cost of this item alone: \$2,400. b. Install a 170ft x 4'-0" high chain link fence between existing play structure and adjacent lot located west of play area. Cost of this item alone: \$5,000.
43		* ADA compliant?			Yes			\$0			\$0	\$0	\$0	\$0	
44		* Code compliant surface?			Yes			\$0			\$0	\$0	\$0	\$0	
45		* Age appropriate?			Yes			\$0			\$0	\$0	\$0	\$0	
46	56	Athletic fields and play fields	No					\$0			\$0	\$0	\$0	\$0	
47	56f	* Synthetic turf field present?	No					\$0							
48	56f	* If yes, how many synthetic turf fields?						\$0							
49	56f	* Expected useful life remaining?						\$0							
50	56f	* Type of infill?						\$0							

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		51	57	Exterior Bleachers / Stadium		No					\$0			\$0	\$0	\$0	\$0		
		52	58	Related structures (such as press boxes, dugouts, climbing walls, etc.)		No					\$0			\$0	\$0	\$0	\$0		
		53		* Shot Put: Circle and surface condition							\$0			\$0	\$0	\$0	\$0		
		54		* Running Track: Surface type and condition:							\$0			\$0	\$0	\$0	\$0		
		55		* Long Jump / Triple Jump: Sand Pit Condition:							\$0			\$0	\$0	\$0	\$0		
		56		* Long Jump / Triple Jump: Running surface type and condition:							\$0			\$0	\$0	\$0	\$0		
		57		* Tennis Courts: Court condition, including pavement, surface, nets, posts and fences:							\$0			\$0	\$0	\$0	\$0		
		58		* Soccer, Lacrosse, and Football Fields: Field condition, including surface cover, drainage, and irrigation:							\$0			\$0	\$0	\$0	\$0		
		59		* Baseball and Softball Fields: Field condition, including surface cover, drainage, and irrigation:							\$0			\$0	\$0	\$0	\$0		
		60		** Baseball and Softball Fields: condition of backstop and fencing							\$0			\$0	\$0	\$0	\$0		
		61		*** Evidence of structural cracks or spalling at bases?							\$0			\$0	\$0	\$0	\$0		
		62		*** Evidence of rot/decay/corrosion of posts?							\$0			\$0	\$0	\$0	\$0		
		63		* Home Bleachers: Type and condition							\$0			\$0	\$0	\$0	\$0		
		64		** ADA Compliant?							\$0			\$0	\$0	\$0	\$0		
		65		** Home Bleacher foundation: condition							\$0			\$0	\$0	\$0	\$0		
		66		*** Type:							\$0			\$0	\$0	\$0	\$0		
		67		*** Evidence of structural cracks or spalling?							\$0			\$0	\$0	\$0	\$0		
		68		* Away Bleachers: Type and condition							\$0			\$0	\$0	\$0	\$0		
		69		** ADA Compliant?							\$0			\$0	\$0	\$0	\$0		
		70		** Away Bleacher foundation: condition							\$0			\$0	\$0	\$0	\$0		
		71		*** Type:							\$0			\$0	\$0	\$0	\$0		
		72		*** Evidence of structural cracks or spalling?							\$0			\$0	\$0	\$0	\$0		
		73		* Basketball Court: court condition, including pavement, surface and basketball goals:		Yes	Satisfactory				\$37,500		2	\$0	\$46,875	\$0	\$0		Existing Asphalt basketball court: Remove and replace 548 sq of existing asphalt paving colorcoat and stripe.
		74		* Discus Cage: All discus events must have a discus cage per SED requirements. Is a cage currently provided at the discus pad?							\$0			\$0	\$0	\$0	\$0		
		75		Fire Protection: Fire lanes may be required around buildings by Code and along access roads and parking areas. Do fire hydrants meet SED requirements?				No			\$0			\$0	\$0	\$0	\$0		
		76		Fencing / Gates: Is site continuously fenced (with required exit gates), especially at younger students play areas?				No			\$0			\$0	\$0	\$0	\$0		See recommendation above
		77		Signage: Is there a clearly marked visitor entry / path and are notifications of security systems (detection / surveillance) in use?				Yes			\$0			\$0	\$0	\$0	\$0		

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		78			Lighting: Is lighting plentiful and vandalproof?						\$0			\$0	\$0	\$0	\$0		
		79			* Parking Lots Lighting:						\$0			\$0	\$0	\$0	\$0		
		80			* General Site Lighting:						\$0			\$0	\$0	\$0	\$0		
		81			* Playing fields Lighting:						\$0			\$0	\$0	\$0	\$0		
		82			Vehicular and pedestrian circulation:						\$0			\$0	\$0	\$0	\$0		
		83			* Is there safe separation between vehicles and pedestrians?			Yes			\$0			\$0	\$0	\$0	\$0		
		84			* Is there a separate parent drop off area from buses? Is it adequate for the volume of cars?			Yes			\$0			\$0	\$0	\$0	\$0		
		85			Retaining Walls:	No					\$0			\$0	\$0	\$0	\$0		
		86			* Type:														
		87			* Evidence of structural concerns						\$0			\$0	\$0	\$0	\$0		
		88			** Unsupported areas?						\$0			\$0	\$0	\$0	\$0		
		89			** Cracking / spalling?						\$0			\$0	\$0	\$0	\$0		
		90			** Bowing of wall?						\$0			\$0	\$0	\$0	\$0		
		91			** Rot / decay / corrosion?						\$0			\$0	\$0	\$0	\$0		
		92			** Water penetration / efflorescence?						\$0			\$0	\$0	\$0	\$0		
		93			** Heaving of foundation						\$0			\$0	\$0	\$0	\$0		
		94			** Excessive deflection						\$0			\$0	\$0	\$0	\$0		
		95			Bike Racks		Satisfactory				\$5		3	\$0	\$0	\$8	\$0		Provide powdercoated bike racks
		96			Lawn Area		Satisfactory				\$7,500		2	\$0	\$9,375	\$0	\$0		Existing lawn areas have bare spots, weeds, and need general renovations at north south east west lawns.
		97			Dumpster Enclosure		Satisfactory				\$8,500		3	\$0	\$0	\$12,750	\$0		Provide new enclosure at dumpster to improve appearance of this area.
		98			Studies and Tests:						\$5,000		o	\$0	\$0	\$0	\$5,250		Landscaping: A comprehensive review of planting and maintenance with recommendations for improvements is recommended. Amount shown is approximate for new plantings.
		99			* Topographic & Boundary Survey			recommended			\$12,500		o	\$0	\$0	\$0	\$13,125		
		100			* Geotechnical Borings at Asphalt Paving			not recommended			\$0			\$0	\$0	\$0	\$0		
		101			* Geotechnical Borings at Athletic Fields			not recommended			\$0			\$0	\$0	\$0	\$0		
		102			* Turf/Lawn Soil Testing & Consulting Services			recommended			\$500		o	\$0	\$0	\$0	\$525		
		103			* Hydrant Flow Tests			not recommended			\$0			\$0	\$0	\$0	\$0		
		104									\$0								
		105	BCS		Substructure						\$10,400		s	\$0	\$13,000	\$0	\$0		
		105	59		Foundation (S):		Satisfactory		1992	50	\$0			\$0	\$0	\$0	\$0		
		106	59a		* Type:			Reinforced Concrete											
		107	59b1		* Evidence of structural cracks?			No			\$0			\$0	\$0	\$0	\$0		

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108	59b2	* Evidence of heaving / jacking?			No			\$0			\$0	\$0	\$0	\$0	
109	59b3	* Evidence of decay / corrosion?			No			\$5,200		2	\$0	\$6,500	\$0	\$0	Concrete Foundation: Concrete foundation has spalled at the west wall of the west wing. Remove loose concrete and patch to match existing. Further investigation may be necessary to determine source of moisture that is contributing to spalling.
110	59b4	* Evidence of water penetration?			Yes			\$5,200		2	\$0	\$6,500	\$0	\$0	Concrete Wall: Concrete foundation has spalled below the louver at Classroom 50. Remove loose concrete and patch to match existing. Further investigation may be necessary to determine source of moisture that is contributing to spalling.
111	59b5	* Evidence of unsupported areas?			No			\$0			\$0	\$0	\$0	\$0	
112	59b6	* Evidence of other structural concerns?			No			\$0			\$0	\$0	\$0	\$0	
113		* Evidence of settlement?			No			\$0			\$0	\$0	\$0	\$0	
114		* Evidence of parging coming off?			No			\$0			\$0	\$0	\$0	\$0	
115		* Evidence of bowing of walls?			No			\$0			\$0	\$0	\$0	\$0	
116															
117	BCS	Interior Spaces						\$744,400		5	\$709,500	\$115,000	\$0	\$0	
118	69	Interior bearing walls and fire walls (S)	Yes	Satisfactory		1957	50				\$0	\$0	\$0	\$0	
119		* Evidence of structural cracks / spalling / gaps?			Yes			\$12,000		2	\$0	\$15,000	\$0	\$0	Saw cut control joints in the gym walls and seal with elastomeric sealant.
120		* Evidence of unsupported areas?			Yes			\$0			\$0	\$0	\$0	\$0	
121		* Evidence of rot / decay / corrosion?			No			\$0			\$0	\$0	\$0	\$0	
122		* Evidence of issues with masonry ties?			No			\$0			\$0	\$0	\$0	\$0	
123		* Evidence of bowing of wall?			No			\$0			\$0	\$0	\$0	\$0	
124	70	Other interior walls	Yes	Satisfactory		1992	17	\$39,000		1	\$42,900	\$0	\$0	\$0	Classrooms Corridor Walls are required to have 1hour fire rating. None of the corridor walls appear to be fire stopped at the top of the walls. Recommend fire safing top of walls at all corridors. See recommendations for Doors / Door Hardware below.
125	70	Other interior walls						\$2,400		1	\$2,640	\$0	\$0	\$0	Fire Separation - Maintenance/Service: Storage areas over 100 sqft. are required in new construction to be of 1-hour rated construction. Provide fire stopping at Storage room 10 and boiler room, check fire dampers in ductwork
126	70	Other interior walls						\$2,400		1	\$2,640	\$0	\$0	\$0	Fire Separation - Storage/Service: Storage and service rooms or spaces where flammable materials are stored or used shall be enclosed by construction having a fire-resistance rating of at least two hours. Access shall be from the exterior of the building or from an interior through a vestibule having at least 2-hour fire resistance rating. Rate field storage room, provide fire stopping at top of wall and fire stop all wall penetrations. (check fire dampers in ductwork)
127	70	Other interior walls						\$1,600		1	\$1,760	\$0	\$0	\$0	Window: The window from the athletic office into the girls locker room should be removed and the opening infilled to allow for full height lockers to be installed.
128	70	Other interior walls						\$600		1	\$660	\$0	\$0	\$0	Ceramic wall tile is damaged in Toilet 70B and should be replaced.

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129	75	Ceilings (H)		Yes	Satisfactory			1992	2	\$470,000			1	\$517,000	\$0	\$0	\$0	<p>Ceiling: Many of the ceilings in the original building are concealed spline ceilings and in several areas, the suspended ceiling system tiles were water damaged and/or sagging. Consider replacing ceiling panels in the following: Replace ceilings in most classrooms and the Gymnasium with a suspended ceiling system with acoustical lay in panels to provide system uniformity and to upgrade appearance. This work includes lighting replacement.</p> <p>Note: Ceiling replacement in the Auditoria is included below in the acoustic section and not included in this cost.</p> <p>This cost DOES NOT include lighting replacement. Lighting is being replaced as part of the EPC project, with 2' x 4' LED surface mounted fixtures, so will need to be removed and reinstalled, need to determine how to work surface mounted lights into a new ceiling system. Cost includes \$2/sf for demo of concealed spline ceiling and \$5.50/sf for new 2' x 2' lay-in ceiling tile system including grid and hangars.</p>
130		* Water stains?				No				\$0				\$0	\$0	\$0	\$0	
131		* Sagging tile?				Yes				\$0				\$0	\$0	\$0	\$0	See item above.
132		* Kitchen Ceiling: Is replacement of a mineral fiber ceiling panel system with non-absorbent, humidity resistant scrubbable panel system required?				Yes				\$7,400				\$0	\$0	\$0	\$0	Concealed spline ceiling in kitchen does not meet current health department regulations. Recommend replacing kitchen ceiling tile with scrubbable ceiling tile to meet current health department requirements.
133	76	Lockers		Yes	Satisfactory			1951	0	\$0				\$0	\$0	\$0	\$0	
134		* Corridor Lockers		No														
135		* PE Lockers		Yes	Satisfactory					\$80,000			2	\$0	\$100,000	\$0	\$0	Locker room lockers have begun to rust. Recommend replacing with new lockers. ARE LOCKERS / LOCKER ROOM NEEDED OR IS THERE A BETTER USE FOR THIS SPACE?
136	77	Interior Doors :		Yes	Satisfactory			1992	15					\$0	\$0	\$0	\$0	
137	77b	* Interior door hardware:			Satisfactory													
138		** Door Hardware: Door hardware shall be a type that permits door to be opened from within without use of a key. Replace with compliant hardware if needed. ++				Requires remediation				\$4,000			1	\$4,400	\$0	\$0	\$0	Wood Overhead Door: The wood overhead door to access the gym storage that is used as an office is not a suitable exit. Replace door with 1 set of double doors.
139		** Panic Hardware: Doors in exit ways serving 3 or more spaces of pupil occupancy and places of assembly shall have panic hardware. ++				Code-compliant				\$0				\$0	\$0	\$0	\$0	

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140		** Door Closers: Required fire doors, including all doors opening into a corridor, shall be maintained closed, or on hold opens tied to the fire alarm system. ++			Requires remediation			\$120,000		1	\$132,000	\$0	\$0	\$0	Doors / Door Hardware: a. Doors opening to an exit corridor are required to be closed in order to maintain a fire separation with the corridor. In new construction, closers are required on all doors opening into a corridor. Hold-open devices if provided must be automatic. The majority of corridor doors are not rated. Recommend replacing all doors and hardware to meet current code. (Cost assumes 35 single doors, 10 single doors with sidelights, and 3 double doors) b. Doorstops, if provided, must be automatic type. Remove doorstops from all doors opening onto a corridor. No cost impact - assumes maintenance function.
141		** Interior Door Hardware: Lockdown capable but allow for egress?			Yes			\$0			\$0	\$0	\$0	\$0	
142		** Electronic Door Hardware: Electronic releasing system for interior doors (pupil occupied spaces)? Are building areas segregated for after school activities?			No			\$0			\$0	\$0	\$0	\$0	
143		** Exit Doors: Exit doors shall not be locked, chained, or rendered inoperable from the inside at any time. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
144		* Stair Enclosure Doors: Doors into stair enclosures shall swing in the direction of travel, be self closing, and any glazing shall be safety glazing. ++			n/a			\$0			\$0	\$0	\$0	\$0	
145		* Rated Doors: 90 minute fire rated, self closing fire doors are required at boiler, refrigeration, electrical and mechanical equipment rooms, storerooms for fuel and flammable liquid, transformer vaults and rooms housing emergency generators. ++			Code-compliant			\$5,000		1	\$5,500	\$0	\$0	\$0	The tray return and door into the kitchen from the cafeteria are not rated as is required by current code. Correction would be do add overhead coiling door to tray return opening on kitchen side and replace door with hollow metal frame and wood door.
146		* Single Use Toilet Room Doors: Privacy locks and only lock from outside with key?			Yes			\$0			\$0	\$0	\$0	\$0	
147	78	Interior stairs (S)	No					\$0			\$0	\$0	\$0	\$0	
148		* Stairway Enclosure: Are stairways enclosed? If yes, do enclosure doors have magnetic holdopens? ++						\$0			\$0	\$0	\$0	\$0	
149		* Handrails: A handrail shall be provided on at least one side of each stairway. ++						\$0			\$0	\$0	\$0	\$0	
150		* Storage Under Stairs: There shall be no storage under stairs or landings. ++						\$0			\$0	\$0	\$0	\$0	
151		* Evidence of rot / decay / corrosion of stringers / pans / support steel?						\$0			\$0	\$0	\$0	\$0	
152		* Evidence of cracking / spalling of concrete?						\$0			\$0	\$0	\$0	\$0	
153	79	Elevator, lifts and escalators (H)	No					\$0			\$0	\$0	\$0	\$0	

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154		* Does elevator have elevator lobbies as required by the Building Code of NYS Section 707.14?						\$0			\$0	\$0	\$0	\$0	
155		* Evidence of rot / decay / corrosion of support structure?						\$0			\$0	\$0	\$0	\$0	
156		* Evidence of cracking / spalling of support walls?						\$0			\$0	\$0	\$0	\$0	
157	80	Interior Electrical distribution (H): See Electrical Systems section below.													
158	81	Lighting fixtures: See Electrical Systems section below.													
159	82	Communications Systems (H): See Technology Systems section below.													
160	83	Swimming pool and swimming pool systems	No	n/a				\$0			\$0	\$0	\$0	\$0	
169		Dead End Corridor: Dead end corridor pockets shall not exceed depth of 1.5 times the pocket width. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
170		Two Means of Egress: Spaces of pupil occupancy >500 sf shall have 2 separate means of egress. Typically one door to corridor and another into separate smoke zone, a door directly to exterior, or rescue window. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
171		Means of Egress: No point in a space of pupil occupancy shall exceed a 50' straight-line distance to corridor or exterior door except assembly spaces and library. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
172		Safety Glazing: Glazing within 48" of floor in and adjacent to doors, and other glazed panels within 18" of the floor are required to be safety glazing. Wire glass is not safety glazing. Glazed doors and sidelights shall be marked in accordance with 12 NYCRR Part 21. ++			Requires remediation			\$0			\$0	\$0	\$0	\$0	See Item above for recommended door replacement.
173															
174	BCS	Interior Spaces - Floor Finishes						\$21,750			\$0	\$8,438	\$22,500	\$0	
175	71	Carpeting:	Yes	Satisfactory		1951	5	\$4,250		2	\$0	\$5,313	\$0	\$0	Replace carpet in reading room 220
176	71a	* Where is it located?			Instructional space										
177	72	Resilient Tile or Sheet Flooring:	Yes	Satisfactory		1992	20	\$2,500		2	\$0	\$3,125	\$0	\$0	Corridor flooring is cracked near room 140, route out cracks and seal with color compatible elastomeric sealant
178	72a	* Where is it located?			Instructional and										
179		* Is there VAT in the facility?			Yes										
180		** If yes, is it in good condition?			Yes										
181	73	Hard Flooring (concrete, ceramic tile, stone etc.):	Yes	Satisfactory		1951	25	\$15,000		3	\$0	\$0	\$22,500	\$0	The stone flooring in the corridors, while in serviceable condition, is dated and can be difficult to maintain. Recommend replacing with accent porcelain tile or similar material.
182	73a	* Where is it located?			Common Area										
183	74	Wood Flooring:	Yes	Satisfactory		1951	5	\$0			\$0	\$0	\$0	\$0	
184	74a	* Where is it located?			Instructional space										

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185															
186	BCS	Building Envelope						\$302,110		5	\$212,025	\$136,700	\$0	\$0	
187	60	Structural Floors (S):		Satisfactory		1992	50	\$0			\$0	\$0	\$0	\$0	
188	60a	* Type:			Multiple types (list under remarks)										reinforced concrete slab on grade, concrete, metal deck, metal joists
189	60b	* Evidence of structural concerns with Support System: Beams / Joists / Trusses, etc.						\$0			\$0	\$0	\$0	\$0	
190	60b1	** Structural cracks?			No			\$0			\$0	\$0	\$0	\$0	
191	60b2	** Unsupported ends?			No			\$0			\$0	\$0	\$0	\$0	
192	60b3	** Rot / decay / corrosion?			Yes			\$10,000		2	\$0	\$12,500	\$0	\$0	Paint: Base of exterior canopy steel columns show signs of significant rust - need to remove surrounding concrete and expose column base plates, sandblast, prime and paint. Replace concrete and seal around column base with sealant.
193	60b4	** Deflection?			No			\$0			\$0	\$0	\$0	\$0	
194	60b5	** Seriously damaged / missing components?			No			\$0			\$0	\$0	\$0	\$0	
195	60b6	** Other problems?			No			\$0			\$0	\$0	\$0	\$0	
196		** Water penetration?						\$0			\$0	\$0	\$0	\$0	
197		** Is there a crawl space?						\$0			\$0	\$0	\$0	\$0	
198	60c	* Evidence of structural concerns with Structural floor deck:						\$0			\$0	\$0	\$0	\$0	
199	60c1	** Structural cracks?			No			\$0			\$0	\$0	\$0	\$0	
200	60c2	** Deflection?			No			\$0			\$0	\$0	\$0	\$0	
201	60c3	** Rot / decay / corrosion?			No			\$0			\$0	\$0	\$0	\$0	
202		** Deck or rebar issues in concrete?						\$0			\$0	\$0	\$0	\$0	
203	61	Exterior walls / columns (S):		Satisfactory		1992	45	\$14,500		1	\$15,950	\$0	\$0	\$0	Masonry: Cracks were noted in corridor C2's masonry walls and should be repaired. Cost includes saw cutting (10) control joints in the walls and sealing with elastomeric sealant.
204	61a	* Material:			Multiple types (list under remarks)										masonry, steel
205	61b	* Evidence of structural concerns with Support System:						\$0			\$0	\$0	\$0	\$0	
206	61b1	** Structural cracks?			No			\$0			\$0	\$0	\$0	\$0	
207	61b2	** Rot / decay / corrosion?			No			\$0			\$0	\$0	\$0	\$0	
208	61b3	** Other Problems?			No			\$0			\$0	\$0	\$0	\$0	
209		** Water penetration?			no			\$0			\$0	\$0	\$0	\$0	
210		** Bowing of wall?			n/a			\$0			\$0	\$0	\$0	\$0	
211	61c	* Evidence of structural concerns with exterior cladding:						\$0			\$0	\$0	\$0	\$0	
212	61c1	** Cracks / gaps?			No			\$0			\$0	\$0	\$0	\$0	
213	61c2	** Inadequate flashing?			No			\$0			\$0	\$0	\$0	\$0	
214	61c3	** Efflorescence?			No			\$0			\$0	\$0	\$0	\$0	
215	61c4	** Moisture penetration?						\$3,000		2	\$0	\$3,750	\$0	\$0	Cast Stone: Joints on the original building cast stone window trim require resealing. Cost includes raking out of old sealant.
216	61c5	** Rot / decay / corrosion?			No			\$0			\$0	\$0	\$0	\$0	
217	61c6	** Other problems?			No			\$0			\$0	\$0	\$0	\$0	
218		** Unsupported areas?			no			\$0			\$0	\$0	\$0	\$0	

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219		** Bowing of wall?			no			\$0			\$0	\$0	\$0	\$0	
220		** Issues with masonry ties?			no			\$0			\$0	\$0	\$0	\$0	
221		** Issues with Brick Expansion Joints?			yes			\$800		2	\$0	\$1,000	\$0	\$0	Expansion Joint: There is damaged brick at the expansion joint near Room 80. Replace brick and re-seal joint.
222		** Require repointing?						\$3,600		2	\$0	\$4,500	\$0	\$0	Wall: The stone wall outside Room 70 is in disrepair. Recommend repointing stonework. (300 sqft.)
223		* Energy efficiency:						\$0			\$0	\$0	\$0	\$0	
224		** Is there sufficient insulation?						\$40,000		1	\$44,000	\$0	\$0	\$0	Wall Panel: Existing wall system below windows at original building's classroom wing is concrete and provides poor thermal resistance. Recommend adding EIFS or insulation with metal wall panel type wall covering, extending ductwork, and adding aluminum window sill extension.
225		** Is insulation continuous or are there thermal bridges?						\$0			\$0	\$0	\$0	\$0	
226		* Air and moisture penetration:						\$0			\$0	\$0	\$0	\$0	
227		** Is there a continuous air barrier system?						\$0			\$0	\$0	\$0	\$0	
228		** Is there adequate sealant at air penetrations?						\$0			\$0	\$0	\$0	\$0	
229		** Are there weeps if a cavity wall?						\$0			\$0	\$0	\$0	\$0	
230		**Is flashing adequate?						\$0			\$0	\$0	\$0	\$0	
231		** If a cavity wall, is there sufficient air space?						\$0			\$0	\$0	\$0	\$0	
232		** Is there a continuous vapor barrier, and is it in the correct location?						\$0			\$0	\$0	\$0	\$0	
233	62	Chimneys (S)	Yes	Unsatisfactory		1957	30	\$4,500		1	\$4,950	\$0	\$0	\$0	Coping: Metal coping on the masonry chimney of original building is rusted and bent. Consider replacing with aluminum. Repoint and replace loose bricks at chimney.
234	62a	* Construction Type:			Concrete										
235		* If masonry / concrete, evidence of structural concerns						\$0			\$0	\$0	\$0	\$0	
236		** Cracking / spalling?			yes			\$0			\$0	\$0	\$0	\$0	
237		** Rot / decay / corrosion?			no			\$0			\$0	\$0	\$0	\$0	
238		** Water penetration / efflorescence?			no			\$0			\$0	\$0	\$0	\$0	
239		** gaps / popping bricks?			yes			\$0			\$0	\$0	\$0	\$0	
240		* If steel / metal, evidence of structural concerns						\$0			\$0	\$0	\$0	\$0	
241		** Corrosion / rot / decay?			yes			\$0			\$0	\$0	\$0	\$0	
242		** Deflection / bowing?						\$0			\$0	\$0	\$0	\$0	
243	63	Parapets (S)	No					\$0			\$0	\$0	\$0	\$0	
244	63a	* Construction Type:													
245		* If masonry / concrete, evidence of structural concerns						\$0			\$0	\$0	\$0	\$0	
246		** Cracking / spalling?						\$0			\$0	\$0	\$0	\$0	
247		** Rot / decay / corrosion?						\$0			\$0	\$0	\$0	\$0	
248		** Water penetration / efflorescence?						\$0			\$0	\$0	\$0	\$0	
249		** gaps / popping bricks?						\$0			\$0	\$0	\$0	\$0	
250		* If steel / metal, evidence of structural concerns						\$0			\$0	\$0	\$0	\$0	

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251		** Corrosion / rot / decay?							\$0			\$0	\$0	\$0	\$0	
252		** Deflection / bowing?							\$0			\$0	\$0	\$0	\$0	
253	64	Exterior Doors:					1992	20	\$35,000		1	\$38,500	\$0	\$0	\$0	Exterior Doors: a. Exterior doors at the original building are in poor condition. Replace doors and frames with new insulated weatherstripped doors to upgrade reliability and energy efficiency. Cost includes panic hardware, continuous hinges and closers. (Cost is for 2 single doors and 2 sets of double doors in storefront.) b. Several doors have weather-stripping that has failed Replace. (cost is for 4 single doors and 2 double doors)
254	64a	* Exterior door units: Identify overall condition		Satisfactory												
255	64b	* Exterior door hardware: Identify overall condition		Satisfactory												
256	64c	* Do any exit doors have magnetic locking devices?			No											
257	64d	* Are Safety/Security features adequate?			Yes											
258		* Panic Hardware: Doors in exit ways serving 3 or more spaces of pupil occupancy and places of assembly shall have panic hardware. ++			Code-compliant				\$10,000		1	\$11,000	\$0	\$0	\$0	Exiting - Library: Libraries although not technically places of assembly (unless size is over 1,000 sf), should incorporate place of assembly safety standards because of the potential for high occupancy. Includes replacing double door entrance with inset double door entrance that swings in the direction of egress. Cost also assumes placement of panic hardware on each leaf, and installation of lighted exit sign.
259		* Exit Doors: Exit doors shall not be locked, chained, or rendered inoperable from the inside at any time. ++			Code-compliant				\$0			\$0	\$0	\$0	\$0	
260		* Door Hardening: Are exterior doors hardened? Do they auto lock?			yes				\$0			\$0	\$0	\$0	\$0	
261		* Exit Door Hardware: Are no pulls on "exit only" doors?			yes				\$0			\$0	\$0	\$0	\$0	
262		*Overhead Doors:	Yes	Unsatisfactory					\$5,500		2	\$0	\$6,875	\$0	\$0	Overhead Doors: Replace old wood overhead door at field storage with new rolling door and counterbalance system. New door to be heavy duty steel exterior, insulated and weatherstripped.
263		* Evidence of structural concerns							\$0			\$0	\$0	\$0	\$0	
264		** Support / connection to framing?			no				\$0			\$0	\$0	\$0	\$0	
265		** Rot / decay / corrosion?			no				\$0			\$0	\$0	\$0	\$0	
266		** Excessive deflection?			no				\$0			\$0	\$0	\$0	\$0	

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267		* Courtyard Exits: Courtyards < 700 sf shall have at least one exit equipped with panic hardware on the court side. Courtyards > 700 sf require two remote exits with panic hardware on the court side such that doors can always be opened from the court side without the use of a key. ++			n/a			\$0			\$0	\$0	\$0	\$0	
268		* Safety Glazing: Glazing within 48" of floor in and adjacent to doors, and other glazed panels within 18" of the floor are required to be safety glazing. Wire glass is not safety glazing. Glazed doors and sidelights shall be marked in accordance with 12 NYCRR Part 21. ++						\$0			\$0	\$0	\$0	\$0	
269		* Energy efficiency:						\$0			\$0	\$0	\$0	\$0	
270		** Are the door frames well sealed?			yes			\$0			\$0	\$0	\$0	\$0	
271		** If aluminum, thermally broken?			yes			\$0			\$0	\$0	\$0	\$0	
272		** Energy efficient glazing?			no			\$0			\$0	\$0	\$0	\$0	
273		** Appropriate hardware including thresholds?			yes			\$0			\$0	\$0	\$0	\$0	
274	65	Exterior Steps, Stairs and Ramps:	Yes	Satisfactory		2010	50	\$80,000		1	\$88,000	\$0	\$0	\$0	Entrance - Step: Doors at exits should open onto a landing at or near floor elevation, and not swing over a step or pronounced landing. Recommend providing a landing and ramp at Corridor C3 and C5 exits as well as at two Gymnasium exits.
275		* Evidence of structural concerns						\$4,200		2	\$0	\$5,250	\$0	\$0	Concrete Stair: Repair damaged concrete stair at platform rear exit door.
276		** Cracking / spalling of concrete?			yes			\$0			\$0	\$0	\$0	\$0	
277		** Cracking spalling of railing bases?						\$0			\$0	\$0	\$0	\$0	
278		** Rot / decay / corrosion of nosing?						\$0			\$0	\$0	\$0	\$0	
279		** Rot / decay / corrosion of handrail?						\$0			\$0	\$0	\$0	\$0	
280		** Rot / decay / corrosion of railing sleeves?						\$2,400		2	\$0	\$3,000	\$0	\$0	Remove and replace existing deteriorated hand railing at northeast stairs.
281	66	Fire Escapes (S)	No					\$0			\$0	\$0	\$0	\$0	
282	66c	* Are safety features adequate?						\$0			\$0	\$0	\$0	\$0	
283		* Evidence of structural concerns						\$0			\$0	\$0	\$0	\$0	
284		** Attachment to wall / structure?						\$0			\$0	\$0	\$0	\$0	
285		** Rot / decay / corrosion?						\$0			\$0	\$0	\$0	\$0	
286		Fire escapes: Are they provided, and if yes, are they enclosed, open, steel or wood? ++						\$0			\$0	\$0	\$0	\$0	
287		Fire escapes: If provided, are they structurally sound and in good repair? ++						\$0			\$0	\$0	\$0	\$0	
288	67	Windows:	Yes	Satisfactory		1985	10				\$0	\$0	\$0	\$0	
289	67a	* Type:			Aluminum										
290	67c	* Are all rescue windows operable?			Yes										

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291		* Rescue Windows: Required emergency rescue windows and related hardware facilitate egress and are appropriately marked. Minimum of 6 sf and 24" clear each direction. Indicate size of clear opening: ++						\$6,250		1	\$6,875	\$0	\$0	\$0	The rescue window from Room 270 is 19" wide Replace window with casement window that meets 24" clear space requirement.
292		* Window Security: Is glazing laminated or tinted, or are there shades at student occupied rooms?			yes			\$0			\$0	\$0	\$0	\$0	
293		* Window Sash Locks: Are window sashes self locking?			yes			\$0			\$0	\$0	\$0	\$0	
294		* Large Group Space Security: Is there the ability to block outside visual access to large group spaces? "Smart glass" is an option			yes			\$0			\$0	\$0	\$0	\$0	
295		* Energy efficiency:						\$0			\$0	\$0	\$0	\$0	
296		** Are the window frames well sealed?			yes			\$660		2	\$0	\$825	\$0	\$0	Sealand at louvers in mian classroom wings has failed. Recommend sealing all louvers to improve energy efficiency.
297		** If aluminum, thermally broken?			yes			\$0			\$0	\$0	\$0	\$0	
298		** Energy efficient glazing?			yes			\$0			\$0	\$0	\$0	\$0	
299		* Air and moisture penetration:						\$0			\$0	\$0	\$0	\$0	
300		** Proper flashing at the head and sill?			yes			\$0			\$0	\$0	\$0	\$0	
301		** Weeps?			yes			\$0			\$0	\$0	\$0	\$0	
302		** Signs of water penetration?			no			\$0			\$0	\$0	\$0	\$0	
303		Lintels: are lintels in good shape?			yes			\$3,200		2	\$0	\$4,000	\$0	\$0	Lintels: Intel at Boys locker room windows should be painted to inhibit further rusting. Steel plate is hanging at Gym's south exit door canopy. Reattach to soffit.
304		* Evidence of structural concerns						\$0			\$0	\$0	\$0	\$0	
305		** Cracking / spalling around lintel?			no			\$0			\$0	\$0	\$0	\$0	
306		** Rot / decay / corrosion?			no			\$0			\$0	\$0	\$0	\$0	
307		** Excessive deflection?			no			\$0			\$0	\$0	\$0	\$0	
308	68	Roofs and Skylights (S)		Satisfactory		2014	32				\$0	\$0	\$0	\$0	
309	68a	* Type of roof construction:			multiple types (list)										Metal deck on metal, wood deck on metal
310	68b	* Type of roofing material:			single ply										
311	68c	* Evidence of structural concerns with Support System:						\$0			\$0	\$0	\$0	\$0	
312	68c1	** Structural cracks?			No			\$0			\$0	\$0	\$0	\$0	
313	68c2	** Unsupported ends?			No			\$0			\$0	\$0	\$0	\$0	
314	68c3	** Rot / decay / corrosion?			No			\$0			\$0	\$0	\$0	\$0	
315	68c4	** Deflection?			No			\$0			\$0	\$0	\$0	\$0	
316	68c5	** Seriously damaged / missing components?			No			\$0			\$0	\$0	\$0	\$0	
317	68c6	** Other problems?			Yes			\$0			\$0	\$0	\$0	\$0	Canopy support beam at gyms south exit door needs to be reattached to soffit. Cost included in litel item above
318	68d	* Evidence of structural concerns with Structural roof deck						\$0			\$0	\$0	\$0	\$0	
319	68d1	** Structural cracks?			No			\$0			\$0	\$0	\$0	\$0	
320	68d2	** Deflection?			No			\$0			\$0	\$0	\$0	\$0	
321	68d3	** Rot / decay / corrosion?			No			\$0			\$0	\$0	\$0	\$0	

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322	68h	* Evidence of concerns with roofing, skylights, flashing and drains:						\$0			\$0	\$0	\$0	\$0	
323	68h1	** Failures / splits / cracks?			No			\$0			\$0	\$0	\$0	\$0	
324	68h2	** Rot / decay / corrosion?			No			\$0			\$0	\$0	\$0	\$0	
325	68h3	** Inadequate flashing / curbs / pitch			No			\$0			\$0	\$0	\$0	\$0	
326	68h4	** Inadequate or poorly functioning roof			No			\$0			\$0	\$0	\$0	\$0	
327	68h5	** Evidence of water penetration /active leaks			No			\$0			\$0	\$0	\$0	\$0	
328	68h6	** Other concerns?			No			\$0			\$0	\$0	\$0	\$0	
329		* Ladders: Are all roofs accessible? Cages if required by OSHA?			yes			\$2,500		1	\$2,750	\$0	\$0	\$0	Recommend adding a roof ladder to access the gymnasium roof from the low roof.
330		* Are ladders adequately fastened to wall / structure?			yes			\$0			\$0	\$0	\$0	\$0	
331		* Energy efficiency: Is there sufficient insulation? Is insulation continuous or are there thermal bridges?			yes			\$0			\$0	\$0	\$0	\$0	
332		*Roof drains:						\$0			\$0	\$0	\$0	\$0	
333		** Does roofing slope adequately to drains?			yes			\$0			\$0	\$0	\$0	\$0	
334		** What is the condition of the drains?		Satisfactory				\$0			\$0	\$0	\$0	\$0	
335		Fascia/Soffits:			yes			\$76,000		2	\$0	\$95,000	\$0	\$0	Existing soffits and fascia are weathered and failing in some areas. Resurface concrete soffits with spray applied coating with hand troweled finish, clean existing metal soffits and vents of rust, repaint.
336	68e	Does the building have skylights?	No					\$0			\$0	\$0	\$0	\$0	
337	68f	* If yes, what material are the skylights made of?													
338		* Evidence of:						\$0			\$0	\$0	\$0	\$0	
339		** Water penetration?						\$0			\$0	\$0	\$0	\$0	
340		** Rot / decay / corrosion?						\$0			\$0	\$0	\$0	\$0	
341		Exterior Soffits:						\$0			\$0	\$0	\$0	\$0	
342															
343	BCS	Plumbing (Excluding HVAC Systems)						\$123,000		5	\$36,300	\$106,250	\$7,500	\$0	
344	84	Water distribution system (H):	Yes	Satisfactory		1958	0	\$0			\$0	\$0	\$0	\$0	
345	84a	* Type of pipes:			multiple types (list under remarks)										galvanized steel, copper
346		* Shall be operable and in good condition. ++			Code-compliant						\$0	\$0	\$0	\$0	
347		* Cross Connection Control: Does the main water service have a RPZ backflow preventer and what is its condition?	Yes	Satisfactory				\$10,000		2	\$0	\$12,500	\$0	\$0	Replace the outdated backflow preventer on the main water service line to improve servicability. Provide improved drainage arrangement for RPZ relief valve discharge.
348		* Cross Connection Control: Does the boiler water make-up line have a RPZ backflow preventer and what is its condition?	Yes	Satisfactory				\$0			\$0	\$0	\$0	\$0	
349		* Isolation Valves: Are they adequate?			Yes			\$0			\$0	\$0	\$0	\$0	Most isolation valves were replaced in the 1991 capital project.
350		* Water Meter: Is there a need to meter boiler water make-up, irrigation, or water service if on a well? What is the condition of the existing meter?	No					\$0			\$0	\$0	\$0	\$0	

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351		* Make-Up Water Softener: Is one required?			yes			\$15,000		1	\$16,500	\$0	\$0	\$0	Provide an automatic water softening system for the domestic hot water feed and for boiler makeup water to reduce scale formation in heating equipment and piping.
352		* Full Building Water Softener: Is one required?			no			\$0			\$0	\$0	\$0	\$0	
353		* Water Piping Sample: Is survey recommended?			no			\$0			\$0	\$0	\$0	\$0	
354		* Water Analysis: Is testing recommended?			no			\$0			\$0	\$0	\$0	\$0	Municipal water supply
355	85	Plumbing drainage system (H):	Yes	Satisfactory		1964	10	\$0			\$0	\$0	\$0	\$0	
356	85a	* Type of pipes:			multiple types (list under remarks)										cast iron, galvanized steel, copper
357		* Art Room Sinks: Are there plaster traps and if yes what is their condition?	No	n/a				\$1,000		1	\$1,100	\$0	\$0	\$0	Provide a plaster trap in the drain of the Art Room sink to prevent accumulations of material that may cause drain line stoppages.
358		* Grease Interceptor: Is the grease interceptor at the kitchen pot sink adequate?			no			\$10,000		1	\$11,000	\$0	\$0	\$0	Replace outdated grease trap in kitchen with a more modern and effective unit to guard against drainline stoppages.
359		* Kitchen Waste: Are sinks used for food prep separated from the drainage system?			no			\$1,000		1	\$1,100	\$0	\$0	\$0	Repipe drain line from kitchen prep sink to create required air gap
360		* Sewage Ejector System: Is it adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
361		* Boiler Room Sump Pump: Is it adequate?			unknown			\$5,000		3	\$0	\$0	\$7,500	\$0	Replace outdated duplex sump pump system in boiler room
362		* Wet Crawl Space: Is a sump pump system in crawlspace required to eliminate standing ground water??			no			\$0			\$0	\$0	\$0	\$0	
363		* Drain Pipe Testing: Is testing recommended?			not recommended			\$0			\$0	\$0	\$0	\$0	
364	86	Hot water heaters (H):	Yes	Satisfactory		2011	6	\$0			\$0	\$0	\$0	\$0	System replaced in the 2010 capital project.
365	86a	* Type of Fuel:			Natural Gas										
366		* Summer Water Heater: Is it adequate?			n/a			\$0			\$0	\$0	\$0	\$0	Domestic water heating system is already independent of building heating system.
367		* Domestic Hot Water: Is it adequate?			yes			\$0			\$0	\$0	\$0	\$0	
368		* Kitchen Booster Heater: Is it adequate?			no			\$0			\$0	\$0	\$0	\$0	Electric booster heater at dishwasher is currently inoperative and a chemical sanitizing agent is being used instead. Booster heater will be replaced by a gas fired booster heater in the 2016 Energy Performance Contract.
369	87	Plumbing fixtures (including toilets, urinals, lavatories, etc.)	Yes	Satisfactory		1992	22	\$0			\$0	\$0	\$0	\$0	
370		* Shall be operable and in good condition. ++			Code-compliant			\$75,000		2	\$0	\$93,750	\$0	\$0	Plumbing Fixtures: Replace outdated plumbing fixtures and related piping in the classroom wing to improve operation, appearance, water conservation and serviceability. Remove inoperative drinking fountains. (Total of 10 classrooms).

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371		* Kitchen Hand Washing Station: Does existing have hands free faucet?			yes			\$0			\$0	\$0	\$0	\$0	
372		* Health Room Hand Washing Station: Does existing have hands free faucet?			yes			\$0			\$0	\$0	\$0	\$0	
373		* Boiler Room Eyewash: Is it adequate?			yes			\$0			\$0	\$0	\$0	\$0	Installed in 2010 capital project.
374		* Shop Eyewash: Is it adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
375		* Vacuum Breakers: Do the exterior hose bibbs, janitor closet sink faucets have vacuum breakers to guard against back-siphonage into the potable water supply?			no			\$6,000		1	\$6,600	\$0	\$0	\$0	Replace janitor closet faucets, outside hose bibbs and wall hydrants with vacuum breaker type fixtures to guard against back-siphonage into the potable water system.
376		* Science Lab Faucets: Do they have integral vacuum breakers?			n/a			\$0			\$0	\$0	\$0	\$0	No science lab in building.
377		Sanitary systems shall be operable and in good condition. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
378		Gas Pressure: Gas entering building shall be low pressure, i.e. 1/2 psig or less ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
379															
380	BCS	HVAC Systems						\$2,605,000		5	\$2,860,000	\$0	\$7,500	\$0	
381	88	HVAC Systems type:													
382	88a	* Does this building have a central HVAC system?	No												
383	88b	* What type of technology does it use?													
384	89	Heat generating systems (H):	Yes	Satisfactory	Complete system replacement/conversion is recommended.	1957	0	\$2,600,000		1	\$2,860,000	\$0	\$0	\$0	Due to the age of the steam heating system and its low efficiency, replacement with a high efficiency hot water heating system is recommended (Estimated at \$45 per square foot).
385	89a	* Heat generation source:			Boiler - Steam										
386		* Shall be operable and in good condition. ++			Code-compliant						\$0	\$0	\$0	\$0	
387		* If heat generation source is a boiler:													Recommendation listed above would include a new, high efficiency boiler plant with all appropriate support systems and equipment.
388		** Are the pressure relief valves adequate?			yes			\$0			\$0	\$0	\$0	\$0	
389		** Is the boiler room exhaust adequate?			yes			\$0			\$0	\$0	\$0	\$0	
390		** Are burner alarms adequate?			yes			\$0			\$0	\$0	\$0	\$0	
391		** Are burner emergency switches adequate?			yes			\$0			\$0	\$0	\$0	\$0	New emergency boiler shutdown switches will be provided in the 2016 Energy Performance Contract.
392		** Is combustion air intake adequate?			yes			\$0			\$0	\$0	\$0	\$0	
393		** Are gas safety cutouts adequate?			yes			\$0			\$0	\$0	\$0	\$0	
394		** Are low water cut-off manual reset switches adequate?			yes			\$0			\$0	\$0	\$0	\$0	
395		** Is boiler room make-up air adequate?			yes			\$0			\$0	\$0	\$0	\$0	
396		** Are remote burner alarms adequate?			no			\$0			\$0	\$0	\$0	\$0	Boilers will be connected to the Building Automation System in the 2016 Energy Performance Contract.

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397			** Are boiler relief valve test chains adequate?			no			\$0				\$0	\$0	\$0	\$0		
398			** Are burners adequate?			yes			\$0				\$0	\$0	\$0	\$0		
399			** Are boiler door gaskets adequate?			yes			\$0				\$0	\$0	\$0	\$0		
400			** Is water meter on make-up water line to the boiler adequate?			n/a			\$0				\$0	\$0	\$0	\$0		
401	90		Heating Fuel / energy Systems (H):	Yes	Satisfactory	Natural Gas	1992	10	\$0				\$0	\$0	\$0	\$0		
402			* Shall be operable and in good condition. ++			Code-compliant							\$0	\$0	\$0	\$0		
403			* Are fire safety valves adequate?			n/a			\$0				\$0	\$0	\$0	\$0		
404			* Do the science labs have emergency gas shut-off capability?			n/a			\$0				\$0	\$0	\$0	\$0		No science lab in building.
405	91		Cooling / air conditioning generating systems	Yes	Satisfactory	Computer classroom only			\$0				\$0	\$0	\$0	\$0		
406			* Shall be operable and in good condition. ++			Code-compliant							\$0	\$0	\$0	\$0		
407			* Required A/C: Is air conditioning provided in student-occupied, interior rooms to maintain 74° F ambient temperature?			n/a			\$0				\$0	\$0	\$0	\$0		
408			*Are server / data rooms cooling adequate?			yes			\$0				\$0	\$0	\$0	\$0		
409			* Is administration cooling adequate?			no			\$0				\$0	\$0	\$0	\$0		Building is considered a "10 month building" and offices are unoccupied during summer months. Heating system replacement recommended above would include new heating, ventilating and air conditioning equipment for administration areas if desired.
410			*Is library cooling adequate?			n/a			\$0				\$0	\$0	\$0	\$0		
411			* Is auditorium cooling adequate?			n/a			\$0				\$0	\$0	\$0	\$0		
412	92		Air handling and ventilation equipment: supply units, exhaust units, relief / return units, etc. (H)	Yes	Satisfactory	Complete system replacement/conversion is recommended.	1992	15				1	\$0	\$0	\$0	\$0		Due to the age of the steam heating system and its low efficiency, replacement with a high efficiency hot water heating system is recommended. Replacement of outdated heating and air handling equipment and conversion of newer equipment to hot water heat is included in recommendation above.
413			Ventilation Occupied Spaces: Ventilation with fresh air shall be provided in all occupied spaces. ++			Requires remediation			\$0				\$0	\$0	\$0	\$0		Some occupied spaces have heat only with no mechanical ventilation provided. The heating system replacement recommended above would include adding ventilation systems for all such spaces.
414			* Shall be operable and in good condition. ++			Code-compliant			\$0				\$0	\$0	\$0	\$0		
415			* Is dryer venting adequate?			yes			\$0				\$0	\$0	\$0	\$0		
416			* Is dust collection system with make up air adequate?			n/a			\$0				\$0	\$0	\$0	\$0		No dust collection system in building.
417			* Is kiln exhaust system adequate?			no			\$5,000			3	\$0	\$0	\$7,500	\$0		Kiln is located in boiler room without dedicated exhaust system.
418			* Are toilet room exhaust systems adequate?			no			\$0				\$0	\$0	\$0	\$0		Replacement of outdated exhaust fans on roof is included in system replacement recommendation listed above.

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419		* Is kitchen grease hood and exhaust system adequate?					no			\$0			\$0	\$0	\$0	\$0	See recommendation in equipment section.
420		* Are circulations pumps adequate?					n/a			\$0			\$0	\$0	\$0	\$0	
421		* Are condensate pumps adequate?					yes			\$0			\$0	\$0	\$0	\$0	
422		* Are UV filters adequate?					yes			\$0			\$0	\$0	\$0	\$0	
423		* Are power exhaust systems in place and adequate?					no			\$0			\$0	\$0	\$0	\$0	Replacement of outdated exhaust fans on roof is included in system replacement recommendation listed above.
424		* Are unit ventilators adequate?					yes			\$0			\$0	\$0	\$0	\$0	
425		* Are fin tube radiation systems adequate?					yes			\$0			\$0	\$0	\$0	\$0	
426		* Are air handling units adequate?					no			\$0			\$0	\$0	\$0	\$0	Air handling units for Gymnasium and Auditoria are outdated and would be replaced as a part of the heating system replacement recommended above.
427		* Are root top units adequate?					yes			\$0			\$0	\$0	\$0	\$0	Gas fired kitchen makeup air unit on roof was installed as part of the 2010 capital project.
428		* Are heat pumps adequate?					n/a			\$0			\$0	\$0	\$0	\$0	
429		* Are motors adequate?					n/a			\$0			\$0	\$0	\$0	\$0	
430	93	Piped heating and cooling distribution systems: piping, pumps, radiators, convectors, traps, insulation, etc. (H)			Yes	Satisfactory	Complete system replacement/conversion is recommended.	1957	0	\$0			\$0	\$0	\$0	\$0	Due to the age of the steam heating system, replacement with a high efficiency hot water heating system is recommended. Removal of steam and condensate piping/pumping systems and replacement with new hot water piping/pumping systems is included in recommendation above. New system will include variable speed pump controls to minimize pumping energy during operation.
431		* Shall be operable and in good condition. ++					Code-compliant			\$0			\$0	\$0	\$0	\$0	
432		* If steam, are steam traps adequate?					yes			\$0			\$0	\$0	\$0	\$0	
433		* Are variable speed drives adequate?					n/a			\$0			\$0	\$0	\$0	\$0	
434	94	Ducted heating and cooling distribution systems: ductwork, control dampers, fire/smoke dampers, VAVs, insulation, etc. (H)			Yes	Satisfactory	Complete system replacement/conversion is recommended.	1957	0	\$0			\$0	\$0	\$0	\$0	Due to the age of the steam heating system, replacement with a high efficiency hot water heating system is recommended. As a part of the system replacement/conversion recommended above, outdated duct systems and associated dampers and controls would be replaced along with the replacement of the outdated air handling equipment.
435		* Shall be operable and in good condition. ++					Code-compliant			\$0			\$0	\$0	\$0	\$0	
436		Unused Ducts: Unused duct work shall be sealed off at each floor level with fire resistive materials. ++					n/a			\$0			\$0	\$0	\$0	\$0	
437		* Are there fire dampers and access doors on all ductwork penetrations of the boiler room walls?					n/a			\$0			\$0	\$0	\$0	\$0	

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		438	95	HVAC control systems (H):		Yes	Satisfactory	Complete system replacement/conversion is recommended.	1992	15	\$0			\$0	\$0	\$0	\$0		Due to the age and low efficiency of the steam heating system, replacement with a high efficiency hot water heating system is recommended. As a part of the system replacement/conversion recommended above, outdated control systems will be replaced with state of the art, direct digital controls, fully integrated with the district wide Building Automation Systems.
		439		Controls: All primary controls for fuel-burning equipment shall operate on a 120-volt, single-phase, grounded circuit. Such controls generally include the hold-in coil of the motor starter, the solenoid coil for the pilot valve, the solenoid coil for the main fuel valve or the actuator for the motorized fuel valve, the ignition transformer, and the modulator transformer. ++				Code-compliant			\$0			\$0	\$0	\$0	\$0		The 2016 Energy Performance Contract will connect all existing HVAC equipment and new equipment being provided in that contract to the district's Building Automation System.
		440		* Are thermostats adequate?				yes			\$0			\$0	\$0	\$0	\$0		
		441		* Are unit ventilator controls adequate?				yes			\$0			\$0	\$0	\$0	\$0		
		442		* Are temperature controls adequate?				yes			\$0			\$0	\$0	\$0	\$0		
		443		* Are burner controls adequate?				yes			\$0			\$0	\$0	\$0	\$0		
		444		* Is refrigerated air dryer in temperature control air supply adequate?				yes			\$0			\$0	\$0	\$0	\$0		
		445		* Is automatic alternator for temperature control compressor in boiler room adequate?				yes			\$0			\$0	\$0	\$0	\$0		
		446		* Should heating and ventilating system be checked and balanced to restore ventilation rates and air distribution to appropriate levels?				no			\$0			\$0	\$0	\$0	\$0		Entire building would be rebalanced as a part of the system replacement work recommended above.
		447		Mechanical, heat-producing and cooling equipment, auxiliary apparatus and controls, and the installation of same shall be operable and in good condition. ++				Code-compliant			\$0			\$0	\$0	\$0	\$0		
		448		Flame Safeguard: Provide electronic flame safeguard controls for the gas (oil) fired boilers, so upon flame failure a response in 2 to 4 seconds to cut off the fuel supply through the burner and the main fuel valve. ++				Code-compliant			\$0			\$0	\$0	\$0	\$0		
		449		Heating Units: Direct Fired: Direct fired fuel-burning heating units shall not be used in any space of pupil occupancy. ++				n/a			\$0			\$0	\$0	\$0	\$0		

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450		Yearly Inspection: Pursuant to SED requirements, Boards of Education shall make provision for at least yearly inspection of all mechanical, electrical, and automatic equipment and flame safeguard controls for burners and boilers by competent personnel or by control service contracts to make sure that the systems operate properly and efficiently.						\$0			\$0	\$0	\$0	\$0	
451		Energy efficiency:						\$0			\$0	\$0	\$0	\$0	
452		* Are boilers energy efficient?			no			\$0			\$0	\$0	\$0	\$0	See system conversion recommendation above which includes new, high efficiency boilers.
453		* Are pipes insulated?			yes			\$0			\$0	\$0	\$0	\$0	Heating system pipes would be replaced under the steam to hot water conversion project recommended above.
454		* Are controls part of an energy management system?			yes			\$0			\$0	\$0	\$0	\$0	Newer equipment and systems are connected to the Building Automation System. Controls work included in the 2016 Energy Performance Contract will provide additional automation and integration of existing systems and equipment.
455		* Is there an energy recovery unit for dedicated outside air system?			no			\$0			\$0	\$0	\$0	\$0	
456		* Is there carbon dioxide demand ventilation control system?			no			\$0			\$0	\$0	\$0	\$0	
457		* Do the UVs have economizer controls?			yes			\$0			\$0	\$0	\$0	\$0	
458		* Is there on-site renewable energy?			no			\$0			\$0	\$0	\$0	\$0	
459															
460	BCS	Fire Safety Systems						\$0	\$0	S	\$0	\$0	\$0	\$0	
461	96	Fire Alarm Systems (H)	Yes	Excellent		2011	20	\$0			\$0	\$0	\$0	\$0	
462		* Alarm Pull Stations: Are they mounted at ADA height (48")?			yes			\$0			\$0	\$0	\$0	\$0	
463		* Strobes: Are strobes located in all student occupied spaces?			yes			\$0			\$0	\$0	\$0	\$0	
464		* Alarm Pull Stations (NYS Requirements): Do fire alarm pull stations need to be installed? If yes, provide list of locations.			no			\$0			\$0	\$0	\$0	\$0	
465		* Heat detectors: Are additional heat detectors required?			no			\$0			\$0	\$0	\$0	\$0	
466	97	Smoke detection systems (H)	Yes	Excellent		2011	20	\$0			\$0	\$0	\$0	\$0	
467		* Smoke detectors: Are additional smoke detectors required?			no			\$0			\$0	\$0	\$0	\$0	
468	98	Fire suppression system: sprinklers, standpipes, kitchen hoods, etc. (H)	Yes	Satisfactory		1992	5	\$0			\$0	\$0	\$0	\$0	
469		* Fire Hoses: Are there fire hoses in corridor cabinets which are not required by code and should be removed?			no			\$0			\$0	\$0	\$0	\$0	
470		* Kitchen Hood Fire Suppression: Is it adequate?			yes			\$0			\$0	\$0	\$0	\$0	Refer to recommendation for resizing of kitchen hood in Equipment section below.
471		* Stage Sprinkler: Is it adequate?			n/a			\$0			\$0	\$0	\$0	\$0	Stage area does not have flyspace which would require sprinkler protection.

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472	99	Emergency exit lighting systems (H):		Yes	Satisfactory			2011	15	\$0				\$0	\$0	\$0	\$0		
473	100	Emergency / standby power systems (H):		Yes	Satisfactory			2011	20	\$0				\$0	\$0	\$0	\$0		
474		Exit Signs: (a) Buildings of 1 to 6 classrooms shall have exit signs (b) Buildings with more than 6 classrooms shall have exit lights. Places of assembly shall have exit lights. ++				n/a				\$0				\$0	\$0	\$0	\$0		
475		Emergency lighting shall be provided in all places of assembly for over 100 occupants or over 1800 sf and in all exit ways leading from such places. Emergency lighting complies with Section 1029 of the Fire Code of NY State. ++				Code-compliant				\$0				\$0	\$0	\$0	\$0		
476		Fire alarm: Buildings of 1 to 6 classrooms shall be equipped with an approved manual or a manually operated electrical fire alarm which is capable of sounding for such a period of time as to assure evacuation of all occupants. ++				n/a				\$0				\$0	\$0	\$0	\$0		
477		Fire alarm: Buildings of 7 or more classrooms shall be equipped with an approved manually operated electric alarm system, which may include automatic detection, which will continue to sound for at least 30 seconds or until the tripped station is returned to normal. ++				Code-compliant				\$0				\$0	\$0	\$0	\$0		
478		Fire Extinguishers: Provide fire extinguishers at areas of fire hazard and at each floor level so that no point in corridor or stair is >75' to corridor located extinguisher. ++				Code-compliant				\$0				\$0	\$0	\$0	\$0		
479																			
480	BCS	Accessibility									\$242,275		S	\$200,503	\$75,000	\$0	\$0		
481	101	Exterior 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													

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482	102	Interior Route (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, gyms, auditorium(s)), nurse's office, main office, and restroom facilities. Services including drinking fountains, telephones, and other amenities. Is there an accessible interior route as specified above?			Yes										
483		* Toilet Rooms: Are they ADA compliant?			no			\$30,000		1	\$33,000	\$0	\$0	\$0	Kindergarten Toilet Facilities: Toilet facilities for early intervention should be designed for their exclusive use, handicapped accessible and configured to insure privacy. Renovate toilet room in one Kindergarten Room to provide full accessibility.
484		* Toilet Rooms: Are they ADA compliant?			no			\$60,000		2	\$0	\$75,000	\$0	\$0	Toilet Rooms - Lockers: Recommend renovating the boys and girls Locker room toilet areas to provide full accessibility. IS LOCKER ROOM NEEDED OR IS THERE A BETTER USE FOR THIS SPACE?
485		* Toilet Rooms: Are they ADA compliant?			no			\$275		1	\$303	\$0	\$0	\$0	Toilet Rooms - Trap Insulation: The existing toilet rooms 402 and 403 are missing the required ADA trap insulation.
486		* Toilet Rooms: Are they ADA compliant?			no			\$90,000		1	\$99,000	\$0	\$0	\$0	Toilet Room Location: Toilet rooms for kindergarten and primary grades should if possible be placed adjacent to these rooms. All the existing rooms have a toilet room located within them. Recommend that the District renovate 3 toilet rooms to provide full accessibility.
487		* Classroom sinks: Are they ADA compliant?			yes			\$0			\$0	\$0	\$0	\$0	
488		* Water Coolers: Are they ADA compliant?			no			\$10,000		1	\$11,000	\$0	\$0	\$0	Consider replacing main lobby fountain to provide accessible fountain near public spaces such as the gym and cafetorium. Note that new water coolers may not extend more than 4" into the corridor space.
489		* Swimming Pool: Is the pool accessible?						\$0			\$0	\$0	\$0	\$0	
490		* Auditorium Stage: Is the stage accessible?						\$0			\$0	\$0	\$0	\$0	
491		* Nurse						\$52,000		1	\$57,200	\$0	\$0	\$0	The current layout of the Nurse's office does not have an accessible route in or out of it because of the required door approaches. Recommend renovating Nurse's area to include accessible toilet room.

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492	103	Additional information on accessibility: If the building lacks accessible interior or exterior routes: cost of improvements needed to provide accessible exterior and interior routes as specified above.									\$0	\$0	\$0	\$0	
493															
494	BCS	Environment / Comfort / Health						\$48,000		5	\$0	\$0	\$72,000	\$0	
495	104	General Appearance: Overall rating and comments		Good											
496	105	Cleanliness: Overall rating and comments		Good											
497	106	Mats / Grills:													
498	106	* Are there walk off mats, grills in entryway?			no										
499	106	* If yes, at least 6 feet long?													
500	107	Acoustics: Is there noise in classrooms from HVAC units, traffic, etc. that may impact education?	No					\$48,000		3	\$0	\$0	\$72,000	\$0	Acoustical Treatment: Designing for proper sound control is now a part of the Planning Standards High noise levels and excessive reverberation frustrate and discourage students and teachers. Students with even mild hearing disabilities, very young students and students with learning disabilities such as ADHD are significantly affected by poor acoustics. a. The Auditoria surfaces are typical to the building (block walls, concealed spline ceiling), and not responsive to the special acoustical needs of a performance room. Cost is allowance to install acoustical accessories. Consider installing a sound absorbing material on two adjacent walls and new suspended ceiling.
501		* Are there excessive reverberation resulting from hard surfaces?			yes										See item above
502		* Are partitions full height and have acoustical sealant to prevent excessive sound transfer?			unknown										
503		* If there is an auditorium, is the acoustics acceptable?			no										
504		* Is the acoustics acceptable in the music rooms?			yes										
505		* Is the HVAC system decibel level acceptable?			yes										
506	108	Lighting quality:													
507	108a	* Types of lighting in general purpose classrooms			Daylight										
508	108b	Are there blinds in the classrooms to prevent glare?	No												
509	108c	* Rating of overall lighting in building		Fair											
510	109	Evidence of vermin:													
511	109a	* Is there evidence of active infestations of rodents?	No												
512	109b	* Is there evidence of active infestations of wood-boring or wood-eating insects?	No												

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513	109c	* Is there evidence of active infestations of cockroaches?		No															
514	109d	* Is there evidence of active infestations of other vermin?		No															
515	BCS	Indoor Air Quality								\$0	\$0	\$	\$0	\$0	\$0	\$0	\$0		
516	97	Mold:								\$0				\$0	\$0	\$0	\$0		
517	97a	* Are there visible stains, mold or water damage? If yes, where? Comments?		No						\$0				\$0	\$0	\$0	\$0		
518	97b	** If yes, where?																	
519	97e	* Are any interior surfaces constructed of any Paper-faced products?		Yes						\$0				\$0	\$0	\$0	\$0		
520	97f	* Are interior surfaces constructed of any Cellulose products (typically ceiling tiles)?		Yes						\$0				\$0	\$0	\$0	\$0		
521	111	Humidity / Moisture:																	
522	111	* Are any of the following found in or around the following area?																	
523	111a	** Classrooms																	
524	111a	***Active leak(s) in roof		No															
525	111a	***Active leak(s) in plumbing		No															
526	111a	***Moisture Condensation		No															
527	111b	** In Other areas:																	
528	111b	***Active leak(s) in roof		No															
529	111b	***Active leak(s) in plumbing		No															
530	111b	***Moisture Condensation		No															
531	111c	* Rating of humidity / moisture condition in building?			Good														
532	112	Ventilation: fresh air intake locations, air filters, etc.																	
533	112a	* Are fresh air intakes near the bus loading, truck delivery or garbage storage/disposal areas?				No													
534	112b	* Is there accumulated dirt, dust or debris around fresh air intakes?				No													
535	112c	* Are fresh air intakes free of blockage?				No													
536	112d	* Is there accumulated dirt, dust or debris in ductwork?				No													
537	112e	* Are dampers functioning as designed?				Yes													
538	112f	* Condition of air filters?			Good														
539	112g	* Is outside air is adequate for occupant load?				No													Some spaces lack positive mechanical ventilation. See system replacement recommendation listed above.
540	112h	* Rating of ventilation / indoor air quality:			Fair														
541	113	Indoor air quality (IAQ) plan:																	
542	113a	* Does the school district use EPA's Tools for Schools program?				Yes													
543	113b	* If not, is some other IAQ management plan used?																	
544	113c	* Has the district assigned IAQ responsibilities to a designated individual? If yes, what is their job title?				Yes													Director of Facilities
545	114	Integrated Pest Management (IPM):																	

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546	114	* Does the school practice IPM?			Yes										
547	114a	* Is vegetation kept 1 foot away from the building?			No										
548	114b	* Are crevices and holes in walls, floors and pavement sealed or eliminated?			No										
549	114c	* Is there a certified pesticide applicator on staff?			No										
550	114d	* Are pesticides used in the building, and if yes, how are they typically applied?	No												
551	114e	* Are pesticides used on the grounds?	No												
552	114e	* If yes, was an emergency exemption granted by the Board of Education?													
553	115	Radon: Does the school have a passive radon mitigation system installed (was built with radon resistant features)?			No										
554	115a	* Has this facility been tested for the presence of radon?			Yes										
555	115b	* Were any of the results of the test greater than or equal to 4 picocuries per liter (cCi/L)?			No										
556	115c	* If yes, did the school take steps to mitigate these elevated radon levels?													
557															
558	BCS	American Red Cross						\$0		S	\$0	\$0	\$0	\$0	
559	116	American Red Cross:													
560	116a	*Is there a written agreement with the American Red Cross for the use of this building as an emergency shelter?	No												
561	116b	* Does this building have an emergency generator to support sheltering operations? (lights, HVAC etc.), and if yes, where?	Yes		Multiple types (list under remarks)										Boilers, Pumps, EM Lightng, Fire Alarm, PA, Telephone
562	116c	* Does this facility have a cooking/food preparation kitchen, and if yes, the area is outfitted for:	Yes		Full Preparation										
563	116d	* Check items powered by emergency generator:			Kitchen equipment										
564	116e	* Potable water provided by municipal system?			Yes										
565	116e	* Potable water provided by on site wells?			No										
566	116e	* If on site wells are present, are the wells connected to emergency generator?			n/a										
567	116f	* Sanitary System Gravity discharge?			Yes										
568	116f	* Sanitary System force main pumping station?			No										
569	116f	* If pumping station exists, are they connected to emergency generator?			n/a										
570															
571	BCS	Space Adequacy / Program Needs						\$0		S	\$0	\$0	\$0	\$0	

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572	27	Space Adequacy: Rating of space adequacy and comments:		Good											
573		Space sizes: Are spaces predominately within SED standards?			yes			\$0			\$0	\$0	\$0	\$0	
574		Space quantity: Are there sufficient number of each type of space needed?			yes			\$0			\$0	\$0	\$0	\$0	
575		Educational program: Are spaced adequate for meeting the district's current educational program?			yes			\$0			\$0	\$0	\$0	\$0	
576		Educational goals: Are spaced adequate for meeting the district's future educational program, goals and needs?			yes			\$0			\$0	\$0	\$0	\$0	
577		Pre-K: Does the facility accommodate pre-k programs?			no			\$0			\$0	\$0	\$0	\$0	
578		Transportable classrooms: Does the facility have transportable classrooms?			no			\$0			\$0	\$0	\$0	\$0	
579															
580	BCS	Equipment						\$180,050		5	\$62,425	\$66,000	\$105,750	\$0	
581		Visual Display Surfaces: chalk and tackboards		Good				\$0			\$0	\$0	\$0	\$0	
582		Display Cases:		Good				\$0			\$0	\$0	\$0	\$0	
583		Signage:		Poor				\$0			\$0	\$0	\$0	\$0	
584		* Is there instructional signage / wayfinding maps for visitors?			no			\$70,500		3	\$0	\$0	\$105,750	\$0	Recommend providing an overall coordinated room signage system to ease wayfinding for the public and improve overall function of the building. Cost is an allowance
585		* Does signage meet ADA requirements?			no			\$0			\$0	\$0	\$0	\$0	
586		* Is room name / number designation at every door?			no			\$0			\$0	\$0	\$0	\$0	
587		Toilet Compartments:		Fair				\$0			\$0	\$0	\$0	\$0	
588		Operable Partitions:		Poor				\$8,000		1	\$8,800	\$0	\$0	\$0	Upholstered Operable Partition: The existing operable partition in the Auditoria is not appropriate for an eating environment. Recommend replacing with a manually operated paneled partition with scrubbable surface.
589		Toilet and Shower Accessories:		Fair				\$0			\$0	\$0	\$0	\$0	
590		Gym Equipment:		Fair				\$0			\$0	\$0	\$0	\$0	
591		Science Lab Equipment:						\$0			\$0	\$0	\$0	\$0	
592		Projection Screens:						\$0			\$0	\$0	\$0	\$0	
593		Food Service Equipment:		Fair				\$32,500		1	\$35,750	\$0	\$0	\$0	Kitchen Hoods: District requested that kitchen hood be resized to accommodate the new kitchen equipment
594		Home and Careers Equipment:						\$0			\$0	\$0	\$0	\$0	
595		Loading Dock Equipment:		Fair				\$0			\$0	\$0	\$0	\$0	
596		Window Treatments:		Fair				\$13,250		1	\$14,575	\$0	\$0	\$0	Shade: Replace all drapes with District standard shades that were not replaced in the 2011 renovations project. (220 lf @ 7ft high)
597		Stage Curtains:		Fair				\$0			\$0	\$0	\$0	\$0	
598		Stage Rigging:						\$0			\$0	\$0	\$0	\$0	

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599		Casework: Base Cabinets		Fair				\$52,800		2	\$0	\$66,000	\$0	\$0	Furnishings/Casework: The cabinets and closets in the original buildings classroom wing are slightly damaged and worn. Cost allowance to replace existing wood casework with new high pressure laminate casework. (10 rooms @ 12 lf per room)
600		Countertops:		Fair				\$0			\$0	\$0	\$0	\$0	
601		Musical Instrument Storage:						\$0			\$0	\$0	\$0	\$0	
602		Library Furniture:		Fair				\$0			\$0	\$0	\$0	\$0	
603		Auditorium Seating:						\$0			\$0	\$0	\$0	\$0	
604		Bleacher Inspection			not recommended			\$0			\$0	\$0	\$0	\$0	
605		Bleachers:		Fair				\$0			\$0	\$0	\$0	\$0	
606		Wall Pads:		Fair				\$3,000		1	\$3,300	\$0	\$0	\$0	Wall pads along the west wall of the gym have reached the end of their useful life. Cost provides for fixed pads with fire retardant liner and includes wall fastening system.
607															
608	BCS	Electrical Systems						\$88,000		5	\$0	\$110,000	\$0	\$0	
609	52	Interior Electrical distribution (H):	Yes	Excellent		2011	30	\$0			\$0	\$0	\$0	\$0	Replace original panelboards, replace panel feeders, add TVSS panel and circuitry.
610	52b	* Does the interior electrical supply meet current needs?			yes			\$0							
611		* Is the main distribution panel adequate?			yes			\$0			\$0	\$0	\$0	\$0	
612		* Are the power panels and circuit wiring adequate?			yes			\$0			\$0	\$0	\$0	\$0	
613		* Do teaching spaces have adequate receptacles?			yes			\$0			\$0	\$0	\$0	\$0	
614		*Is there any cloth wiring?			no			\$0			\$0	\$0	\$0	\$0	
615		* Are step down transformers lightly loaded?			n/a			\$0			\$0	\$0	\$0	\$0	
616		* Do the bus heater controls have automated controls and are the quantities of outlets adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
617		* Is there an emergency generator system supplying power to lighting and / or kitchen refrigeration equipment and / or heating system?			yes			\$0			\$0	\$0	\$0	\$0	
618		*Electrical equipment, fixtures, auxiliary apparatus and controls and wiring systems, and the installation of same, shall be operable and in good condition without recurring problems. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
619		*Receptacles (NEC Requirements): Do existing receptacles need to be replaced with ground fault interrupting (GFI) receptacles? If yes, provide list of locations.			yes			\$0			\$0	\$0	\$0	\$0	
620		*Are there adequate emergency-off mushroom buttons in shops to cut power to equipment?			n/a			\$0			\$0	\$0	\$0	\$0	

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		621	53		Lighting fixtures	Yes	Satisfactory	All Interior/exterior Lighting to be replaced in an upcoming EPC project Currently at SED for review	2016	15	\$0			\$0	\$0	\$0	\$0		Replace stage dimming controls, fixtures, add circuitry, add occupancy sensors, add daylight harvesting, replace gym lights with LED, replace lighting fixtures.
		622			* Building Interior Lighting: Is lighting energy efficient and adequate?			yes			\$0			\$0	\$0	\$0	\$0		
		623			* Building Exterior Lighting: Is lighting vandalproof, energy efficient and adequate?			yes			\$0			\$0	\$0	\$0	\$0		
		624			* Is the stage dimming system and lighting system adequate?			no			\$53,000		2	\$0	\$66,250	\$0	\$0		Provide a 24 circuit stage dimming system and replace all existing stage lighting with LED lighting fixtures with DMX controls
		625			Light Levels: Level of artificial lighting in teaching areas shall be a minimum of 30 fc, maintained. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0		
		626			Electrically operated partitions have safety controls in accordance with 155.25 ++			Code-compliant			\$0			\$0	\$0	\$0	\$0		
		627			Energy efficiency / alternative energy:						\$0			\$0	\$0	\$0	\$0		
		628			* Are lights energy efficient?			yes			\$0			\$0	\$0	\$0	\$0		
		629			* Occupancy sensors?			yes			\$0			\$0	\$0	\$0	\$0		
		630			* Are daylight harvesting controls installed?			no			\$0			\$0	\$0	\$0	\$0		
		631			* Dual level illumination in all teaching spaces?			yes			\$0			\$0	\$0	\$0	\$0		
		632			* Is there a photovoltaic (PV) system serving the building?			no			\$35,000		2	\$0	\$43,750	\$0	\$0		Provide a 10 kW photovoltaic solar power system on roof. 10 Kw selected at size as this is the largest size that SED will provide aid for in a capital construction project
		633			* Is there a wind turbine system serving the building?			no			\$0			\$0	\$0	\$0	\$0		
		634			Lightning Protection: Does the building have lightning protection and if yes, what is its condition?		n/a				\$0			\$0	\$0	\$0	\$0		
		635																	
		636	BCS		Technology						\$173,500		5	\$0	\$216,875	\$0	\$0		
		637	54		Communications Systems (H):	Yes	Excellent		2010	20	\$0			\$0	\$0	\$0	\$0		
		638	54b		* Are the communications systems adequate?			yes											
		639			Computer network switches: Are they adequate?			yes	2010	7	\$42,000		2	\$0	\$52,500	\$0	\$0		Upgrade existing and add new PoE network switches to support additional wireless access points and security cameras, and also to replace end of life switches. SMART BOND?
		640			Computer network wiring: Is it adequate?			yes			\$0			\$0	\$0	\$0	\$0		
		641			Broadband Internet connectivity: Is it adequate?			yes			\$0			\$0	\$0	\$0	\$0		
		642			Wireless LAN Network: Is it adequate?			yes	2013	8	\$18,000		2	\$0	\$22,500	\$0	\$0		Provide wireless access points in all classrooms that do not currently have one. SMART BOND?
		643			Intercom system: Is it adequate?			yes			\$0			\$0	\$0	\$0	\$0		
		644			Phone system:						\$0			\$0	\$0	\$0	\$0		
		645			* Is the phone system adequate?			yes			\$0			\$0	\$0	\$0	\$0		
		646			* VoIP?			yes	2015	10	\$46,000		2	\$0	\$57,500	\$0	\$0		Upgrade all classroom phones to VoIP phones.

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647		Telephone: A telephone shall be provided in all buildings having student occupancy. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
648		Clock system:						\$0			\$0	\$0	\$0	\$0	
649		* Is the clock system adequate?			yes			\$0			\$0	\$0	\$0	\$0	
650		* Wireless GPS?			yes			\$0			\$0	\$0	\$0	\$0	
651		Does the auditorium have an adequate assistive listening system ?			no			\$2,500		2	\$0	\$3,125	\$0	\$0	
652		Is the auditorium sound system adequate?			no			\$35,000		2	\$0	\$43,750	\$0	\$0	Provide new fixed auditorium sound system.
653		Does the building have an adequate video on demand system?			yes			\$0			\$0	\$0	\$0	\$0	
654		Do the classrooms have an adequate video on demand display and computer controller?			yes			\$0			\$0	\$0	\$0	\$0	
655		Smartboards: Are they adequately located in the facility?			yes			\$30,000		2	\$0	\$37,500	\$0	\$0	Provide interactive whiteboards or 80" touch screen panels in all rooms that do not currently have them - SMART BOND?
656		Television System: Should the existing system be replaced with a new broadband cable television distribution system?			no			\$0			\$0	\$0	\$0	\$0	
657															
658	BCS	Security							\$35,000	S	\$0	\$43,750	\$0	\$0	
659		visibility of site Access Points: Is there a clear line of sight from administrative/full time staffed locations to site access points (natural/video)?			yes			\$0			\$0	\$0	\$0	\$0	
660		Site Features: Are features avoided that could prevent surveillance (large plantings), provide hiding places for weapons (loose rocks-gravel), or unintended access (elements to aid climbing on roofs)?			yes			\$0			\$0	\$0	\$0	\$0	
661		Vehicular Access: Are vehicles kept away from building walls?			no			\$0			\$0	\$0	\$0	\$0	
662		Exterior Signage: Is a clear path to main entry identified?			yes			\$0			\$0	\$0	\$0	\$0	
663		Main Entry: Is there a secure monitored entry vestibule (ID / sign in required)?			yes			\$0			\$0	\$0	\$0	\$0	
664		Is there a staff rear exit and safe room?			no			\$0			\$0	\$0	\$0	\$0	
665		Public Access / Service Areas: Is it designed to avoid unintended public access to student spaces?			yes			\$0			\$0	\$0	\$0	\$0	
666		Locking and Alarm Systems for High Risk Areas: Are they in place for main office and other spaces accessible to visitors, Nurse's office, Cafeteria, Computer labs, Industrial Arts areas, Science labs, Boiler and Electric rooms, phone closets?			yes			\$0			\$0	\$0	\$0	\$0	
667		Emergency Communications: Do all occupied spaces have emergency power supply for phones and PA system?			yes			\$0			\$0	\$0	\$0	\$0	

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		668		Intrusion Detection: Are system in place? On emergency power?			yes				\$0			\$0	\$0	\$0	\$0		
		669		Visitor Management System: System in place?			yes				\$0			\$0	\$0	\$0	\$0		
		670		Video Surveillance System: Is the CCTV system adequate?			yes	2011	7	\$25,000			2	\$0	\$31,250	\$0	\$0		Provide additional interior and exterior IP security cameras
		671		Access Control System: Is the system adequate?			yes	2011	10	\$10,000			2	\$0	\$12,500	\$0	\$0		Provide additional access control doors.
		672																	
		673																	
			BCS	TOTALS BY PRIORITY:							\$4,737,240		S	\$4,160,393	\$1,800,075	\$228,908	\$18,900		
			BCS	BUILDING TOTAL:									S	\$6,189,375					
		28		Estimated capital construction expenses anticipated for this building through 2015 - 2016 school year excluding maintenance:			\$4,737,240												
		29		Overall building rating			Satisfactory												
		30		Was overall building rating established after consultation with health and safety committee?			no												

KEY:

Denotes code items that are required to be assessed on NYSED Form FP-EEB and to be in conformance as part of a Capital Project. These health and safety in existing educational facilities items are requirements of Part 155.7 of the regulations.

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F.E. Smith Elementary

BUILDING CONDITION SURVEY INFORMATION

1	Name of School District	:	Cortland Enlarged City School District
2	BEDS District Code	:	11020001
3	Building Name	:	F.E. Smith Elementary
4	Building ID	:	0-001
5	Survey Inspection Date	:	10/26/2015
6	Building 911 Address	:	33 Wheeler Ave
7	City	:	Cortland
8	Zip Code	:	13045
9	Certification Expiration Date	:	4/1/2016
10	Certificate of Occupancy Status (A - Annual, T - Temporary, N - None)	:	Annual

Building Age and Gross Square Footage (GSF)

11	Year of Original Building	:	1957
12	GSF of Building as Currently Configured	:	56,358
13	No. of Floors	:	1
14	How many full-time and part-time custodians are employed at the school (or work in the building)?	:	
14a	Full-time Custodian	:	3
14b	Part-time Custodian	:	0

Building Ownership and Occupancy Status

15	Building Ownership*	:	
<input checked="" type="checkbox"/>	a. Owned and Used by District	<input type="checkbox"/>	c. Owned by District, Part Used by District, Part Leased to Non-District Entity
<input type="checkbox"/>	b. Owned by District and Leased to Non-District entity	<input type="checkbox"/>	d. Owned by Non-District Entity and Leased to District

DISTRICT

16	For which of the following purposes is the building currently used?	:	
16a	Used for Student Instructional Purposes	<input checked="" type="checkbox"/>	
16b	Used for District Administration	<input type="checkbox"/>	
16c	Used for Other District Purpose(s)	<input type="checkbox"/>	Describe here: Bus Maintenance and Storage
16d	Used by Other Organization(s)	<input type="checkbox"/>	

Building Users

17	How many students were registered to receive instruction in this building as of October 1, 2015? (Does not include evening class students)*	:	268
18	Of these registered students, how many receive most of their instruction in:	:	

18a Permanent Instructional Spaces (i.e. Regular Classrooms) : 268

18b Temporary Instruction Spaces (i.e. Portable or Demountable Classrooms) Attached to the Building : 0

18c Non-Instructional Spaces Used as Instructional Spaces: : 0

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

- Cafeteria
- Gymnasium
- Administrative Space
- Library
- Lobby
- Stairwell
- Storage Space
- Other

Comments:

19 Grades Housed: : K-6

20 For how many instruction days during the 2014-15 school year (July 1 through June 30) was the building closed due to facilities failures, system malfunctions, structural problems, etc? : 0

21 Is the building used for instructional purposes in the summer? : No

22 Have there been renovations or construction in the building during the past twelve months? : Yes

23 Was major construction/renovation work since 2010 conducted when school was in session? : No

Program Spaces

24 Number of Instructional Classrooms: : 26

25 Gross Square Footage of All Instructional Classrooms (combined) : 25,000

26 Other spaces provided (check all that apply)

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

GENERAL CONSTRUCTION SYSTEMS

Replacement Cost: \$11,271,600

Original Building 1957

Construction Classification : A (Fire resistive/Noncombustible).
Total Floor Area : 38,000sf.
Number of Floors : One; ground.
Structural System : Masonry bearing wall.
Floor Construction : Concrete Slab.
Roof Construction : Ballasted Roof on gypsum deck and steel joist.
Exterior Wall Construction : Brick/CMU
Interior Wall Construction : Drywall, plaster, painted masonry.
Windows : Aluminum sash/frame
Exterior Doors : Hollow metal doors and frames.
Portable Fire Extinguishers : Type, location

Building Addition 1986

Construction Classification : A (Fire resistive/Noncombustible).
Total Floor Area : 9,500sf.
Number of Floors : One; ground.
Structural System : Steel Frame
Floor Construction : Concrete Slab.
Roof Construction : Ballasted Roof on gypsum deck and steel joist.
Exterior Wall Construction : Brick/CMU
Interior Wall Construction : Drywall, plaster, painted masonry.
Windows : Aluminum sash/frame
Exterior Doors : Aluminum doors and frames.
Portable Fire Extinguishers : Type, location

Building Addition 1991

Construction Classification : A (Fire resistive/Noncombustible).
Total Floor Area : 9,400sf.
Number of Floors : One; ground.
Structural System : Steel Frame
Floor Construction : Concrete Slab.
Roof Construction : Ballasted Roof on gypsum deck and steel joist.
Exterior Wall Construction : Brick/CMU
Interior Wall Construction : Drywall, plaster, painted masonry.
Windows : Aluminum sash/frame
Exterior Doors : Aluminum doors and frames.
Portable Fire Extinguishers : Type, location

SITE CONDITIONS

A. Acreage:

- 1 Owned : 9.64 Acres
- 2 Leased : None

B. Contiguous Sites : none

C. Topography:

- 1 Type : Relatively flat
- 2 Significant Features : field areas, residential properties

D. Access:

- 1 Road : Wheeler Ave
- 2 Bus Loop : Wilson Place
- 3 Sidewalks : Off of Wheeler Ave
- 4 Parent drop-off : Off of Wheeler Ave

E. Parking Lots:

- 1 Location : Main parking lot is on northeast side of the site
and accessible from Wilson Place
Secondary parking at bus loop
- 2 Handicapped Access : 2 parking spaces are designated accessible.
2 curb cuts from parking lot at bus loop to the sidewalk.

F. Drainage Systems:

- 1 Type/Location : Piped storm system drains to municipal system.

G. Soil Type and Groundwater:

- : Typical soils gravelly loam
- : Typical depth to ground water -- >80"

H. Natural Turf Athletic Fields:

1 Exhibition Fields Type/Location	:	Football - None Soccer - None
	:	Baseball - None
	:	Softball - None
	:	Field Hockey - None
	:	Boys Lacrosse - None
	:	Girls Lacrosse - None
2 JV Fields	:	None
3 Modified Fields	:	None
4 Phys Ed Fields	:	None
5 Multipurpose fields	:	None
I. Synthetic Turf Fields	:	None
J. Tennis Courts:	:	None
K. Basketball Courts:	:	One at north of building
L. Water System:		
1 Type/Location	:	Municipal supply
2 Hydrants	:	One at Wheeler Ave, south of building Municipal owned
3 Backflow protection	:	Inside building
M. Sanitation System:		
1 Type / Location	:	Municipal connection
N. Irrigation Systems:		
1 Type/Location	:	none
2 Supply	:	none
3 Backflow / Location	:	none
O. Play Structures:		
1 Type / Location	:	West of building
2 Type of Safety Surfacing	:	Pea Gravel
3 Handicapped Accessibility	:	At-grade events

MECHANICAL CONSTRUCTION SYSTEMS

A. Primary Systems

1. Fuel

- Original 1957 Building

:Natural Gas
:Burners designed to operate on natural gas or No. 2 fuel oil

2. Heating Plant

- Original 1957 Building

:(2) Cleaver Brooks Low Pressure Steam Firetube Boilers (1957)
:CB 223-125 rated input of 5,230,000 BTUH each

3. Air Conditioning

- Original 1957 Building

:The computer classroom has a heating/cooling unit ventilator with remote condensing unit on the roof and supplemental, ductless, split system air conditioning units connected to a separate remote condensing unit on the roof. The servers are located in an alcove within the computer classroom.

B. Secondary Systems

1. Classrooms

- Original 1957 Building

:Unit Ventilators with draftstop return air system provide ventilation and heat. Relief air path is from the classrooms to the corridor with transfer grilles in corridor wall. The air relieved to the outside via grille in ceiling to rooftop hoods. Each classroom Toilet Room is provided with exhaust air.

- 1980 Addition

:Unit Ventilators provide ventilation and heat. Relief air path is from the classrooms, to above the ceiling space, to the corridor, exiting the building via a rooftop hood.

- 1992 Addition

:Unit Ventilators provide ventilation and heat. Relief air path is from the classrooms, to above the ceiling space, exiting the building via a rooftop hood (Corridor is not used).

2. Library

- 1980 Addition

:(2) Unit Ventilators provide ventilation and heat. Relief air path is from the Library to above the ceiling, transfer into corridor ceiling space and relieved to the outside via rooftop hood.

3. Auditorium/Cafeteria and Stage
- Original 1957 Building

:Space is served by an air handling unit in a mechanical room located between the Auditorium and Gym. Unit provides ventilation and heat to Auditorium and Stage. Return air path is from space through wall grilles into mechanical room and either mixed with outside air or relieved from mechanical room via rooftop hoods.

- 1992 Addition

:Unit Ventilator with supplemental fin tube radiation provides ventilation and heat.

4. Gymnasium
- Original 1957 Building

:Space is served by (2) air handling units in a mechanical room located between Auditorium and Gym. Units provide ventilation and heat to Gym and locker rooms. Return air path is from space through wall grilles into mechanical room and either mixed with outside air or relieved from mechanical room via rooftop hoods.

5. Locker Rooms
- Original 1957 Building

:Ventilation air is transferred from adjacent gym into boys and girls locker rooms. Rooftop exhaust fans are used to exhaust the locker and shower rooms.

6. Kitchen
- Original 1957 Building

:The cooking equipment and the dishwasher have exhaust hoods with fans on the roof. Makeup air is provided by a gas fired makeup air unit on the roof, which was installed in the 2010 capital project.

7. Administration
- Original 1957 Building

:Main Office, Conference Room, Principal's Office, Faculty, Office and Work Room have fin tube radiation along window wall providing heat only and there is no fresh air ventilation.

8. Health Office
- Original 1957 Building

:Fin tube radiation along window wall is providing heat only and there is no fresh air ventilation. The office and rest/exam room occupy this space and the only separation is when a curtain is pulled closed. There is no general exhaust and does not have air conditioning.

:Toilet Room has powered exhaust.

9. Toilet Rooms
- Original 1957 Building

:Individual toilet rooms located in each classroom with powered exhaust and make-up air provided by the classroom unit ventilator.

:Toilet Rooms adjacent to the Main Lobby area have general exhaust and convectors for heat. There is no make-up air since no ventilation is provided in corridors.

- 1980 Addition

:Individual toilet rooms located in each classroom with powered exhaust and make-up air provided by the classroom unit ventilator.

- 1992 Addition

:Individual toilet rooms located in each classroom with powered exhaust and make-up air provided by the classroom unit ventilator.

10. Janitor Closets
- Original 1957 Building

:General exhaust provided

- 1967 Addition

:General exhaust provided

- 1980 Addition

:General exhaust provided

- 1992 Addition

:General exhaust provided

11. Corridors
- Original 1957 Building

:Corridors are part of the classrooms relief air path. Some areas are heated by recessed wall convectors or fan coil units.

- 1980 Addition

:Corridors are part of the classrooms relief air path. Some areas are heated by recessed wall convectors or fan coil units.

- 1992 Addition

:No heat or ventilation air provided.

PLUMBING CONSTRUCTION SYSTEMS

A. ORIGINAL BUILDING 1952

1. Water Supply
 - a. Source : Municipal water service provided by City of Cortland.
 - b. Distribution : Galvanized steel and copper lines serve the building.
2. Water Softening System
 - a. Type : none
 - b. Location : none
 - c. Serves : none
3. Sewage Disposal
 - a. Method : Sewage is discharged to the City of Cortland municipal sewer system.
4. Natural Gas:
 - a. Provided By : NYSEG
 - b. Provided For : Building heating, domestic hot water, kitchen and emergency generator.
5. Fuel Oil
 - a. Provided By : none
 - b. Provided For : none
 - c. Tank Size/Location : none
6. Domestic Hot Water
 - a. Provided By : Gas fired storage type water heater connected to two vertical storage tanks. A thermostatic mixing valve regulates hot water supply temperature to the building. An electric booster heater in the kitchen provides 180°F final sanitizing rinse water for the dishwasher. Storage tanks were replaced in the 2010 capital project.

- 7. Toilet Rooms
 - a. Gang : None
 - b. Individual : All classrooms have individual toilets. Separate toilet facilities are provided for the Health Room and for staff use.
 - c. Locker Rooms : Separate toilet and shower facilities for staff and student use however, the showers are no longer in use.

- 8. Drinking Water
 - a. Provided By : Drinking fountains.
 - b. Location : Drinking fountains in the corridors and the classrooms. Many of the original drinking fountains in the 1957 classrooms are no longer operational.

- 9. Fire Suppression System
 - a. Fire Standpipe : None.
 - b. Sprinkler System : None.
 - c. Kitchen Range Hood : Automatic wet chemical fire suppression system in the kitchen hood.

- 10. Portable Fire Extinguishers
 - a. Type : ABC
 - b. Location : Various Locations

ELECTRICAL / TECHNOLOGY SYSTEMS

A. ORIGINAL BUILDING 1957

- 1. Service and Distribution:
 - a. Service Entrance : Overhead, Secondary
 - b. Metering : Secondary
 - c. Incoming Service Voltage : 208/120V 3PH
 - d. Building Distribution Voltages : 208/120V 3PH
 - e. Service Size : 1200 amperes
 - f. Main Distribution Panel : Circuit breaker.
 - g. Local Panels : Circuit breaker.

- 2. General Wiring:
 - a. Majority of wiring **does** meet National Electrical Code
 - b. Location and quantity of convenience receptacles is **adequate**.
 - c. Majority of convenience receptacles **are** of the grounded type.
 - d. Location and quantity of light switches is **adequate**.

3. Lighting:

- a. Classrooms
- b. Music Classrooms
- c. Cafeteria(s)
- d. Library/Media Center
- e. Auditorium
- f. Gymnasium(s)
- g. Offices
- h. Kitchen
- i. Corridors
- j. Gang Toilets
- k. Stairs
- l. Mechanical Rooms

Type	Occ. Sensors	Daylight Sensors	Level
Flourescent (T8/Electronic Ballast)			60fc (min required: 30 fc)
Flourescent (T8/Electronic Ballast)			60fc (min required: 30 fc)
Flourescent (T8/Electronic Ballast)			55fc (min required: 30 fc)
Flourescent (T8/Electronic Ballast)			45fc (min required: 30 fc)
Flourescent (T8/Electronic Ballast)			65fc (min required: 30 fc)
HID			60fc (min required: 30 fc)
Flourescent (T8/Electronic Ballast)			65fc (min required: 30 fc)
Flourescent (T8/Electronic Ballast)			40fc (min required: 30 fc)
Flourescent (T8/Electronic Ballast)			30fc (min required: 20 fc)
Flourescent (T8/Electronic Ballast)			35fc (min required: 20 fc)
Flourescent (T8/Electronic Ballast)			35fc (min required: 20 fc)
Flourescent (T8/Electronic Ballast)			30fc (min required: 20 fc)

4. Emergency Lighting/Power:

a. Lighting:

- 1 Classrooms
- 2 Cafeteria(s)
- 3 Library/Media Center
- 4 Auditorium
- 5 Gymnasium(s)
- 6 Offices
- 7 Kitchen
- 8 Corridors
- 9 Gang Toilets
- 10 Stairs
- 11 Mechanical Rooms
- 12 Exterior Egress

Type
Not required
Generator connection
Generator connection
Generator connection
Generator connection
Local battery
Generator connection
Generator connection
Generator connection
Generator connection
Not required
Local battery

b. Power Generator System:

- 1 Make : Kohler
- 2 Size : 65 kw
- 3 Voltage : 120/208
- 4 Fuel : Natural gas
- 5 Transfer Switch(s) : Automatic
- 6 Cooling : Unducted Radiator
- 7 Other : other

- 5. Fire Alarm System:
 - a. Make : FCI
 - b. Equipment
 - 1 Initiation Devices : Manual stations, Smoke detectors, Beam type smoke detectors, Heat detectors,
 - 2 Notification Appliances : Horn/strobes, Strobes.
 - 3 Interconnections : Door holders, Fan shut down, Kitchen extinguishing system. City box on site, Municipal connection Drill switch, remote annunciator, trouble bell, trouble light

- 6. Clock and Program System:
 - a. Make : Primex
 - b. Master : GPS
 - c. Program : Tone over speakers
 - d. Secondary Clocks : Surface, Semi-recessed, Time-tone enclosures

- 7. Public Address/Intercom Systems:
 - a. Make : Rauland/NEC PBX
 - b. Equipment
 - 1 Console : Microphone, telephone.
 - 2 Classrooms : Telephone.

- 8. Sound System:
 - a. Make : Rauland
 - b. Equipment
 - 1 Console : AM-FM tuner, tape player, CD player, room selector switches, monitor speaker, level meter, microphone, all-call switch, program channel, intercom channel, amplifier.
 - 2 Classrooms : Telephone, ceiling speakers, wall speakers, time-tone enclosures
 - 3 Stage : Speaker jack, Microphone jack, amplifier, wall speakers, ceiling speakers.
 - 4 Gymnasium : Speaker jack, Microphone jack, amplifier, wall speakers, ceiling speakers.

Code items that are assessed on NYSED Form FP-EEB
 BCS Item
 BCS Drop-down Selection
 Non-BCS Drop-down Selection

Need to confirm escalation percentages. Currently using 5% annual for priorities 1, 2, and 3

Item No.	BCS No.	Randall Elementary	In Facility?	Condition	Comments	Year of Last Major Work	Rem Useful Life (yrs)	Construction Budget (2015)	Subtotal	Priority	1.1	1.25	1.5	1.05	Remarks
											Priority 1 (0-2 yrs)	Priority 2 (3-5 yrs)	Priority 3 (6-10 yrs)	Other	
1	BCS	Site Utilities						\$13,500		5	\$11,550	\$0	\$4,500	\$0	
2	37	Water:	Yes	Satisfactory		1928	0	\$0			\$0	\$0	\$0	\$0	Although the building water service line, if original, has exceeded its normally anticipated lifespan, there are no known deficiencies or concerns at this time.
3	37a	* Type of Service:			Municipal or Utility Provided										
4		* Shall be operable and in good condition ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
5	38	Site Sanitary:	Yes	Unsatisfactory		1952	17	\$10,000		1	\$11,000	\$0	\$0	\$0	Sanitary System Upgrades: Repair existing sanitary system between Randall Street connection and first sanitary manhole on site by scoping pipe to locate compromised section of pipe and repair. Repair manhole top as required.
6	38a	* Type of Service:			Municipal or Utility Sewer			\$500		1	\$550	\$0	\$0	\$0	Extend fresh air intake on sanitary sewer line from 1928 building to raise it above the mulched planting bed for better air flow.
7	39	Site Gas: Does the building have gas service or use liquid petroleum gas?	Yes	Satisfactory	Natural Gas	2011	56	\$0			\$0	\$0	\$0	\$0	Gas service to building was significantly modified in the 2010 capital project to accommodate the new emergency generator.
8	40	Site Fuel Oil: Does the facility have fuel oil tanks?	No	n/a				\$0			\$0	\$0	\$0	\$0	
9	40b	* Number above ground													
10	40b	* Capacity above ground													
11	40b	* Number below ground													
12	40b	* Capacity below ground													
13	41	Site Electrical, Including Exterior Distribution:				2011	35	\$0			\$0	\$0	\$0	\$0	
14	41a	* Service Provider(s):			Utility Provided										
15	41b	* Type of Service:			Above Ground										
16		Site Drainage:													
17	42	* Closed drainage pipe stormwater management system	Yes	Satisfactory		1958	0	\$0			\$0	\$0	\$0	\$0	
18	43	* Open drainage stormwater management system	No					\$0			\$0	\$0	\$0	\$0	
19	44	* Catch basins drop inlets/manholes	Yes	Satisfactory		1985	30	\$3,000		3	\$0	\$0	\$4,500	\$0	Storm Drains: Rod and clean storm drain piping to facilitate proper drainage in the following areas: a. Throughout site
20	45	* Culverts	No					\$0			\$0	\$0	\$0	\$0	
21	46	* Outfalls:	No					\$0			\$0	\$0	\$0	\$0	
22	51	** Point of outfall discharge:													
23	52	** Were stormwater outfalls inspected during dry weather for signs of non-stormwater discharge?													
24	47	* Infiltration basins/chambers	No					\$0			\$0	\$0	\$0	\$0	
25	48	* Retention basins	No					\$0			\$0	\$0	\$0	\$0	
26	49	* Wetponds	No					\$0			\$0	\$0	\$0	\$0	

Item No.	BCS No.	Randall Elementary	In Facility?	Condition	Comments	Year of Last Major Work	Rem Useful Life (yrs)	Construction Budget (2015)	Subtotal	Priority	Priority 1 (0-2 yrs)	Priority 2 (3-5 yrs)	Priority 3 (6-10 yrs)	Other	Remarks
27	50	* Manufactured stormwater proprietary units	No					\$0			\$0	\$0	\$0	\$0	
28															
29	BCS	Other Site Features						\$161,000		5	\$29,645	\$234,250	\$7,500	\$16,170	
30	53	Pavement (Roadways and Parking Lots)	No	Satisfactory		1998	0	\$73,750		2	\$0	\$92,188	\$0	\$0	Existing Parent Drop-Off: a. Remove and replace 875 sy of existing asphalt paving for entire length of parent drop-off, 560 lf of concrete curb and re-stripe. b. Stormwater management for renovation of parent drop-off
31	53	Pavement (Roadways and Parking Lots) continued						\$10,000		2	\$0	\$12,500	\$0	\$0	Replace existing 38'x 10' concrete pad that has reached the end of its useful life at south end of main parking area adjacent to building.
32	53a	* Type:			Asphalt										
33		* ADA Pavement Markings	No	Unsatisfactory				\$500		1	\$550	\$0	\$0	\$0	Crosswalk: Provide painted crosswalks at the existing parent drop off.
34		* ADA Signage	Yes	Unsatisfactory				\$0			\$0	\$0	\$0	\$0	
35		* General Pavement Markings		Unsatisfactory				\$0			\$0	\$0	\$0	\$0	
36		* General Site Signage		Satisfactory				\$0			\$0	\$0	\$0	\$0	
37	54	Sidewalks (include curbing)	Yes	Satisfactory		1998	12	\$7,950		1	\$8,745	\$0	\$0	\$0	Tripping Hazard at Asphalt Walks: Remove existing 150' x 5' asphalt walk and replace with 150' x 8' asphalt walk to eliminate potential tripping hazard north of parent drop off loop west side of school.
38	54	Sidewalks (include curbing) continued						\$2,600		1	\$2,860	\$0	\$0	\$0	Sealant - Sidewalk Joints: Sealant at columns in sidewalk at rear entrance canopy is not present. Clean joints and seal.
39	54a	* Type:			Concrete										
40		* Exit Stoop		Satisfactory				\$0			\$0	\$0	\$0	\$0	
41		*ADA Compliant	No					\$0			\$0	\$0	\$0	\$0	
42		*Curbing		Satisfactory				\$5,650		2	\$0	\$7,063	\$0	\$0	Existing Curb Replacement: Remove and replace 85 lf of existing deteriorated curbing northwest end of main parking area adjacent to lawn.
43		*Curbing Type:			Concrete										
44	55	Playgrounds	n/a					\$0			\$0	\$0	\$0	\$0	
45		* ADA compliant?						\$0			\$0	\$0	\$0	\$0	
46		* Code compliant surface?						\$0			\$0	\$0	\$0	\$0	
47		* Age appropriate?						\$0			\$0	\$0	\$0	\$0	
48	56	Athletic fields and play fields	n/a					\$0			\$0	\$0	\$0	\$0	
49	56f	* Synthetic turf field present?						\$0			\$0	\$0	\$0	\$0	
50	56f	* If yes, how many synthetic turf fields?						\$0			\$0	\$0	\$0	\$0	
51	56f	* Expected useful life remaining?						\$0			\$0	\$0	\$0	\$0	
52	56f	* Type of infill?						\$0			\$0	\$0	\$0	\$0	
53	57	Exterior Bleachers / Stadium	n/a					\$0			\$0	\$0	\$0	\$0	
54	58	Related structures (such as press boxes, dugouts, climbing walls, etc.)	n/a					\$0			\$0	\$0	\$0	\$0	
55		* Shot Put: Circle and surface condition						\$0			\$0	\$0	\$0	\$0	
56		* Running Track: Surface type and condition:						\$0			\$0	\$0	\$0	\$0	

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57		* Long Jump / Triple Jump: Sand Pit Condition:						\$0			\$0	\$0	\$0	\$0	
58		* Long Jump / Triple Jump: Running surface type and condition:						\$0			\$0	\$0	\$0	\$0	
59		* Tennis Courts: Court condition, including pavement, surface, nets, posts and fences:						\$0			\$0	\$0	\$0	\$0	
60		* Soccer, Lacrosse, and Football Fields: Field condition, including surface cover, drainage, and irrigation:						\$0			\$0	\$0	\$0	\$0	
61		* Baseball and Softball Fields: Field condition, including surface cover, drainage, and irrigation:						\$0			\$0	\$0	\$0	\$0	
62		** Baseball and Softball Fields: condition of backstop and fencing						\$0			\$0	\$0	\$0	\$0	
63		*** Evidence of structural cracks or spalling at bases?						\$0			\$0	\$0	\$0	\$0	
64		*** Evidence of rot/decay/corrosion of posts?						\$0			\$0	\$0	\$0	\$0	
65		* Home Bleachers: Type and condition						\$0			\$0	\$0	\$0	\$0	
66		** ADA Compliant?						\$0			\$0	\$0	\$0	\$0	
67		** Home Bleacher foundation: condition						\$0			\$0	\$0	\$0	\$0	
68		*** Type:													
69		*** Evidence of structural cracks or spalling?						\$0			\$0	\$0	\$0	\$0	
70		* Away Bleachers: Type and condition						\$0			\$0	\$0	\$0	\$0	
71		** ADA Compliant?						\$0			\$0	\$0	\$0	\$0	
72		** Away Bleacher foundation: condition						\$0			\$0	\$0	\$0	\$0	
73		*** Type:													
74		*** Evidence of structural cracks or spalling?						\$0			\$0	\$0	\$0	\$0	
75		* Basketball Court: court condition, including pavement, surface and basketball goals:						\$90,500		2	\$0	\$113,125	\$0	\$0	Existing Asphalt Play Area: Remove and replace 1448 sy of asphalt and color coat two 1/2 basketball courts and playground events. Price includes storm water management for new parking lot (if over an acre of total disturbance).
76		* Discus Cage: All discus events must have a discus cage per SED requirements. Is a cage currently provided at the discus pad?						\$0			\$0	\$0	\$0	\$0	
77		Fire Protection: Fire lanes may be required around buildings by Code and along access roads and parking areas. Do fire hydrants meet SED requirements?						\$0			\$0	\$0	\$0	\$0	
78		Fencing / Gates: Is site continuously fenced (with required exit gates), especially at younger students play areas?						\$0			\$0	\$0	\$0	\$0	
79		Signage: Is there a clearly marked visitor entry / path and are notifications of security systems (detection / surveillance) in use?						\$9,200		1	\$10,120	\$0	\$0	\$0	Campus Orientation Signage System: Provide attractive post and panel signage system to provide orientation and direction for vehicular or pedestrian traffic.
80		Lighting: Is lighting plentiful and vandalproof?			Yes			\$0			\$0	\$0	\$0	\$0	

Item No.	BCS No.	Randall Elementary	In Facility?	Condition	Comments	Year of Last Major Work	Rem Useful Life (yrs)	Construction Budget (2015)	Subtotal	Priority	Priority 1 (0-2 yrs)	Priority 2 (3-5 yrs)	Priority 3 (6-10 yrs)	Other	Remarks
81		* Parking Lots Lighting:			Yes			\$0			\$0	\$0	\$0	\$0	
82		* General Site Lighting:			Yes			\$0			\$0	\$0	\$0	\$0	
83		* Playing fields Lighting:			n/a			\$0			\$0	\$0	\$0	\$0	
84		Vehicular and pedestrian circulation:						\$0			\$0	\$0	\$0	\$0	
85		* Is there safe separation between vehicles and pedestrians?			Yes			\$0			\$0	\$0	\$0	\$0	
86		* Is there a separate parent drop off area from buses? Is it adequate for the volume of cars?			Yes			\$0			\$0	\$0	\$0	\$0	
87		Retaining Walls:	n/a					\$0			\$0	\$0	\$0	\$0	
88		* Type:													
89		* Evidence of structural concerns						\$0			\$0	\$0	\$0	\$0	
90		** Unsupported areas?						\$0			\$0	\$0	\$0	\$0	
91		** Cracking / spalling?						\$0			\$0	\$0	\$0	\$0	
92		** Bowing of wall?						\$0			\$0	\$0	\$0	\$0	
93		** Rot / decay / corrosion?						\$0			\$0	\$0	\$0	\$0	
94		** Water penetration / efflorescence?						\$0			\$0	\$0	\$0	\$0	
95		** Heaving of foundation						\$0			\$0	\$0	\$0	\$0	
96		** Excessive deflection						\$0			\$0	\$0	\$0	\$0	
97		Bike Racks		Satisfactory				\$5,000		3	\$0	\$0	\$7,500	\$0	Provide powdercoated bike racks
98		Lawn Area		Satisfactory				\$6,700		1	\$7,370	\$0	\$0	\$0	Existing lawn areas have bare spots, weeds, and need general renovations at north south and west lawns - \$3000. Add 20 cy of topsoil to raise finish grade to provide positive drainage and ease maintenance add 355 sy of sod at parent drop off island. - \$3700
99		Dumpster Enclosure						\$7,500		2	\$0	\$9,375	\$0	\$0	Provide new enclosure at dumpster to improve appearance of this area.
100		Studies and Tests:						\$3,500		o	\$0	\$0	\$0	\$3,675	Landscaping: A comprehensive review of planting and maintenance with recommendations for improvements is recommended. Amount shown is approximate for new plantings.
101		* Topographic & Boundary Survey			recommended			\$10,000		o	\$0	\$0	\$0	\$10,500	
102		* Geotechnical Borings at Asphalt Paving			not recommended			\$1,500		o	\$0	\$0	\$0	\$1,575	
103		* Geotechnical Borings at Athletic Fields			not recommended			\$0			\$0	\$0	\$0	\$0	
104		* Turf/Lawn Soil Testing & Consulting Services			recommended			\$400		o	\$0	\$0	\$0	\$420	
105		* Hydrant Flow Tests			not recommended			\$0			\$0	\$0	\$0	\$0	
106															
107	BCS	Substructure							\$64,700	5	\$71,170	\$0	\$0	\$0	
108	59	Foundation (S):		Satisfactory		1992	50	\$1,200		1	\$1,320	\$0	\$0	\$0	Concrete Foundation: Concrete foundation has spalled at the corners near Room 130, 132 and the rear entrance. Remove loose concrete and patch to match existing.
109	59a	* Type:			Reinforced Concrete										
110	59b1	* Evidence of structural cracks?			No			\$0			\$0	\$0	\$0	\$0	
111	59b2	* Evidence of heaving / jacking?			No			\$0			\$0	\$0	\$0	\$0	

Item No.	BCS No.	Randall Elementary	In Facility?	Condition	Comments	Year of Last Major Work	Rem Useful Life (yrs)	Construction Budget (2015)	Subtotal	Priority	Priority 1 (0-2 yrs)	Priority 2 (3-5 yrs)	Priority 3 (6-10 yrs)	Other	Remarks
112	59b3	* Evidence of decay / corrosion?			Yes			\$63,500		1	\$69,850	\$0	\$0	\$0	Heavy spalling and water infiltration is evident in the boiler room in the 1928 building. Recommend excavation and repair of the exterior side of the foundation and installation of waterproof membrane along parking lot side. Recommend coordinating work with parking lot repaving item above.
113	59b4	* Evidence of water penetration?			Yes			\$0			\$0	\$0	\$0	\$0	
114	59b5	* Evidence of unsupported areas?			No			\$0			\$0	\$0	\$0	\$0	
115	59b6	* Evidence of other structural concerns?			Yes			\$0			\$0	\$0	\$0	\$0	
116		* Evidence of settlement?			No			\$0			\$0	\$0	\$0	\$0	
117		* Evidence of parging coming off?			No			\$0			\$0	\$0	\$0	\$0	
118		* Evidence of bowing of walls?			No			\$0			\$0	\$0	\$0	\$0	
119															
120	BCS	Interior Spaces							\$337,250	5	\$266,475	\$142,500	\$0	\$0	
121	69	Interior bearing walls and fire walls (S)	Yes	Satisfactory		1952	50	\$19,000		2	\$0	\$23,750	\$0	\$0	Fire Stopping: Through penetrations of fire-resistance-rated walls shall be sealed to prevent passage of flames, fumes, smoke and hot gases. Corridor walls are required to maintain a 3/4-hour fire separation. Firestopping material should be fitted around all conduit and at the top of wall / roof deck joint and permanently secured in position. {NYS 711} The corridor walls in 1951 addition were observed not to extend to deck. extend walls to deck and firestop top of wall. Rate penetrations in back wall of stage area.
122	69	Interior bearing walls and fire walls (S)						\$4,000		2	\$0	\$5,000	\$0	\$0	Fire Separation - Storage: Storage rooms over 100 sf shall be enclosed by construction having a fire-resistance rating of at least one hour. Rate walls at storage rooms 122C and 123F. Note: door to 123F is blocked by storage in front of the active leaf of the door. Clear area in front of both doors.
123		* Evidence of structural cracks / spalling / gaps?						\$0			\$0	\$0	\$0	\$0	
124		* Evidence of unsupported areas?						\$0			\$0	\$0	\$0	\$0	
125		* Evidence of rot / decay / corrosion?						\$0			\$0	\$0	\$0	\$0	
126		* Evidence of issues with masonry ties?						\$0			\$0	\$0	\$0	\$0	
127		* Evidence of bowing of wall?						\$0			\$0	\$0	\$0	\$0	
128	70	Other interior walls	Yes	Satisfactory		1952	50	\$12,000		1	\$13,200	\$0	\$0	\$0	Finishes - Miscellaneous: a. Repaint walls of Gymnasium
128a	70	Other interior walls						\$600		1	\$660	\$0	\$0	\$0	Construct chase in cafeteria to conceal exposed sanitary and water supply piping for handwash station.

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129	75	Ceilings (H)	Yes	Satisfactory		1975	0	\$91,000		2	\$0	\$113,750	\$0	\$0	<p>Ceiling: Ceilings in several areas were water damaged, stained or dingy. Consider replacing ceiling panels in the following: 133A, B-15, B-17, 201-204, and 205.</p> <p>Replace ceilings in classrooms with a suspended ceiling system with acoustical lay in panels to provide system uniformity and to upgrade appearance.</p> <p>Replace ceiling in gymnasium.</p> <p>This cost DOES NOT include lighting replacement. Lighting is being replaced as part of the EPC project, with 2' x 4' LED surface mounted fixtures, so will need to be removed and reinstalled, need to determine how to work surface mounted lights into a new ceiling system.</p> <p>Cost includes \$2/sf for demo of concealed spline ceiling and \$5.50/sf for new 2' x 2' lay-in ceiling tile system including grid and hangars.</p>
130		* Water stains?			Yes			\$0			\$0	\$0	\$0	\$0	
131		* Sagging tile?			Yes			\$0			\$0	\$0	\$0	\$0	
132		* Kitchen Ceiling: Is replacement of a mineral fiber ceiling panel system with non-absorbent, humidity resistant scrubbable panel system required?			No			\$0			\$0	\$0	\$0	\$0	
133	76	Lockers	Yes	Satisfactory		1992	15	\$0			\$0	\$0	\$0	\$0	
134		* Corridor Lockers	No	n/a				\$91,200		1	\$100,320	\$0	\$0	\$0	<p>Wardrobes: The corridor of the 1951 addition has closet coat hooks for gang storage of student garments and accessories. Individual wardrobes in Elementary School application are generally more desirable than open closets. Organization of materials is improved and segregation of apparel also serves to help prevent the spread of lice. Cost includes replacing open closets with individual lockers. (240 Cubbies) DISTRICT TO CONFIRM THIS SOLUTION IS VIABLE.</p>
135		* PE Lockers	Yes	Satisfactory											
136	77	Interior Doors :	Yes	Satisfactory		1951	0	\$4,000		1	\$4,400	\$0	\$0	\$0	PE office 123B does not have a door. Remove existing overhead door and provide double door.
137	77b	* Interior door hardware:		Satisfactory											
138		** Door Hardware: Door hardware shall be a type that permits door to be opened from within without use of a key. Replace with compliant hardware if needed. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
139		** Panic Hardware: Doors in exit ways serving 3 or more spaces of pupil occupancy and places of assembly shall have panic hardware. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	

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140		** Door Closers: Required fire doors, including all doors opening into a corridor, shall be maintained closed, or on hold opens tied to the fire alarm system. ++			Requires remediation			\$116,000		1	\$127,600	\$0	\$0	\$0	Door Hardware: Newly constructed, unsprinklered buildings require door closers on all doors that open onto a corridor in order to maintain exit corridor fire separation rating. The majority of the wood doors at corridors in the building are not rated. Recommend replacing all corridor doors with rated assemblies and proper hardware. (Cost is for 52 single doors and 6 double doors) Door Hardware - Classroom: Doorstops, if provided, must be automatic type. Remove doorstops from all doors opening onto a corridor. No cost impact - assumes maintenance function. {NYS 708 corridor walls 1 HR except per 1004.3.2.1 Not Required if each classroom has 1 door directly to the exterior AND/OR, entire bldg is sprinklered}
141		** Interior Door Hardware: Lockdown capable but allow for egress?			Yes			\$0			\$0	\$0	\$0	\$0	
142		** Electronic Door Hardware: Electronic releasing system for interior doors (pupil occupied spaces)? Are building areas segregated for after school activities?			Yes			\$0			\$0	\$0	\$0	\$0	
143		** Exit Doors: Exit doors shall not be locked, chained, or rendered inoperable from the inside at any time. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
144		* Stair Enclosure Doors: Doors into stair enclosures shall swing in the direction of travel, be self closing, and any glazing shall be safety glazing. ++			Requires remediation			\$0			\$0	\$0	\$0	\$0	See item below
145		* Rated Doors: 90 minute fire rated, self closing fire doors are required at boiler, refrigeration, electrical and mechanical equipment rooms, storerooms for fuel and flammable liquid, transformer vaults and rooms housing emergency generators. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
146		* Single Use Toilet Room Doors: Privacy locks and only lock from outside with key?			Yes			\$0			\$0	\$0	\$0	\$0	
147	78	Interior stairs (S)	Yes	Satisfactory		1951	5				\$0	\$0	\$0	\$0	
148		* Stairway Enclosure: Are stairways enclosed? If yes, do enclosure doors have magnetic holdopens? ++			Requires remediation			\$14,500		1	\$15,950	\$0	\$0	\$0	Stair Enclosure: All stairways in new construction shall be fully enclosed with fire resistive materials, and closed off at each floor by 1-hour construction to effectively obstruct the passage of smoke and fumes. South stair should be enclosed at the ground floor level. Cost is for 2 sets of double doors and rated walls.
149		* Handrails: A handrail shall be provided on at least one side of each stairway. ++			Requires remediation			\$1,800		1	\$1,980	\$0	\$0	\$0	Replace center handrail at corridor 118 with dual height handrails and replace side rails to extend 12" beyond top and bottom of the stairs.
150		* Storage Under Stairs: There shall be no storage under stairs or landings. ++			Requires remediation			\$2,150		1	\$2,365	\$0	\$0	\$0	Stairway Storage: Storage space under any stairs or landings is prohibited in new buildings unless separated from the stairway by two hour rated construction and accessed from another space or the corridor. {SED S107-1} Provide 2 hour rated ceiling at storage room B19.

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151		* Evidence of rot / decay / corrosion of stringers / pans / support steel?			No			\$0			\$0	\$0	\$0	\$0	
152		* Evidence of cracking / spalling of concrete?			No			\$0			\$0	\$0	\$0	\$0	
153	79	Elevator, lifts and escalators (H)	No	Unsatisfactory				\$0			\$0	\$0	\$0	\$0	See accessibility items below.
154		* Does elevator have elevator lobbies as required by the Building Code of NYS Section 707.14?						\$0			\$0	\$0	\$0	\$0	
155		* Evidence of rot / decay / corrosion of support structure?						\$0			\$0	\$0	\$0	\$0	
156		* Evidence of cracking / spalling of support walls?						\$0			\$0	\$0	\$0	\$0	
157	80	Interior Electrical distribution (H): See Electrical Systems section below.													
158	81	Lighting fixtures: See Electrical Systems section below.													
159	82	Communications Systems (H): See Technology Systems section below.													
160	83	Swimming pool and swimming pool systems	No	n/a				\$0			\$0	\$0	\$0	\$0	
161		* Have the pool main drain(s) been modified for compliance with the Virginia Graeme Baker Act?			n/a			\$0			\$0	\$0	\$0	\$0	
162		* Does the pool have an ASTM F2208 compliant alarm system that is capable of detecting a person entering the water at any point on the surface of the pool and giving an audible alarm?			n/a			\$0			\$0	\$0	\$0	\$0	
163		* Is Swimming Pool main drain anti-entrapment compliant?			n/a			\$0			\$0	\$0	\$0	\$0	
164		* Is piping adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
165		* Is filtration system adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
166		* Is pool water chemistry control system adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
167		* Is safety shower / eyewash adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
168		* Is pool gutter adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
169		Dead End Corridor: Dead end corridor pockets shall not exceed depth of 1.5 times the pocket width. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
170		Two Means of Egress: Spaces of pupil occupancy >500 sf shall have 2 separate means of egress. Typically one door to corridor and another into separate smoke zone, a door directly to exterior, or rescue window. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
171		Means of Egress: No point in a space of pupil occupancy shall exceed a 50' straight-line distance to corridor or exterior door except assembly spaces and library. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	

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172		Safety Glazing: Glazing within 48" of floor in and adjacent to doors, and other glazed panels within 18" of the floor are required to be safety glazing. Wire glass is not safety glazing. Glazed doors and sidelights shall be marked in accordance with 12 NYCRR Part 21. ++			Requires remediation			\$0			\$0	\$0	\$0	\$0	See Door items below.
173															
174	BCS	Interior Spaces - Floor Finishes						\$33,000	\$33,000	S	\$0	\$0	\$0	\$34,650	
175	71	Carpeting:	Yes	Satisfactory		2011	16				\$0	\$0	\$0	\$0	
176	71a	* Where is it located?			Instructional space										
177	72	Resilient Tile or Sheet Flooring:	Yes	Satisfactory		2011	25	\$33,000		O	\$0	\$0	\$0	\$34,650	VCT flooring in 1985 addition is approaching the end of its useful life. Recommend replacing with new VCT tile to improve appearance and maintenance. Provide threshold transition at B-14.
178	72a	* Where is it located?			Instructional and common space										
179		* Is there VAT in the facility?			Yes										
180		** If yes, is it in good condition?			Yes										
181	73	Hard Flooring (concrete, ceramic tile, stone etc.):	Yes	Satisfactory		1951	10	\$0			\$0	\$0	\$0	\$0	
182	73a	* Where is it located?			Common Area										
183	74	Wood Flooring:	Yes	Satisfactory		1951	5	\$0			\$0	\$0	\$0	\$0	
184	74a	* Where is it located?			Common Area										
185															
186	BCS	Building Envelope						\$235,390	\$235,390	S	\$135,399	\$134,375	\$7,200	\$0	
187	60	Structural Floors (S):		Satisfactory		1992	50				\$0	\$0	\$0	\$0	
188	60a	* Type:			multiple types (not under remarks)										
189	60b	* Evidence of structural concerns with Support System: Beams / Joists / Trusses, etc.						\$0			\$0	\$0	\$0	\$0	
190	60b1	** Structural cracks?			No			\$0			\$0	\$0	\$0	\$0	
191	60b2	** Unsupported ends?			No			\$0			\$0	\$0	\$0	\$0	
192	60b3	** Rot / decay / corrosion?			No			\$0			\$0	\$0	\$0	\$0	
193	60b4	** Deflection?			No			\$0			\$0	\$0	\$0	\$0	
194	60b5	** Seriously damaged / missing components?			No			\$0			\$0	\$0	\$0	\$0	
195	60b6	** Other problems?			Yes			\$4,600		1	\$5,060	\$0	\$0	\$0	Masonry bearing under end of existing beam/lintel in first floor corridor at gymnasium entrance needs to be reconstructed with solid masonry.
196		** Water penetration?			no			\$0			\$0	\$0	\$0	\$0	
197		** Is there a crawl space?			no			\$0			\$0	\$0	\$0	\$0	
198	60c	* Evidence of structural concerns with Structural floor deck:						\$0			\$0	\$0	\$0	\$0	
199	60c1	** Structural cracks?			No			\$0			\$0	\$0	\$0	\$0	
200	60c2	** Deflection?			No			\$0			\$0	\$0	\$0	\$0	
201	60c3	** Rot / decay / corrosion?			Yes			\$0			\$0	\$0	\$0	\$0	Steel pan forms/decking under original building are rusted. Recommend monitoring of this condition.
202		** Deck or rebar issues in concrete?			no			\$0			\$0	\$0	\$0	\$0	
203	61	Exterior walls / columns (S):		Satisfactory		1992	50				\$0	\$0	\$0	\$0	
204	61a	* Material:			Masonry										

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205	61b	* Evidence of structural concerns with Support System:						\$0			\$0	\$0	\$0	\$0	
206	61b1	** Structural cracks?			No			\$0			\$0	\$0	\$0	\$0	
207	61b2	** Rot / decay / corrosion?			No			\$0			\$0	\$0	\$0	\$0	
208	61b3	** Other Problems?			No			\$0			\$0	\$0	\$0	\$0	
209		** Water penetration?			no			\$0			\$0	\$0	\$0	\$0	
210		** Bowing of wall?			no			\$0			\$0	\$0	\$0	\$0	
211	61c	* Evidence of structural concerns with exterior cladding:						\$0			\$0	\$0	\$0	\$0	
212	61c1	** Cracks / gaps?			Yes			\$3,000		1	\$3,300	\$0	\$0	\$0	Masonry Walls: Cracking was noted in the following rooms: 109, 123D, 205C, 206, and 208. Clean and remove all loose material and seal. Repair bearing wall under lintel at Northeast gym door.
213	61c1	** Cracks / gaps? Continued			Yes			\$6,000		1	\$6,600	\$0	\$0	\$0	Masonry: Cracks were noted in the Gymnasium's masonry walls and should be repaired. Cost includes saw cutting (8) control joints in the walls and sealing of joints.
214	61c1	** Cracks / gaps? Continued			Yes			\$1,200		1	\$1,320	\$0	\$0	\$0	Masonry Cracks: Cracks were noted at the lobby entrance columns, these should be sealed after routing to remove loose and deleterious material.
215	61c2	** Inadequate flashing?			Yes			\$13,750		2	\$0	\$17,188	\$0	\$0	Brick Replacement: The walls above the roof at Gymnasium do not appear to have thru wall flashing or weeps. Recommend removing 3 courses of brick and adding flashing and weeps at entire perimeter and above high windows to gymnasium. (400 lf) Cut control joints and seal at high window locations to prevent further masonry cracking.
216	61c3	** Efflorescence?			Yes			\$0			\$0	\$0	\$0	\$0	
217	61c4	** Moisture penetration?			No			\$19,000		2	\$0	\$23,750	\$0	\$0	Cast Stone: Joints on the original building cast stone trim require resealing. Cost includes rake out of old sealant.
218	61c5	** Rot / decay / corrosion?			Yes			\$9,500		1	\$10,450	\$0	\$0	\$0	Cast Stone - Relief: The relief at the original building's bay window is deteriorating. Removal and replacement with similar stone could be done but would not preserve the historical integrity of the building. Patching in-place could also be performed but may not bond properly and also may not match in coloration. Replacement with limestone is thought to be the most appropriate action and one that would provide a long-term solution. Replace the cracked stone post between the windows at Room 114.

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219	61c6	** Other problems?			Yes			\$4,800		3	\$0	\$0	\$7,200	\$0	Cast Stone: a. Deterioration - Minor restoration is needed on the front cast stone facade particularly at deteriorated portions of the window sills. b. Cleaning - Clean facade, coping and window trim to remove grime and efflorescence. Use soap and water brushing or low-pressure water spray. High-pressure water sprays or chemical cleaners should be avoided because of the potential for additional damage to the building.
220		** Unsupported areas?			no			\$0			\$0	\$0	\$0	\$0	
221		** Bowing of wall?			no			\$0			\$0	\$0	\$0	\$0	
222		** Issues with masonry ties?			unknown			\$0			\$0	\$0	\$0	\$0	
223		** Issues with Brick Expansion Joints?			yes			\$4,500		1	\$4,950	\$0	\$0	\$0	Expansion/Control Joint: Sealant in the exterior expansion/control joints and the joints between the window units is dry, brittle, and cracked. Replace sealant in 1992 and 1985 additions.
224		** Require repointing?			yes			\$65,700		1	\$72,270	\$0	\$0	\$0	Brick - Cleaning / Repoint: a. Clean and repoint brick at parapet of the original building. (2,200 sqft) b. Clean and repoint area below water table of the original building. (1,800 sqft) c. Repoint areas below windows in 1994 and 1985 additions. (1,000 sqft) d. Clean brick near Kitchen exterior door (30 sqft)
225		* Energy efficiency:						\$0			\$0	\$0	\$0	\$0	
226		** Is there sufficient insulation?						\$0			\$0	\$0	\$0	\$0	
227		** Is insulation continuous or are there thermal bridges?						\$0			\$0	\$0	\$0	\$0	
228		* Air and moisture penetration:						\$30,000		2	\$0	\$37,500	\$0	\$0	Water Damage at Boiler: There are several areas of water damage at the boiler room basement wall. Recommend wall be waterproofed from the outside. Cost is an allowance only. Further investigation is needed to determine the cause.
229		** Is there a continuous air barrier system?						\$0			\$0	\$0	\$0	\$0	
230		** Is there adequate sealant at all penetrations?						\$1,000		1	\$1,100	\$0	\$0	\$0	Wall Penetrations: Open pipe penetrations were observed in electric vault B-21. Fill and seal.
231		** Are there weeps if a cavity wall?						\$0			\$0	\$0	\$0	\$0	
232		**Is flashing adequate?						\$0			\$0	\$0	\$0	\$0	
233		** If a cavity wall, is there sufficient air space?						\$0			\$0	\$0	\$0	\$0	
234		** Is there a continuous vapor barrier, and is it in the correct location?						\$0			\$0	\$0	\$0	\$0	
235	62	Chimneys (S)	Yes	Satisfactory		2010	45	\$0			\$0	\$0	\$0	\$0	

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236	62a	* Construction Type:			Multiple types (list under remarks)										Metal flues installed within masonry chimney in 2010 Renovation project.
237		* If masonry / concrete, evidence of structural concerns						\$12,750		2	\$0	\$15,938	\$0	\$0	Masonry Chimney: Masonry chimney brickwork and coping has deteriorated and requires replacement. Replace top 6 feet, repoint remaining 8 feet and provide metal coping. (240 sqft + 320 sqft.)
238		** Cracking / spalling?			no			\$0			\$0	\$0	\$0	\$0	
239		** Rot / decay / corrosion?			yes			\$0			\$0	\$0	\$0	\$0	
240		** Water penetration / efflorescence?			no			\$0			\$0	\$0	\$0	\$0	
241		** gaps / popping bricks?			yes			\$0			\$0	\$0	\$0	\$0	
242		* If steel / metal, evidence of structural concerns						\$0			\$0	\$0	\$0	\$0	
243		** Corrosion / rot / decay?			yes			\$0			\$0	\$0	\$0	\$0	
244		** Deflection / bowing?			no			\$0			\$0	\$0	\$0	\$0	
245	63	Parapets (S)	Yes	Satisfactory		1928	25	\$0			\$0	\$0	\$0	\$0	
246	63a	* Construction Type:			Masonry										
247		* If masonry / concrete, evidence of structural concerns						\$0			\$0	\$0	\$0	\$0	
248		** Cracking / spalling?			no			\$0			\$0	\$0	\$0	\$0	
249		** Rot / decay / corrosion?			no			\$0			\$0	\$0	\$0	\$0	
250		** Water penetration / efflorescence?			no			\$0			\$0	\$0	\$0	\$0	
251		** gaps / popping bricks?			no			\$0			\$0	\$0	\$0	\$0	
252		* If steel / metal, evidence of structural concerns						\$0			\$0	\$0	\$0	\$0	
253		** Corrosion / rot / decay?						\$0			\$0	\$0	\$0	\$0	
254		** Deflection / bowing?						\$0			\$0	\$0	\$0	\$0	
255	64	Exterior Doors:				2011	30	\$0			\$0	\$0	\$0	\$0	
256	64a	* Exterior door units: Identify overall condition		Satisfactory											
257	64b	* Exterior door hardware: Identify overall condition		Satisfactory							\$0	\$0	\$0	\$0	
258	64c	* Do any exit doors have magnetic locking devices?			No						\$0	\$0	\$0	\$0	
259	64d	* Are Safety/Security features adequate?			Yes						\$0	\$0	\$0	\$0	
260		* Panic Hardware: Doors in exit ways serving 3 or more spaces of pupil occupancy and places of assembly shall have panic hardware. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
261		* Exit Doors: Exit doors shall not be locked, chained, or rendered inoperable from the inside at any time. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
262		* Door Hardening: Are exterior doors hardened? Do they auto lock?			yes			\$0			\$0	\$0	\$0	\$0	
263		* Exit Door Hardware: Are no pulls on "exit only" doors?			yes			\$0			\$0	\$0	\$0	\$0	
264		* Overhead Doors:	Yes	Satisfactory				\$0			\$0	\$0	\$0	\$0	
265		* Evidence of structural concerns						\$0			\$0	\$0	\$0	\$0	

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266		** Support / connection to framing?			no			\$0			\$0	\$0	\$0	\$0	
267		** Rot / decay / corrosion?			no			\$0			\$0	\$0	\$0	\$0	
268		** Excessive deflection?			no			\$0			\$0	\$0	\$0	\$0	
269		* Courtyard Exits: Courtyards < 700 sf shall have at least one exit equipped with panic hardware on the court side. Courtyards > 700 sf require two remote exits with panic hardware on the court side such that doors can always be opened from the court side without the use of a key. ++			n/a			\$0			\$0	\$0	\$0	\$0	
270		* Safety Glazing: Glazing within 48" of floor in and adjacent to doors, and other glazed panels within 18" of the floor are required to be safety glazing. Wire glass is not safety glazing. Glazed doors and sidelights shall be marked in accordance with 12 NYCRR Part 21. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
271		* Energy efficiency:						\$0			\$0	\$0	\$0	\$0	
272		** Are the door frames well sealed?			no			\$200		1	\$220	\$0	\$0	\$0	Replace weather stripping at exterior door in room 107
273		** If aluminum, thermally broken?			unknown			\$0			\$0	\$0	\$0	\$0	
274		** Energy efficient glazing?			yes			\$300		1	\$330	\$0	\$0	\$0	Recommend replacing lite with failed seal at vestibule V4
275		** Appropriate hardware including thresholds?			yes			\$0			\$0	\$0	\$0	\$0	
276	65	Exterior Steps, Stairs and Ramps:	Yes	Satisfactory		1992	20	\$13,300		1	\$14,630	\$0	\$0	\$0	
277		* Evidence of structural concerns						\$0			\$0	\$0	\$0	\$0	
278		** Cracking / spalling of concrete?			yes			\$3,600		1	\$3,960	\$0	\$0	\$0	Concrete Stair: The concrete under the metal nosing at the main entrance steps has begun to spall. Recommend patching areas of spalling and rubbing entire surface to achieve a uniform finish. Concrete landing at Room 107 has begun to spall. Recommend patching areas of spalling and rubbing entire surface to achieve a uniform finish.
279		** Cracking spalling of railing bases?			yes			\$0			\$0	\$0	\$0	\$0	
280		** Rot / decay / corrosion of nosing?			no			\$0			\$0	\$0	\$0	\$0	
281		** Rot / decay / corrosion of handrail?			yes			\$0			\$0	\$0	\$0	\$0	
282		** Rot / decay / corrosion of railing sleeves?			no			\$0			\$0	\$0	\$0	\$0	
283	66	Fire Escapes (S)	No					\$0			\$0	\$0	\$0	\$0	
284	66c	* Are safety features adequate?						\$0			\$0	\$0	\$0	\$0	
285		* Evidence of structural concerns						\$0			\$0	\$0	\$0	\$0	
286		** Attachment to wall / structure?						\$0			\$0	\$0	\$0	\$0	
287		** Rot / decay / corrosion?						\$0			\$0	\$0	\$0	\$0	
288		Fire escapes: Are they provided, and if yes, are they enclosed, open, steel or wood? ++						\$0			\$0	\$0	\$0	\$0	
289		Fire escapes: If provided, are they structurally sound and in good repair? ++						\$0			\$0	\$0	\$0	\$0	
290	67	Windows:	Yes	Satisfactory		2011	20	\$0			\$0	\$0	\$0	\$0	
291	67a	* Type:			Aluminum										

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292	67c	* Are all rescue windows operable?			Yes										
293		* Rescue Windows: Required emergency rescue windows and related hardware facilitate egress and are appropriately marked. Minimum of 6 sf and 24" clear each direction. Indicate size of clear opening: ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
294		* Window Security: Is glazing laminated or tinted, or are there shades at student occupied rooms?						\$0			\$0	\$0	\$0	\$0	
295		* Window Sash Locks: Are window sashes self locking?			yes			\$0			\$0	\$0	\$0	\$0	
296		* Large Group Space Security: Is there the ability to block outside visual access to large group spaces? "Smart glass" is an option			yes			\$0			\$0	\$0	\$0	\$0	
297		* Energy efficiency:						\$0			\$0	\$0	\$0	\$0	
298		** Are the window frames well sealed?			no			\$390		1	\$429	\$0	\$0	\$0	Sealant joints in the 1992 addition have failed. Recommend reouting out of old sealant and application of new sealant at entire perimeter.
299		** If aluminum, thermally broken?			yes			\$0			\$0	\$0	\$0	\$0	
300		** Energy efficient glazing?			yes			\$450		1	\$495	\$0	\$0	\$0	Replace insulated glass unit that seals have failed in at vestibule V4
301		* Air and moisture penetration:						\$0			\$0	\$0	\$0	\$0	
302		** Proper flashing at the head and sill?			yes			\$0			\$0	\$0	\$0	\$0	
303		** Weeps?			yes			\$0			\$0	\$0	\$0	\$0	
304		** Signs of water penetration?			no			\$0			\$0	\$0	\$0	\$0	
305		Lintels: are lintels in good shape?			yes			\$9,350		1	\$10,285	\$0	\$0	\$0	Lintels: Lintels at lobby entrance should be scraped and painted to inhibit further rusting. Replace existing corroded lintels over approx. 6 windows along parking lot side of building.
306		* Evidence of structural concerns						\$0			\$0	\$0	\$0	\$0	
307		** Cracking / spalling around lintel?			no			\$0			\$0	\$0	\$0	\$0	
308		** Rot / decay / corrosion?			yes			\$0			\$0	\$0	\$0	\$0	See note above
309		** Excessive deflection?			no			\$0			\$0	\$0	\$0	\$0	
310	68	Roofs and Skylights (S)		Excellent		2013	33	\$0			\$0	\$0	\$0	\$0	
311	68a	* Type of roof construction:			Multiple types (list under remarks)										Metal Deck on Metal Truss/Joist Wood/Tectum Deck on Wood Truss/Joist Concrete pland on metal Truss/Joist
312	68b	* Type of roofing material:			Single-ply membrane										
313	68c	* Evidence of structural concerns with Support System:						\$0			\$0	\$0	\$0	\$0	
314	68c1	** Structural cracks?			No			\$0			\$0	\$0	\$0	\$0	
315	68c2	** Unsupported ends?			No			\$0			\$0	\$0	\$0	\$0	
316	68c3	** Rot / decay / corrosion?			No			\$0			\$0	\$0	\$0	\$0	
317	68c4	** Deflection?			No			\$0			\$0	\$0	\$0	\$0	
318	68c5	** Seriously damaged / missing components?			No			\$0			\$0	\$0	\$0	\$0	
319	68c6	** Other problems?			No			\$0			\$0	\$0	\$0	\$0	

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320	68d	* Evidence of structural concerns with Structural roof deck						\$0			\$0	\$0	\$0	\$0	
321	68d1	** Structural cracks?			No			\$0			\$0	\$0	\$0	\$0	
322	68d2	** Deflection?			No			\$0			\$0	\$0	\$0	\$0	
323	68d3	** Rot / decay / corrosion?			No			\$0			\$0	\$0	\$0	\$0	
324	68h	* Evidence of concerns with roofing, skylights, flashing and drains:						\$0			\$0	\$0	\$0	\$0	
325	68h1	** Failures / splits / cracks?			No			\$0			\$0	\$0	\$0	\$0	
326	68h2	** Rot / decay / corrosion?			No			\$0			\$0	\$0	\$0	\$0	
327	68h3	** Inadequate flashing / curbs / pitch pockets?			No			\$0			\$0	\$0	\$0	\$0	
328	68h4	** Inadequate or poorly functioning roof drains			No			\$0			\$0	\$0	\$0	\$0	
329	68h5	** Evidence of water penetration /active leaks			No			\$0			\$0	\$0	\$0	\$0	
330	68h6	** Other concerns?			No			\$0			\$0	\$0	\$0	\$0	
331		* Ladders: Are all roofs accessible? Cages if required by OSHA?			yes			\$0			\$0	\$0	\$0	\$0	
332		* Are ladders adequately fastened to wall / structure?			yes			\$0			\$0	\$0	\$0	\$0	
333		* Energy efficiency: Is there sufficient insulation? Is insulation continuous or are there thermal bridges?			yes			\$0			\$0	\$0	\$0	\$0	
334		*Roof drains:						\$0			\$0	\$0	\$0	\$0	
335		** Does roofing slope adequately to drains?			yes			\$0			\$0	\$0	\$0	\$0	
336		** What is the condition of the drains?		Satisfactory				\$0			\$0	\$0	\$0	\$0	
337		* Mechanical equipment: Are curbs adequate height and flashed?			yes			\$0			\$0	\$0	\$0	\$0	
338	68e	Does the building have skylights?	No					\$0			\$0	\$0	\$0	\$0	
339	68f	* If yes, what material are the skylights made of?						\$0			\$0	\$0	\$0	\$0	
340		* Evidence of:						\$0			\$0	\$0	\$0	\$0	
341		** Water penetration?						\$0			\$0	\$0	\$0	\$0	
342		** Rot / decay / corrosion?						\$0			\$0	\$0	\$0	\$0	
343		Exterior Soffits:						\$8,000		2	\$0	\$10,000	\$0	\$0	Fascia/Soffits: Existing soffit at kitchen entrance is weathered and rotted in some areas. Resurface with new FRP panels.
344		Exterior Canopy						\$24,000		2	\$0	\$30,000	\$0	\$0	Column Bases at south bus loop entrance have started to rust. Recommend removal of sidewalk around bases, sand blasting and painting of bases. Canopy deck is also beginning to rust. Sandblast and paint underside of structure.
345															
346	BCS	Plumbing (Excluding HVAC Systems)						\$116,500		5	\$44,550	\$12,500	\$99,000	\$0	
347	84	Water distribution system (H):	Yes	Satisfactory		1952	0	\$0		1	\$0	\$0	\$0	\$0	Oldest water distribution lines in original 1928 building were replaced in the 2010 Renovation project. Water lines in 1952 and newer additions are believed to be original.
348	84a	* Type of pipes:			Copper										

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349		* Shall be operable and in good condition. ++			Code-compliant			\$45,000		3	\$0	\$0	\$67,500	\$0	Replace water distribution piping in 1952 addition which has exceeded its normally anticipated lifespan.
350		* Cross Connection Control: Does the main water service have a RPZ backflow preventer and what is it's condition?	Yes	Satisfactory				\$10,000		2	\$0	\$12,500	\$0	\$0	Replace the outdated backflow preventer on the main water service line to improve servicability. Provide improved drainage arrangement for RPZ relief valve discharge.
351		* Cross Connection Control: Does the boiler water make-up line have a RPZ backflow preventer and what is it's condition?	Yes	Satisfactory				\$0			\$0	\$0	\$0	\$0	
352		* Isolation Valves: Are they adequate?			Yes			\$0			\$0	\$0	\$0	\$0	
353		* Water Meter: Is there a need to meter boiler water make-up, irrigation, or water service if on a well? What is the condition of the existing meter?	No	n/a				\$0			\$0	\$0	\$0	\$0	
354		* Make-Up Water Softener: Is one required?			yes			\$15,000		1	\$16,500	\$0	\$0	\$0	Provide an automatic water softening system for the domestic hot water feed and for boiler makeup water to reduce scale formation in heating equipment and piping.
355		* Full Building Water Softener: Is one required?			no			\$0			\$0	\$0	\$0	\$0	
356		* Water Piping Sample: Is survey recommended?			no			\$0			\$0	\$0	\$0	\$0	
357		* Water Analysis: Is testing recommended?			no			\$0			\$0	\$0	\$0	\$0	Municipal water supply
358	85	Plumbing drainage system (H):	Yes	Satisfactory		1952	0	\$0			\$0	\$0	\$0	\$0	Cast iron, galvanized, copper
359	85a	* Type of pipes:			Multiple types (list under remarks)			\$10,000		1	\$11,000	\$0	\$0	\$0	Replace original underground sanitary sewer piping in the 1928 building which is reported to be in poor condition. Although sewer piping in the 1952 addition is also beyond its normally anticipated useful lifespan, the lack of reported problems suggests that it may still be serviceable.
360		* Art Room Sinks: Are there plaster traps and if yes what is their condition?	Yes	Satisfactory				\$0			\$0	\$0	\$0	\$0	
361		* Grease Interceptor: Is the grease interceptor at the kitchen pot sink adequate?			no			\$10,000		1	\$11,000	\$0	\$0	\$0	Replace outdated grease trap in kitchen with a more modern and effective unit to guard against drainline stoppages.
362		* Kitchen Waste: Are sinks used for food prep separated from the drainage system?			n/a			\$0			\$0	\$0	\$0	\$0	
363		* Sewage Ejector System: Is it adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
364		* Boiler Room Sump Pump: Is it adequate?			unknown			\$5,000		3	\$0	\$0	\$7,500	\$0	Replace outdated duplex sump pump system in boiler room

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365		* Wet Crawl Space: Is a sump pump system in crawlspace required to eliminate standing ground water??			no			\$0			\$0	\$0	\$0	\$0	
366		* Drain Pipe Testing: Is testing recommended?			not recommended			\$0			\$0	\$0	\$0	\$0	
367	86	Hot water heaters (H):	Yes	Satisfactory		2001	0	\$500		1	\$550	\$0	\$0	\$0	Repair leaking fittings on domestic hot water piping at water heater in boiler room.
368	86a	* Type of Fuel:			Natural Gas										
369		* Summer Water Heater: Is it adequate?			n/a			\$0			\$0	\$0	\$0	\$0	Domestic water heating system is already independent of building heating system.
370		* Domestic Hot Water: Is it adequate?			yes			\$0			\$0	\$0	\$0	\$0	
371		* Kitchen Booster Heater: Is it adequate?			yes			\$0			\$0	\$0	\$0	\$0	Electric booster heater will be replaced by a gas fired booster heater in the 2016 Energy Performance Contract.
372	87	Plumbing fixtures (including toilets, urinals, lavatories, etc.)	Yes	Satisfactory		1952	0	\$16,000		3	\$0	\$0	\$24,000	\$0	Replace plumbing fixtures in 1952 building addition which have exceeded their normally anticipated lifespan.
373		* Shall be operable and in good condition. ++			Code-compliant						\$0	\$0	\$0	\$0	Refer to Accessibility section for recommendation to renovate second floor gang toilet rooms.
374		* Kitchen Hand Washing Station: Does existing have hands free faucet?			no			\$500		1	\$550	\$0	\$0	\$0	Replace the faucet on the handwashing sink in the Kitchen with a hands-free type faucet to improve sanitation.
375		* Health Room Hand Washing Station: Does existing have hands free faucet?			no			\$500		1	\$550	\$0	\$0	\$0	Replace the faucet on the sink in the Nurse's Office with a hands-free type faucet to improve sanitation.
376		* Boiler Room Eyewash: Is it adequate?			yes			\$0			\$0	\$0	\$0	\$0	Installed in 2010 capital project.
377		* Shop Eyewash: Is it adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
378		* Vacuum Breakers: Do the exterior hose bibbs, janitor closet sink faucets have vacuum breakers to guard against back-siphonage into the potable water supply?			no			\$4,000		1	\$4,400	\$0	\$0	\$0	Replace outside hose bibbs and wall hydrants with vacuum breaker type fixtures to guard against back-siphonage into the potable water system.
379		* Science Lab Faucets: Do they have integral vacuum breakers?			n/a			\$0			\$0	\$0	\$0	\$0	No science lab in building.
380		Sanitary systems shall be operable and in good condition. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
381		Gas Pressure: Gas entering building shall be low pressure, i.e. 1/2 psig or less ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
382															
383	BCS	HVAC Systems						\$46,000		5	\$50,600	\$0	\$0	\$0	
384	88	HVAC Systems type:													
385	88a	* Does this building have a central HVAC system?	No												
386	88b	* What type of technology does it use?													
387	89	Heat generating systems (H):	Yes	Satisfactory		2011	26	\$0			\$0	\$0	\$0	\$0	
388	89a	* Heat generation source:			Boiler - hot water										Condensing hot water boilers installed in the 2010 capital project.

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389		* Shall be operable and in good condition. ++			Code-compliant						\$0	\$0	\$0	\$0	
390		* If heat generation source is a boiler:													
391		** Are the pressure relief valves adequate?			yes			\$0			\$0	\$0	\$0	\$0	
392		** Is the boiler room exhaust adequate?			yes			\$0			\$0	\$0	\$0	\$0	
393		** Are burner alarms adequate?			yes			\$0			\$0	\$0	\$0	\$0	
394		** Are burner emergency switches adequate?						\$0			\$0	\$0	\$0	\$0	New emergency boiler shutdown switches will be provided in the 2016 Energy Performance Contract.
395		** Is combustion air intake adequate?			yes			\$0			\$0	\$0	\$0	\$0	
396		** Are gas safety cutouts adequate?			yes			\$0			\$0	\$0	\$0	\$0	
397		** Are low water cut-off manual reset switches adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
398		** Is boiler room make-up air adequate?			yes			\$0			\$0	\$0	\$0	\$0	
399		** Are remote burner alarms adequate?			yes			\$0			\$0	\$0	\$0	\$0	
400		** Are boiler relief valve test chains adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
401		** Are burners adequate?			yes			\$0			\$0	\$0	\$0	\$0	
402		** Are boiler door gaskets adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
403		** Is water meter on make-up water line to the boiler adequate?			no			\$0			\$0	\$0	\$0	\$0	
404	90	Heating Fuel / energy Systems (H):	Yes	Excellent	Natural gas	2011	46	\$0			\$0	\$0	\$0	\$0	
405		* Shall be operable and in good condition. ++			Code-compliant						\$0	\$0	\$0	\$0	
406		* Are fire safety valves adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
407		* Do the science labs have emergency gas shut-off capability?			n/a			\$0			\$0	\$0	\$0	\$0	No science lab in building.
408	91	Cooling / air conditioning generating systems	Yes	Excellent	Aministratve offices and Nurse's Office	2011	16	\$0			\$0	\$0	\$0	\$0	
409		* Shall be operable and in good condition. ++			Code-compliant						\$0	\$0	\$0	\$0	
410		* Required A/C: Is air conditioning provided in student-occupied, interior rooms to maintain 74° F ambient temperature?			Requires remediation			\$20,000		1	\$22,000	\$0	\$0	\$0	Room 108-A, an interior room near the stage, which appears to be a "time-out" room with padded walls, does not have positive ventilation or cooling. If this is a student occupied space, provide a split system air conditioner with fresh air ventilation to properly cool and ventilate the space.
411		*Are server / data rooms cooling adequate?			yes			\$0			\$0	\$0	\$0	\$0	
412		* Is administration cooling adequate?			yes			\$0			\$0	\$0	\$0	\$0	Installed in 2010 capital project.
413		*Is library cooling adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
414		* Is auditorium cooling adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
415	92	Air handling and ventilation equipment: supply units, exhaust units, relief / return units, etc. (H)	Yes	Excellent		2011	36	\$0			\$0	\$0	\$0	\$0	
416		Ventilation Occupied Spaces: Ventilation with fresh air shall be provided in all occupied spaces. ++			Requires remediation			\$0			\$0	\$0	\$0	\$0	See recommendation above for Room 108-A.

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417		* Shall be operable and in good condition. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
418		* Is dryer venting adequate?			yes			\$0			\$0	\$0	\$0	\$0	
419		* Is dust collection system with make up air adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
420		* Is kiln exhaust system adequate?			yes			\$0			\$0	\$0	\$0	\$0	
421		* Are toilet room exhaust systems adequate?			no			\$1,000		1	\$1,100	\$0	\$0	\$0	Provide powered exhaust system for staff toilet room under stair near kitchen.
422		* Is kitchen grease hood and exhaust system adequate?			yes			\$0			\$0	\$0	\$0	\$0	New kitchen hood and exhaust fan installed in 2015 phase 3 project.
423		* Are circulations pumps adequate?			yes			\$0			\$0	\$0	\$0	\$0	
424		* Are condensate pumps adequate?			yes			\$0			\$0	\$0	\$0	\$0	
425		* Are UV filters adequate?			yes			\$0			\$0	\$0	\$0	\$0	
426		* Are power exhaust systems in place and adequate?			no			\$15,000		1	\$16,500	\$0	\$0	\$0	Provide power exhaust systems for janitor closets.
427		* Are unit ventilators adequate?			yes			\$0			\$0	\$0	\$0	\$0	
428		* Are fin tube radiation systems adequate?			yes			\$0			\$0	\$0	\$0	\$0	
429		* Are air handling units adequate?			no			\$10,000		1	\$11,000	\$0	\$0	\$0	Repair or replace noisy fan coil units in ceiling of Conference Room 136 and Project Room 137 (allowance).
430		* Are root top units adequate?			yes			\$0			\$0	\$0	\$0	\$0	Rooftop units for gym/auditorium and stage were installed in the 2010 capital project.
431		* Are heat pumps adequate?			yes			\$0			\$0	\$0	\$0	\$0	
432		* Are motors adequate?			yes			\$0			\$0	\$0	\$0	\$0	
433	93	Piped heating and cooling distribution systems: piping, pumps, radiators, convectors, traps, insulation, etc. (H)	Yes	Excellent		2011	36	\$0			\$0	\$0	\$0	\$0	
434		* Shall be operable and in good condition. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
435		* If steam, are steam traps adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
436		* Are variable speed drives adequate?			yes			\$0			\$0	\$0	\$0	\$0	
437	94	Ducted heating and cooling distribution systems: ductwork, control dampers, fire/smoke dampers, VAVs, insulation, etc. (H)	Yes	Excellent		2011	36	\$0			\$0	\$0	\$0	\$0	
438		* Shall be operable and in good condition. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
439		Unused Ducts: Unused duct work shall be sealed off at each floor level with fire resistive materials. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
440		* Are there fire dampers and access doors on all ductwork penetrations of the boiler room walls?			n/a			\$0			\$0	\$0	\$0	\$0	
441	95	HVAC control systems (H):	Yes	Excellent		2011	16	\$0			\$0	\$0	\$0	\$0	

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442		Controls: All primary controls for fuel-burning equipment shall operate on a 120-volt, single-phase, grounded circuit. Such controls generally include the hold-in coil of the motor starter, the solenoid coil for the pilot valve, the solenoid coil for the main fuel valve or the actuator for the motorized fuel valve, the ignition transformer, and the modulator transformer. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	The 2016 Energy Performance Contract will connect all existing HVAC equipment and new equipment being provided in that contract to the district's Building Automation System.
443		* Are thermostats adequate?			yes			\$0			\$0	\$0	\$0	\$0	
444		* Are unit ventilator controls adequate?			yes			\$0			\$0	\$0	\$0	\$0	
445		* Are temperature controls adequate?			yes			\$0			\$0	\$0	\$0	\$0	
446		* Are burner controls adequate?			yes			\$0			\$0	\$0	\$0	\$0	
447		* Is refrigerated air dryer in temperature control air supply adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
448		* Is automatic alternator for temperature control compressor in boiler room adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
449		* Should heating and ventilating system be checked and balanced to restore ventilation rates and air distribution to appropriate levels?			no			\$0			\$0	\$0	\$0	\$0	
450		Mechanical, heat-producing and cooling equipment, auxiliary apparatus and controls, and the installation of same shall be operable and in good condition. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
451		Flame Safeguard: Provide electronic flame safeguard controls for the gas (oil) fired boilers, so upon flame failure a response in 2 to 4 seconds to cut off the fuel supply through the burner and the main fuel valve. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
452		Heating Units: Direct Fired: Direct fired fuel-burning heating units shall not be used in any space of pupil occupancy. ++			n/a			\$0			\$0	\$0	\$0	\$0	
453		Yearly Inspection: Pursuant to SED requirements, Boards of Education shall make provision for at least yearly inspection of all mechanical, electrical, and automatic equipment and flame safeguard controls for burners and boilers by competent personnel or by control service contracts to make sure that the systems operate properly and efficiently.						\$0			\$0	\$0	\$0	\$0	
454		Energy efficiency:						\$0			\$0	\$0	\$0	\$0	
455		* Are boilers energy efficient?			yes			\$0			\$0	\$0	\$0	\$0	
456		* Are pipes insulated?			yes			\$0			\$0	\$0	\$0	\$0	
457		* Are controls part of an energy management system?			yes			\$0			\$0	\$0	\$0	\$0	

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458		* Is there an energy recovery unit for dedicated outside air system?			no			\$0			\$0	\$0	\$0	\$0	
459		* Is there carbon dioxide demand ventilation control system?			no			\$0			\$0	\$0	\$0	\$0	
460		* Do the UVs have economizer controls?			yes			\$0			\$0	\$0	\$0	\$0	
461		* Is there on-site renewable energy?			no			\$0			\$0	\$0	\$0	\$0	
462															
463	BCS	Fire Safety Systems						\$0	\$0	S	\$0	\$0	\$0	\$0	
464	96	Fire Alarm Systems (H)	Yes	Excellent		2011	20	\$0			\$0	\$0	\$0	\$0	
465		* Alarm Pull Stations: Are they mounted at ADA height (48")?			yes			\$0			\$0	\$0	\$0	\$0	
466		* Strobes: Are strobes located in all student occupied spaces?			yes			\$0			\$0	\$0	\$0	\$0	
467		* Alarm Pull Stations (NYS Requirements): Do fire alarm pull stations need to be installed? If yes, provide list of locations.			yes			\$0			\$0	\$0	\$0	\$0	
468		* Heat detectors: Are additional heat detectors required?			yes			\$0			\$0	\$0	\$0	\$0	
469	97	Smoke detection systems (H)				2011	20	\$0			\$0	\$0	\$0	\$0	
470		* Smoke detectors: Are additional smoke detectors required?			no			\$0			\$0	\$0	\$0	\$0	
471	98	Fire suppression system: sprinklers, standpipes, kitchen hoods, etc. (H)	Yes	Excellent		2015	20	\$0			\$0	\$0	\$0	\$0	
472		* Fire Hoses: Are there fire hoses in corridor cabinets which are not required by code and should be removed?			no			\$0			\$0	\$0	\$0	\$0	Standpipe system abandoned.
473		* Kitchen Hood Fire Suppression: Is it adequate?			yes			\$0			\$0	\$0	\$0	\$0	Wet chemical fire suppression system in kitchen hood installed in 2015 phase 3 project.
474		* Stage Sprinkler: Is it adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
475	99	Emergency exit lighting systems (H):		Satisfactory		2011	20	\$0			\$0	\$0	\$0	\$0	
476	100	Emergency / standby power systems (H):		Excellent		2011	20	\$0			\$0	\$0	\$0	\$0	
477		Exit Signs: (a) Buildings of 1 to 6 classrooms shall have exit signs (b) Buildings with more than 6 classrooms shall have exit lights. Places of assembly shall have exit lights.			n/a			\$0			\$0	\$0	\$0	\$0	
478		Emergency lighting shall be provided in all places of assembly for over 100 occupants or over 1800 sf and in all exit ways leading from such places. Emergency lighting complies with Section 1029 of the Fire Code of NY State. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
479		Fire alarm: Buildings of 1 to 6 classrooms shall be equipped with an approved manual or a manually operated electrical fire alarm which is capable of sounding for such a period of time as to assure evacuation of all occupants. ++			n/a			\$0			\$0	\$0	\$0	\$0	

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480		Fire alarm: Buildings of 7 or more classrooms shall be equipped with an approved manually operated electric alarm system, which may include automatic detection, which will continue to sound for at least 30 seconds or until the tripped station is returned to normal. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
481		Fire Extinguishers: Provide fire extinguishers at areas of fire hazard and at each floor level so that no point in corridor or stair is >75' to corridor located extinguisher. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
482															
483	BCS	Accessibility						\$827,800		5	\$492,030	\$38,125	\$525,000	\$0	
484	101	Exterior 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			\$12,500		2	\$0	\$15,625	\$0	\$0	Doors in Series (2): The minimum space between two doors in a series shall be 48" plus the width of the door swinging into the space. Reconfigure entrance at 1951 addition.
485	102	Interior Route (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, gyms, auditorium(s)), nurse's office, main office, and restroom facilities. Services including drinking fountains, telephones, and other amenities. Is there an accessible interior route as specified above?			No			\$350,000		3	\$0	\$0	\$525,000	\$0	Interior Routes: a. Elevator: It will be difficult to renovate this building to completely accommodate handicapped persons because of the building's various floor elevations and program locations. It may be possible to install one elevator to serve all four levels. Cost includes pit-less elevator to serve four floors. Further studies are needed to ascertain the structural feasibility of this solution. b. Basement - The District is charged with making its programs accessible, however there is music instructional space and other student occupied spaces located in the Basement. It may be possible to install an interior elevator to serve the basement, however it might be more cost effective to relocate these spaces and the music instructional space to a more easily accessible location.
486		* Toilet Rooms: Are they ADA compliant?			no			\$12,000		2	\$0	\$15,000	\$0	\$0	Kindergarten Toilet Facilities: Toilet facilities for early intervention should be designed for their exclusive use, accessible to the disabled, and configured to insure privacy. Renovate toilet rooms in one Kindergarten Room to provide full accessibility and provide accessible base cabinets in each room.

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487		* Toilet Rooms: Are they ADA compliant?			no			\$360,000		1	\$396,000	\$0	\$0	\$0	Toilet Rooms - Student: Toilet Rooms for both genders should be located on each floor. a. Recommend reconfiguring basement area to east of the corridor to meet the District's needs and provide two single use toilet rooms. b. Recommend renovation of both second floor toilet rooms to meet accessibility requirements.
488		* Toilet Rooms: Are they ADA compliant?			no			\$300		1	\$330	\$0	\$0	\$0	Toilet Rooms - Staff: At least one fully accessible toilet room should be available for M/F staff. Reverse the swing at 133B to improve accessibility.
489		* Toilet Rooms: Are they ADA compliant?			no			\$80,000		1	\$88,000	\$0	\$0	\$0	Toilet Rooms - Nurse: It is presumed that a Nurse would always be available to assist students however a Health Office should provide at least a moderate level of accessibility to promote independent use of the facilities. Consider renovating the Nurse's area to have accessible toilet room and provide required door approaches.
490		* Classroom sinks: Are they ADA compliant?			yes			\$0			\$0	\$0	\$0	\$0	
491		* Water Coolers: Are they ADA compliant?			no			\$7,000		1	\$7,700	\$0	\$0	\$0	Fountains: At least one accessible fountain on each floor and preferably 50% of all fountains should be accessible type. Consider adding an accessible fountain at the second floor in conjunction with toilet room renovations.
492		* Swimming Pool: Is the pool accessible?			n/a			\$0			\$0	\$0	\$0	\$0	
493		* Auditorium Stage: Is the stage accessible?			no			\$0			\$0	\$0	\$0	\$0	It is assumed that the district has a portable wheelchair lift available to provide access to the stage from the gym/auditorium floor.
494	103	Additional information on accessibility: If the building lacks accessible interior or exterior routes: cost of improvements needed to provide accessible exterior and interior routes as specified above.						\$6,000		2	\$0	\$7,500	\$0	\$0	Area of Refuge: Areas of Refuge are required in new construction on all accessible levels other than the exit discharge level. Designate the elevator north stair on the second floor as an Area of Refuge. Provide appropriate signage, two-way voice communications and a smoke door with magnetic hold-open to the stair entrance.
495															
496	BCS	Environment / Comfort / Health						\$6,200	\$6,200	S	\$6,820	\$0	\$0	\$0	
497	104	General Appearance: Overall rating and comments		Fair											
498	105	Cleanliness: Overall rating and comments		Good											
499	106	Mats / Grills:													
500	106	* Are there walk off mats, grills in entryway?			yes										
501	106	* If yes, at least 6 feet long?			yes										
502	107	Acoustics: Is there noise in classrooms from HVAC units, traffic, etc. that may impact education?	No					\$0			\$0	\$0	\$0	\$0	

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503		* Are there excessive reverberation resulting from hard surfaces?			yes			\$6,200		1	\$6,820	\$0	\$0	\$0	Acoustical Treatment: Designing for proper sound control is now a part of the Planning Standards (SED S301) High noise levels and excessive reverberation frustrate and discourage students and teachers. Students with even mild hearing disabilities, very young students and students with learning disabilities such as ADD are significantly affected by poor classroom acoustics. a. The Music Room surfaces are typical to the building (block walls, concealed spline ceiling), and not responsive to the special acoustical needs of a music room. Cost is allowance to install acoustical accessories. Consider installing a sound absorbing material on two adjacent walls, suspended ceiling, and floor carpet. Using heavy drapes and wall panels can create a "flexible" acoustical system to be used as needed or desired.
504		* Are partitions full height and have acoustical sealant to prevent excessive sound transfer?			unknown										
505		* If there is an auditorium, is the acoustics acceptable?			n/a										
506		* Is the acoustics acceptable in the music rooms?			no										See comments above
507		* Is the HVAC system decibel level acceptable?			yes										
508	108	Lighting quality:													
509	108a	* Types of lighting in general purpose classrooms													
510	108b	Are there blinds in the classrooms to prevent glare?	Yes												
511	108c	* Rating of overall lighting in building		Fair											
512	109	Evidence of vermin:													
513	109a	* Is there evidence of active infestations of rodents?	No												
514	109b	* Is there evidence of active infestations of wood-boring or wood-eating insects?	No												
515	109c	* Is there evidence of active infestations of cockroaches?	No												
516	109d	* Is there evidence of active infestations of other vermin?	No												
517	BCS	Indoor Air Quality						\$0	\$0	S	\$0	\$0	\$0	\$0	
518	97	Mold:						\$0			\$0	\$0	\$0	\$0	
519	97a	* Are there visible stains, mold or water damage? If yes, where? Comments?	No					\$0			\$0	\$0	\$0	\$0	
520	97b	** If yes, where?													

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521	97e	* Are any interior surfaces constructed of any Paper-faced products?	Yes					\$0			\$0	\$0	\$0	\$0	
522	97f	* Are interior surfaces constructed of any Cellulose products (typically ceiling tiles)?	Yes					\$0			\$0	\$0	\$0	\$0	
523	111	Humidity / Moisture:													
524	111	* Are any of the following found in or around the following area?													
525	111a	** Classrooms	No												
526	111a	***Active leak(s) in roof	No												
527	111a	***Active leak(s) in plumbing	No												
528	111a	***Moisture Condensation	No												
529	111b	** In Other areas:	No												
530	111b	***Active leak(s) in roof	No												
531	111b	***Active leak(s) in plumbing	Yes		leaking fittings at domestic water heater in boiler room										See recommendation above
532	111b	***Moisture Condensation	No												
533	111c	* Rating of humidity / moisture condition in building?		Fair											
534	112	Ventilation: fresh air intake locations, air filters, etc.													
535	112a	* Are fresh air intakes near the bus loading, truck delivery or garbage storage/disposal areas?			no										
536	112b	Is there accumulated dirt, dust or debris around fresh air intakes?			no										
537	112c	* Are fresh air intakes free of blockage?			yes										
538	112d	Is there accumulated dirt, dust or debris in air intakes?			no										
539	112e	* Are dampers functioning as designed?			yes										
540	112f	* Condition of air filters?		Good											
541	112g	* Is outside air is adequate for occupant load?			no										
542	112h	* Rating of ventilation / indoor air quality:		Good											
543	113	Indoor air quality (IAQ) plan:													
544	113a	Does the school district use EPA's tools for IAQ?			Yes										
545	113b	If not, is some other IAQ management plan in place?			Yes										
546	113c	Has the district assigned IAQ responsibilities to a designated individual? If yes, what is the name?			Yes										Director of Facilities
547	114	Integrated Pest Management (IPM):													
548	114	* Does the school practice IPM?			Yes										
549	114a	* Is vegetation kept 1 foot away from the building?			No										
550	114b	* Are crevices and holes in walls, floors and pavement sealed or eliminated?			No										
551	114c	Is there a certified pesticide applicator on staff?			No										
552	114d	* Are pesticides used in the building, and if yes, how are they typically applied?	No												
553	114e	* Are pesticides used on the grounds?	No												

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554	114e	* If yes, was an emergency exemption granted by the Board of Education?													
555	115	Radon: Does the school have a passive radon mitigation system installed (was built with radon resistant features)?			No										
556	115a	* Has this facility been tested for the presence of radon?			Yes										
557	115b	* Were any of the results of the test greater than or equal to 4 picocuries per liter (cCi/L)?			No										
558	115c	* If yes, did the school take steps to mitigate these elevated radon levels?													
559															
560	BCS	American Red Cross						\$0	\$	\$0	\$0	\$0	\$0		
561	116	American Red Cross:													
562	116a	*Is there a written agreement with the American Red Cross for the use of this building as an emergency shelter?	No												
563	116b	* Does this building have an emergency generator to support sheltering operations? (lights, HVAC etc.), and if yes, where?	Yes		Multiple types (list under remarks)										Boilers, Pumps, EM Lightng, Fire Alarm, PA, Telephone
564	116c	* Does this facility have a cooking/food preparation kitchen, and if yes, the area is outfitted for:	Yes		Full Preparation										
565	116d	* Check items powered by emergency generator:			Kitchen equipment										
566	116e	* Potable water provided by municipal system?			Yes										
567	116e	* Potable water provided by on site wells?			No										
568	116e	* If on site wells are present, are the wells connected to emergency generator?			n/a										
569	116f	* Sanitary System Gravity discharge?			Yes										
570	116f	* Sanitary System force main pumping station?			No										
571	116f	* If pumping station exists, are they connected to emergency generator?			n/a										
572															
573	BCS	Space Adequacy / Program Needs						\$0	\$	\$0	\$0	\$0	\$0		
574	27	Space Adequacy: Rating of space adequacy and comments:		Good											
575		Space sizes: Are spaces predominately within SED standards?			yes			\$0		\$0	\$0	\$0	\$0		Music room is undersized and does not have a the required rescue window at the recommended height.
576		Space quantity: Are there sufficient number of each type of space needed?			yes			\$0		\$0	\$0	\$0	\$0		
577		Educational program: Are spaced adequate for meeting the district's current educational program?			no			\$0		\$0	\$0	\$0	\$0		Accoustic seperation for the music rooms currently located in the basement are are reported to be disruptive to rooms above.
578		Educational goals: Are spaced adequate for meeting the district's future educational program, goals and needs?			yes			\$0		\$0	\$0	\$0	\$0		

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		579			Pre-K: Does the facility accommodate pre-k programs?			no			\$0			\$0	\$0	\$0	\$0		
		580			Transportable classrooms: Does the facility have transportable classrooms?			no			\$0			\$0	\$0	\$0	\$0		
		581																	
		582	BCS		Equipment						\$102,950		S	\$10,560	\$30,000	\$104,025	\$0		
		583			Visual Display Surfaces: chalk and tackboards		Good				\$0			\$0	\$0	\$0	\$0		
		584			Display Cases:		Fair				\$0			\$0	\$0	\$0	\$0		
		585			Signage:		Poor				\$69,350		3	\$0	\$0	\$104,025	\$0		Recommend providing an overall coordinated room signage system to ease wayfinding for the public and improve overall function of the building. Cost is an allowance
		586			* Is there instructional signage / wayfinding maps for visitors?			no			\$0			\$0	\$0	\$0	\$0		
		587			* Does signage meet ADA requirements?			no			\$0			\$0	\$0	\$0	\$0		
		588			* Is room name / number designation at every door?			no			\$0			\$0	\$0	\$0	\$0		
		589			Toilet Compartments:		Fair				\$0			\$0	\$0	\$0	\$0		
		590			Operable Partitions:		Good				\$0			\$0	\$0	\$0	\$0		
		591			Toilet and Shower Accessories:		Fair				\$0			\$0	\$0	\$0	\$0		
		592			Gym Equipment:		Fair				\$0			\$0	\$0	\$0	\$0		
		593			Science Lab Equipment:						\$0			\$0	\$0	\$0	\$0		
		594			Projection Screens:						\$0			\$0	\$0	\$0	\$0		
		595			Food Service Equipment:		Good				\$0			\$0	\$0	\$0	\$0		
		596			Home and Careers Equipment:						\$0			\$0	\$0	\$0	\$0		
		597			Loading Dock Equipment:		Fair				\$0			\$0	\$0	\$0	\$0		
		598			Window Treatments:		Fair				\$9,600		1	\$10,560	\$0	\$0	\$0	\$0	Shade: Replace all drapes with District standard shades that were not replaced in the 2011 renovations project.
		599			Stage Curtains:		Fair				\$0			\$0	\$0	\$0	\$0		
		600			Stage Rigging:		Fair				\$0			\$0	\$0	\$0	\$0		
		601			Casework: Base Cabinets		Fair				\$24,000		2	\$0	\$30,000	\$0	\$0	Replace wood cubbies and worn casework in Rooms 107 and 109. Cost assumes 22 cubbies at each room.	
		602			Countertops:		Fair				\$0			\$0	\$0	\$0	\$0		
		603			Musical Instrument Storage:		Fair				\$0			\$0	\$0	\$0	\$0		
		604			Library Furniture:		Fair				\$0			\$0	\$0	\$0	\$0		
		605			Auditorium Seating:						\$0			\$0	\$0	\$0	\$0		
		606			Bleacher Inspection			not recommended			\$0			\$0	\$0	\$0	\$0		
		607			Bleachers:		Fair				\$0			\$0	\$0	\$0	\$0		
		608			Wall Pads:		Fair				\$0			\$0	\$0	\$0	\$0		
		609																	
		610	BCS		Electrical Systems						\$88,000		S	\$0	\$66,250	\$52,500	\$0		
		611	52		Interior Electrical distribution (H):		Excellent		2011	30	\$0			\$0	\$0	\$0	\$0		
		612	52b		* Does the interior electrical supply meet current needs?			yes			\$0			\$0	\$0	\$0	\$0		
		613			* Is the main distribution panel adequate?			yes			\$0			\$0	\$0	\$0	\$0		
		614			* Are the power panels and circuit wiring adequate?			yes			\$0			\$0	\$0	\$0	\$0		

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615		* Do teaching spaces have adequate receptacles?			yes			\$0			\$0	\$0	\$0	\$0	
616		*Is there any cloth wiring?			no			\$0			\$0	\$0	\$0	\$0	
617		* Are step down transformers lightly loaded?			n/a			\$0			\$0	\$0	\$0	\$0	
618		* Do the bus heater controls have automated controls and are the quantities of outlets adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
619		* Is there an emergency generator system supplying power to lighting and / or kitchen refrigeration equipment and / or heating system?			yes			\$0			\$0	\$0	\$0	\$0	
620		*Electrical equipment, fixtures, auxiliary apparatus and controls and wiring systems, and the installation of same, shall be operable and in good condition without recurring problems. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
621		*Receptacles (NEC Requirements): Do existing receptacles need to be replaced with ground fault interrupting (GFI) receptacles? If yes, provide list of locations.			yes			\$0			\$0	\$0	\$0	\$0	
622		*Are there adequate emergency-off mushroom buttons in shops to cut power to equipment?			n/a			\$0			\$0	\$0	\$0	\$0	
623	53	Lighting fixtures		Excellent	All interior and Exterior light fixtures to be replaced in an EPC project that is currently at SED for review	2016	20	\$0			\$0	\$0	\$0	\$0	
624		* Building Interior Lighting: Is lighting energy efficient and adequate?			yes			\$0			\$0	\$0	\$0	\$0	
625		* Building Exterior Lighting: Is lighting vandalproof, energy efficient and adequate?			yes			\$0			\$0	\$0	\$0	\$0	
626		* Is the stage dimming system and lighting system adequate?			no			\$53,000		2	\$0	\$66,250	\$0	\$0	Provide a 24 circuit stage dimming system and replace all existing stage lightign with LED lighting fixtures wityh DMX controls
627		Light Levels: Level of artificial lighting in teaching areas shall be a minimum of 30 fc, maintained. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
628		Electrically operated partitions have safety controls in accordance with 155.25 ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
629		Energy efficiency / alternative energy:						\$0			\$0	\$0	\$0	\$0	
630		* Are lights energy efficient?			yes			\$0			\$0	\$0	\$0	\$0	
631		* Occupancy sensors?			yes			\$0			\$0	\$0	\$0	\$0	
632		* Are daylight harvesting controls installed?			no			\$0			\$0	\$0	\$0	\$0	
633		* Dual level illumination in all teaching spaces?			yes			\$0			\$0	\$0	\$0	\$0	
634		* Is there a photovoltaic (PV) system serving the building?			no			\$35,000		3	\$0	\$0	\$52,500	\$0	Provide a 10 kW photovoltaic solar power system on roof. 10 Kw selected at size as this is the largests size that SED will provide aid for in a capital construction project

Item No.	BCS No.	Randall Elementary	In Facility?	Condition	Comments	Year of Last Major Work	Rem Useful Life (yrs)	Construction Budget (2015)	Subtotal	Priority	Priority 1 (0-2 yrs)	Priority 2 (3-5 yrs)	Priority 3 (6-10 yrs)	Other	Remarks
635		* Is there a wind turbine system serving the building?			no			\$0			\$0	\$0	\$0	\$0	
636		Lightning Protection: Does the building have lightning protection and if yes, what is its condition?		n/a				\$0			\$0	\$0	\$0	\$0	
637															
638	BCS	Technology						\$160,000		5	\$0	\$200,000	\$0	\$0	
639	54	Communications Systems (H):		Satisfactory		2011	20	\$0			\$0	\$0	\$0	\$0	
640	54b	* Are the communications systems adequate?			yes										
641		Computer network switches: Are they adequate?			yes			\$42,000		2	\$0	\$52,500	\$0	\$0	Upgrade existing and add new PoE network switches to support additional wireless access points and security cameras, and also to replace end of life switches. - SMART BOND?
642		Computer network wiring: Is it adequate?			yes			\$0			\$0	\$0	\$0	\$0	
643		Broadband Internet connectivity: Is it adequate?			yes			\$0			\$0	\$0	\$0	\$0	
644		Wireless LAN Network: Is it adequate?			yes			\$16,000		2	\$0	\$20,000	\$0	\$0	Provide wireless access points in all classrooms that do not currently have one. - SMART BOND?
645		Intercom system: Is it adequate?			yes			\$0			\$0	\$0	\$0	\$0	
646		Phone system:						\$0			\$0	\$0	\$0	\$0	
647		* Is the phone system adequate?			yes			\$38,500		2	\$0	\$48,125	\$0	\$0	Upgrade all classroom phones to VoIP phones.
648		* VoIP?			yes			\$0			\$0	\$0	\$0	\$0	
649		Telephone: A telephone shall be provided in all buildings having student occupancy. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
650		Clock system:						\$0			\$0	\$0	\$0	\$0	
651		* Is the clock system adequate?			yes			\$0			\$0	\$0	\$0	\$0	
652		* Wireless GPS?			yes			\$0			\$0	\$0	\$0	\$0	
653		Does the auditorium have an adequate assistive listening system?			no			\$2,500		2	\$0	\$3,125	\$0	\$0	
654		Is the auditorium sound system adequate?			no			\$35,000		2	\$0	\$43,750	\$0	\$0	Provide new fixed auditorium sound system.
655		Does the building have an adequate video on demand system?			yes			\$0			\$0	\$0	\$0	\$0	
656		Do the classrooms have an adequate video on demand display and computer controller?			yes			\$0			\$0	\$0	\$0	\$0	
657		Smartboards: Are they adequately located in the facility?			yes			\$26,000		2	\$0	\$32,500	\$0	\$0	Provide interactive whiteboards or 80" touch screen panels in all rooms that do not currently have them - SMART BOND?
658		Television System: Should the existing system be replaced with a new broadband cable television distribution system?			no			\$0			\$0	\$0	\$0	\$0	
659															
660	BCS	Security						\$30,000		5	\$0	\$37,500	\$0	\$0	
661		visibility of site Access Points: Is there a clear line of sight from administrative/full time staffed locations to site access points (outdoor/indoor)?			yes			\$0			\$0	\$0	\$0	\$0	

Item No.	BCS No.	Randall Elementary	In Facility?	Condition	Comments	Year of Last Major Work	Rem Useful Life (yrs)	Construction Budget (2015)	Subtotal	Priority	Priority 1 (0-2 yrs)	Priority 2 (3-5 yrs)	Priority 3 (6-10 yrs)	Other	Remarks
662		Site Features: Are features avoided that could prevent surveillance (large plantings), provide hiding places for weapons (loose rocks-gravel), or unintended access (elements to aid climbing on roofs)?						\$0			\$0	\$0	\$0	\$0	
663		Vehicular Access: Are vehicles kept away from building walls?			no			\$0			\$0	\$0	\$0	\$0	
664		Exterior Signage: Is a clear path to main entry identified?			no			\$0			\$0	\$0	\$0	\$0	
665		Main Entry: Is there a secure monitored entry vestibule (ID / sign in required)?			yes			\$0			\$0	\$0	\$0	\$0	
666		Is there a staff rear exit and safe room?			no			\$0			\$0	\$0	\$0	\$0	
667		Public Access / Service Areas: Is it designed to avoid unintended public access to student spaces?			yes			\$0			\$0	\$0	\$0	\$0	
668		Locking and Alarm Systems for High Risk Areas: Are they in place for main office and other spaces accessible to visitors, Nurse's office, Cafeteria, Computer labs, Industrial Arts areas, Science labs, Boiler and Electric rooms, phone closets?			no			\$0			\$0	\$0	\$0	\$0	
669		Emergency Communications: Do all occupied spaces have emergency power supply for phones and PA system?			yes			\$0			\$0	\$0	\$0	\$0	
670		Intrusion Detection: Are system in place? On emergency power?			yes			\$0			\$0	\$0	\$0	\$0	
671		Visitor Management System: System in place?			yes			\$0			\$0	\$0	\$0	\$0	
672		Video Surveillance System: Is the CCTV system adequate?			yes			\$25,000		2	\$0	\$31,250	\$0	\$0	Provide additional interior and exterior IP security cameras
673		Access Control System: Is the system adequate?			yes			\$5,000		2	\$0	\$6,250	\$0	\$0	Provide additional access control doors.
674															
675															
	BCS	TOTALS BY PRIORITY:						\$2,222,290		S	\$1,118,799	\$895,500	\$799,725	\$50,820	
	BCS	BUILDING TOTAL:								S	\$2,814,024				
28		Estimated capital construction expenses anticipated for this building through 2015 - 2016 school year excluding maintenance:			\$0										
29		Overall building rating													
30		Was overall building rating established after consultation with health and safety committee?													

KEY:

Randall Elementary			In Facility?	Condition	Comments	Year of Last Major Work	Rem Useful Life (yrs)	Construction Budget (2015)	Subtotal	Priority	Priority 1 (0-2 yrs)	Priority 2 (3-5 yrs)	Priority 3 (6-10 yrs)	Other	Remarks
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Denotes code items that are required to be assessed on NYSED Form FP-EEB and to be in conformance as part of a Capital Project. These health and safety in existing educational facilities items are requirements of Part 155.7 of the regulations.

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Randall Elementary

BUILDING CONDITION SURVEY INFORMATION

1 Name of School District : Cortland Enlarged City School District
2 BEDS District Code : 11020001
3 Building Name : Randall Elementary
4 Building ID : 0-002
5 Survey Inspection Date : 7/31/2015
6 Building 911 Address : 31 Randall Street
7 City : Cortland
8 Zip Code : 13045
9 Certification Expiration Date : 4/1/2016
10 Certificate of Occupancy Status (A - Annual, T - Temporary, N - None) : A

Building Age and Gross Square Footage (GSF)

11 Year of Original Building : 1928
12 GSF of Building as Currently Configured : 55480
13 No. of Floors : 3
14 How many full-time and part-time custodians are employed at the school (or work in the building)?
14a Full-time Custodian : 3
14b Part-time Custodian : 0

Building Ownership and Occupancy Status

15 Building Ownership* :
 a. Owned and Used by District c. Owned by District, Part Used by District, Part Leased to Non-District Entity
 b. Owned by District and Leased to Non-District entity d. Owned by Non-District Entity and Leased to District

DISTRICT

16 For which of the following purposes is the building currently used?
16a Used for Student Instructional Purposes
16b Used for District Administration
16c Used for Other District Purpose(s) Describe here: Bus Maintenance and Storage
16d Used by Other Organization(s)

Building Users

17 How many students were registered to receive instruction in this building as of October 1, 2015? (Does not include evening class students)* : 303
18 Of these registered students, how many receive most of their instruction in:
18a Permanent Instructional Spaces (i.e. Regular Classrooms) : 303

18b Temporary Instruction Spaces (i.e. Portable or Demountable Classrooms) Attached to the Building :

0

18c Non-Instructional Spaces Used as Instructional Spaces:

If the number of non-instructional spaces used as instructional spaces is greater than zero, which

18d types of non-instructional spaces were being used for instructional purposes on October 1, 2014? (check all that apply)

- Cafeteria
- Gymnasium
- Administrative Space
- Library
- Lobby
- Stairwell
- Storage Space
- Other

Comments:

19 Grades Housed:

K-6

20 For how many instruction days during the 2014-15 school year (July 1 through June 30) was the building closed due to facilities failures, system malfunctions, structural problems, etc?

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

Yes

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

Yes

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

Yes

Program Spaces

24 Number of Instructional Classrooms:

26

25 Gross Square Footage of All Instructional Classrooms (combined)

25,000

26 Other spaces provided (check all that apply)

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

GENERAL CONSTRUCTION SYSTEMS

Replacement Cost: \$11,096,000

Original Building 1926

Construction Classification : A (Fire resistive/Noncombustible).
Total Floor Area : 22,500sf.
Number of Floors : Three; basement, ground and second.
Structural System : Masonry bearing wall.
Floor Construction : Concrete slab and wood framing.
Roof Construction : EPDM, 4" insulation, wood deck on wood sloped structure.
Exterior Wall Construction : Masonry bearing wall.
Interior Wall Construction : Drywall, plaster, painted masonry.
Windows : Aluminum sash/frame
Exterior Doors : Aluminum doors and frames.
Portable Fire Extinguishers : Type, location

Building Addition 1951

Construction Classification : A (Fire resistive/Noncombustible).
Total Floor Area : 19,200sf.
Number of Floors : One; ground.
Structural System : Masonry bearing wall
Floor Construction : Concrete Slab.
Roof Construction : EPDM on gypsum deck and steel web joist
Exterior Wall Construction : Brick/CMU wall.
Interior Wall Construction : Drywall, plaster, painted masonry.
Windows : Aluminum sash/frame
Exterior Doors : Hollow metal doors and frames.
Portable Fire Extinguishers : Type, location

Building Addition 1967

Construction Classification : A (Fire resistive/Noncombustible).
Total Floor Area : 2,000sf.
Number of Floors : One; ground.
Structural System : Masonry bearing wall
Floor Construction : Concrete Slab.
Roof Construction : EPDM on gypsum deck and steel web joist
Exterior Wall Construction : Brick/CMU wall.
Interior Wall Construction : Drywall, plaster, painted masonry.
Windows : Aluminum sash/frame
Exterior Doors : Aluminum doors and frames.
Portable Fire Extinguishers : Type, location

Building Addition 1986

Construction Classification : A (Fire resistive/Noncombustible).
Total Floor Area : 5,000sf.
Number of Floors : One; ground.
Structural System : Steel Frame
Floor Construction : Concrete Slab.
Roof Construction : EPDM on gypsum deck and steel web joist
Exterior Wall Construction : Brick/CMU cavity wall.
Interior Wall Construction : Drywall, plaster, painted masonry.
Windows : Aluminum sash/frame
Exterior Doors : Aluminum doors and frames.
Portable Fire Extinguishers : Type, location

Building Addition 1991

Construction Classification : A (Fire resistive/Noncombustible).
Total Floor Area : 8,000sf.
Number of Floors : One; ground.
Structural System : Steel Frame
Floor Construction : Concrete Slab.
Roof Construction : EPDM on gypsum deck and steel web joist
Exterior Wall Construction : Brick/CMU cavity wall.
Interior Wall Construction : Drywall, plaster, painted masonry.
Windows : Aluminum sash/frame
Exterior Doors : Aluminum doors and frames.
Portable Fire Extinguishers : Type, location

SITE CONDITIONS

A. Acreage:

1 Owned : 2.23 Acres
2 Leased : None

B. Contiguous Sites : none

C. Topography:

1 Type : Relatively flat
2 Significant Features : residential properties

D. Access:

1 Road : Randall Street
2 Bus Loop : None.
3 Sidewalks : Off Randall Street and Huntington Street

4 Parent drop-off	:	Off of Huntington Street
	:	.
	:	.
E. Parking Lots:	:	
1 Location	:	Main parking lot is on North side of the site and accessible from Randall Street Secondary parking accessible from Huntington Street
2 Handicapped Access	:	2 parking spaces are designated accessible. 2 curb cuts from North parking lot and parent drop off
F. Drainage Systems:	:	
1 Type/Location	:	Piped storm system drains to municipal system.
G. Soil Type and Groundwater:	:	Typical soils: gravelly loam silt Typical depth to ground water -- > 80"
H. Natural Turf Athletic Fields:	:	
1 Exhibition Fields Type/Location	:	Football - None. Soccer - None. Baseball - W - Municipal owned Softball - None. Field Hockey - None. Boys Lacrosse - None. Girls Lacrosse - None.
2 JV Fields	:	None.
3 Modified Fields	:	None.
4 Phys Ed Fields	:	Municipal owned
5 Multipurpose fields	:	None.
I. Synthetic Turf Fields	:	None.
J. Tennis Courts:	:	Municipal owned
K. Basketball Courts:	:	Municipal owned
L. Water System:	:	
1 Type/Location	:	Municipal supply
2 Hydrants	:	1 at parent drop off at Huntington Street Municipal owned

- 3 Backflow protection : Inside building
- M. Sanitation System:
 - 1 Type / Location : Municipal connection
- N. Irrigation Systems:
 - 1 Type/Location : None
 - 2 Supply : None
 - 3 Backflow / Location : None
- O. Play Structures:
 - 1 Type / Location : Municipal owned
 - 2 Type of Safety Surfacing : Pea Gravel
 - 3 Handicapped Accessibility : At-grade events

MECHANICAL CONSTRUCTION SYSTEMS

A. Primary Systems

- 1. Fuel
 - Original 1928 Building :Natural Gas
:Boilers designed to operate on natural gas or propane.
- 2. Heating Plant
 - Original 1928 Building : (2) CAMUS condensing hot water boilers
:DR-NH-2000-MSI-100410 (2010 capital project)
:Rated input of 3,000,000 BUTH each
- 3. Air Conditioning
 - Original 1928 Building :Administration Offices and Nurse's Office
have air conditioning provided from the 2010 capital project.

:Computer Room is air conditioned from 2010 capital project.

B. Secondary Systems

1. Classrooms

- Original 1928 Building

:Unit Ventilators provide ventilation air and heat. Relief for normal ventilation and economizer cooling provided by power roof exhauster with variable speed drive.

:Renovated in the 2010 capital project

- 1952 Addition

:Unit Ventilators provide ventilation air and heat. Relief for normal ventilation and economizer cooling provided by power roof exhauster with variable speed drive.

:Renovated in the 2010 capital project

- 1985 Addition

:Unit Ventilators provide ventilation air and heat. Relief for normal ventilation and economizer cooling provided by power roof exhauster with variable speed drive.

:Renovated in the 2010 capital project

- 1992 Addition

:Unit Ventilators provide ventilation air and heat. Relief for normal ventilation and economizer cooling provided by power roof exhauster with variable speed drive.

:Renovated in the 2010 capital project

2. Library

- 1992 Addition

:Unit Ventilators provide ventilation air and heat. Relief for normal ventilation and economizer cooling provided by power roof exhauster in conjunction with a rooftop hood.

:Renovated in the 2010 capital project

3. Gym/Auditorium

- 1952 Addition

:Rooftop air handling unit provides ventilation air and heating. Fin tube radiation on exterior wall provides supplemental heat.

:Partially renovated in the 2010 capital project.

4. Stage

- 1952 Addition

:Rooftop air handling unit provides ventilation air and heating. Fin tube radiation on exterior wall provides supplemental heat.

:Renovated in the 2010 capital project.

5. Cafeteria

- 1952 Addition/1967 Addition/1991 Addition

:Unit Ventilators (3) provide ventilation air and heat. Ventilation air provides makeup for the kitchen exhaust hood or is relieved at a rooftop hood in the cafeteria. A separate exhaust fan in the cafeteria relieves excess air during economizer operation.

:Renovated in the 2010 capital project

6. Locker Rooms

- 1952 Addition

:Boys and Girls Locker Rooms heated by fan coil units in the ceiling and exhausted by a fan on the roof.

:Ventilation air is transferred into locker rooms from the corridor and gym.

:Partially renovated in 2010 capital project.

7. Kitchen

- 1967 Addition

:The cooking equipment and the dishwasher have exhaust hoods with fans on the roof. The hood for cooking equipment and associated exhaust fan were replaced in the 2015 phase 3 project. Makeup air is provided by transfer air from the adjacent cafeteria.

8. Administration
- Original 1928 Building

:A dedicated 100 % outside air heating and cooling unit provides tempered ventilation air to these spaces.

:Air conditioning and heat is provided by a VRV system (Dx split systems) with units located in the ceiling and each space has individual room control.

:Finned tube radiation at the exterior walls provides supplemental heat.

:Renovated in the 2010 capital project.

9. Health Office
- Original 1928 Building

:Served by the administration system.

10. Toilet Rooms
- Original 1928 Building

:Gang toilet rooms on the second floor room have finned tube radiation. Exhaust is provided and makeup air is transferred in from the corridors.

:Renovated in the 2010 capital project.

- 1952 Addition

:Individual toilet rooms are in each classroom. Exhaust is provided and make up air is from the classroom.

- 1992 Addition

:Gang toilet rooms adjacent to the Lobby are exhausted with makeup air transferred in from the Lobby.

:Classrooms have individual toilet rooms with makeup air transferred from the classrooms.

:Renovated in the 2010 capital project.

11. Janitor Closets
-

:Exhausted with makeup air transferred in from the corridors.

:Partially renovated in the 2010 capital project.

12. Corridors

- Original 1928 Building

:Blower coil units located above the ceiling provide heat and ventilation.

:Renovated in the 2010 capital project.

- 1952 Addition

:Corridors are heated by blower coil units and convectors.

: Renovated in 2010 capital project.

- 1992 Addition

:Blower coil units located above the ceiling provide heat and ventilation.

:Renovated in the 2010 capital project.

PLUMBING CONSTRUCTION SYSTEMS

A. ORIGINAL BUILDING 1928

1. Water Supply

a. Source

: Municipal water service provided by City of Cortland.

b. Distribution

: Galvanized steel and copper lines serve the building.

2. Water Softening System

a. Type

: none

b. Location

: none

c. Serves

: none

3. Sewage Disposal

a. Method

: Sewage is discharged to the City of Cortland municipal sewer system.

4. Natural Gas:

a. Provided By

: NYSEG

b. Provided For

: Building heating, domestic hot water, kitchen and emergency generator.

5. Fuel Oil

a. Provided By

: none

b. Provided For

: none

c. Tank Size/Location

: none

- 6. Domestic Hot Water
 - a. Provided By : Gas fired tank type heater and separate storage tank in the Boiler Room. A thermostatic mixing valve regulates hot water supply temperature to the building. An electric booster heater in the kitchen provides 180°F sanitizing rinse water at the dishwasher.

- 7. Toilet Rooms
 - a. Gang : Gang toilet rooms are located on each floor. First floor rooms were renovated in the 2010 capital project.
 - b. Individual : Classrooms in the elementary wing have individual toilets. Separate toilet facilities are provided for the Health Room and for staff use.
 - c. Locker Rooms : Locker rooms do not include toilet or shower facilities.

- 8. Drinking Water
 - a. Provided By : Drinking fountains.
 - b. Location : Corridors and elementary classrooms.

- 9. Fire Suppression System
 - a. Fire Standpipe : None.
 - b. Sprinkler System : None.
 - c. Kitchen Range Hood : Automatic wet chemical fire suppression system.

- 10. Portable Fire Extinguishers
 - a. Type : ABC
 - b. Location : Various

ELECTRICAL / TECHNOLOGY SYSTEMS

A. ORIGINAL BUILDING 1928

- 1. Service and Distribution:
 - a. Service Entrance : Overhead, Secondary
 - b. Metering : Secondary
 - c. Incoming Service Voltage : 208/120V 3PH
 - d. Building Distribution Voltages : 208/120V 3PH
 - e. Service Size : 1200 amperes
 - f. Main Distribution Panel : Circuit breaker.
 - g. Local Panels : Circuit breaker.

- 2. General Wiring:
 - a. Majority of wiring **does** meet National Electrical Code
 - b. Location and quantity of convenience receptacles is **adequate**.
 - c. Majority of convenience receptacles **are** of the grounded type.
 - d. Location and quantity of light switches is **adequate**.

3. Lighting:

- a. Classrooms
- b. Music Classrooms
- c. Cafeteria(s)
- d. Library/Media Center
- e. Auditorium
- f. Gymnasium(s)
- g. Offices
- h. Kitchen
- i. Corridors
- j. Gang Toilets
- k. Stairs
- l. Mechanical Rooms

Type	Occ. Sensors	Daylight Sensors	Level
Flourescent (T8/Electronic Ballast)			60fc (min rec)
Flourescent (T8/Electronic Ballast)			60fc (min rec)
Flourescent (T8/Electronic Ballast)			55fc (min rec)
Flourescent (T8/Electronic Ballast)			45fc (min rec)
Flourescent (T8/Electronic Ballast)			65fc (min rec)
HID			60fc (min rec)
Flourescent (T8/Electronic Ballast)			65fc (min rec)
Flourescent (T8/Electronic Ballast)			40fc (min rec)
Flourescent (T8/Electronic Ballast)			30fc (min rec)
Flourescent (T8/Electronic Ballast)			35fc (min rec)
Flourescent (T8/Electronic Ballast)			35fc (min rec)
Flourescent (T8/Electronic Ballast)			30fc (min rec)

4. Emergency Lighting/Power:

a. Lighting:

- 1 Classrooms
- 2 Cafeteria(s)
- 3 Library/Media Center
- 4 Auditorium
- 5 Gymnasium(s)
- 6 Offices
- 7 Kitchen
- 8 Corridors
- 9 Gang Toilets
- 10 Stairs
- 11 Mechanical Rooms
- 12 Exterior Egress

Type
Not required
Generator connection
Generator connection
Generator connection
Generator connection
Local battery
Generator connection
Generator connection
Generator connection
Generator connection
Not required
Local battery

b. Power Generator System:

- 1 Make : Kohler
- 2 Size : 65 kw
- 3 Voltage : 120/208
- 4 Fuel : Natural gas
- 5 Transfer Switch(s) : Automatic
- 6 Cooling : Unducted Radiator
- 7 Other : other

- 5. Fire Alarm System:
 - a. Make : FCI
 - b. Equipment
 - 1 Initiation Devices : Manual stations, Smoke detectors, Beam type smoke detectors, Heat detectors,
 - 2 Notification Appliances : Horn/strobes, Strobes.
Door holders, Fan shut down, Kitchen extinguishing system. City box on site,
 - 3 Interconnections : Municipal connection Drill switch, remote annunciator, trouble bell, trouble light

- 6. Clock and Program System:
 - a. Make : Primex
 - b. Master : GPS
 - c. Program : Tone over speakers
 - d. Secondary Clocks : Surface, Semi-recessed, Time-tone enclosures

- 7. Public Address/Intercom Systems:
 - a. Make : Rauland/NEC PBX
 - b. Equipment
 - 1 Console : Microphone, telephone.
 - 2 Classrooms : Telephone.

- 8. Sound System:
 - a. Make : Rauland
 - b. Equipment
 - 1 Console : AM-FM tuner, tape player, CD player, room selector switches, monitor speaker, level meter, microphone, all-call switch, program channel, intercom channel, amplifier.
 - 2 Classrooms : Telephone, ceiling speakers, wall speakers, time-tone enclosures
 - 3 Stage : Speaker jack, Microphone jack, amplifier, wall speakers, ceiling speakers.
 - 4 Gymnasium : Speaker jack, Microphone jack, amplifier, wall speakers, ceiling speakers.

Code items that are assessed on NYSED Form FP-EEB
 BCS Item
 BCS Drop-down Selection
 Non-BCS Drop-down Selection

Need to confirm escalation percentages. Currently using 5% annual for priorities 1, 2, and 3

Item No.	BCS No.	F.S. Barry Elementary	In Facility?	Condition	Comments	Year of Last Major Work	Rem Useful Life (yrs)	Construction Budget (2015)	Subtotal	Priority	Escalation Percentages				Remarks
											1.1	1.25	1.5	1.05	
											5% per year cost escalation				
1	BCS	Site Utilities						\$29,200		5	\$32,120	\$0	\$0	\$0	
2	37	Water:	Yes	Satisfactory	Municipal or Utility Provided	1958	23	\$0			\$0	\$0	\$0	\$0	
3	37a	* Type of Service:													
4		* Shall be operable and in good condition ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
5	38	Site Sanitary:	Yes	Satisfactory	Municipal or Utility Sewer	1958	23	\$0			\$0	\$0	\$0	\$0	
6	38a	* Type of Service:													
7	39	Site Gas: Does the building have gas service or use liquid petroleum gas?	Yes	Satisfactory	Natural gas	2011	56	\$0			\$0	\$0	\$0	\$0	Gas service to building was significantly modified in the 2010 capital project to accommodate the new emergency generator.
8	40	Site Fuel Oil: Does the facility have fuel oil tanks?	No	n/a				\$0			\$0	\$0	\$0	\$0	
9	40b	* Number above ground													
10	40b	* Capacity above ground													
11	40b	* Number below ground													
12	40b	* Capacity below ground													
13	41	Site Electrical, Including Exterior Distribution:		Excellent		2011	35	\$0			\$0	\$0	\$0	\$0	
14	41a	* Service Provider(s):			Utility Provided										
15	41b	* Type of Service:			Below Ground										
16		Site Drainage:													
17	42	* Closed drainage pipe stormwater management system	Yes	Satisfactory		1985	30	\$4,600		1	\$5,060	\$0	\$0	\$0	Repair, rod and clean storm drain piping to facilitate proper drainage throughout site
18	43	* Open drainage stormwater management system	Yes	Satisfactory				\$4,600		1	\$5,060	\$0	\$0	\$0	Poor drainage is an issue at building foundation. Provide topsoil and 133 sy of sod to raise grade at foundation and provide positive drainage away from school.
19	44	* Catch basins drop inlets/manholes	Yes	Satisfactory		2011	54	\$20,000		1	\$22,000	\$0	\$0	\$0	Evaluate, rod, and clean storm drain piping throughout site. Remove and replace 3 drain inlets at main parking area.
20	45	* Culverts	No					\$0			\$0	\$0	\$0	\$0	
21	46	* Outfalls:	No					\$0			\$0	\$0	\$0	\$0	
22	51	** Point of outfall discharge:													
23	52	** Were stormwater outfalls inspected during dry weather for signs of non-stormwater discharge?													
24	47	* Infiltration basins/chambers	Yes	Satisfactory		1958	4	\$0			\$0	\$0	\$0	\$0	
25	48	* Retention basins	No					\$0			\$0	\$0	\$0	\$0	
26	49	* Wetponds	No					\$0			\$0	\$0	\$0	\$0	
27	50	* Manufactured stormwater proprietary units	No					\$0			\$0	\$0	\$0	\$0	
28															
29	BCS	Other Site Features						\$711,100		5	\$97,570	\$10,000	\$832,500	\$15,120	
30	53	Pavement (Roadways and Parking Lots)	Yes	Satisfactory		2010	15	\$15,000		1	\$16,500	\$0	\$0	\$0	Remove and replace asphalt pavement entrance driveway to staff parking. Repair select pavement areas within parking lots to address significant cracking or missing pavement areas. (cost is for 200 SY)
	53a	Pavement (Roadways and Parking Lots) cont.			Stripping			\$2,500		1	\$2,750	\$0	\$0	\$0	Striping has become worn and multiple lines are visible throughout the parking area. Recommend restriping to make parking more clear.

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31	53	Pavement (Roadways and Parking Lots) cont.			Asphalt Paving at Maintenance Building:			\$450,000		3	\$0	\$0	\$675,000	\$0	District Request from 2010: a. Provide 5905 sy asphalt and stormwater utilities at existing gravel parking area and 8' wide asphalt walk, expand area to provide additional parking for school, athletic fields and a safe access to loading dock for delivery truck . b. Provide stormwater management for new asphalt paving
32	53	Pavement (Roadways and Parking Lots) cont.						\$65,000		3	\$0	\$0	\$97,500	\$0	District Request from 2010 - Access Road: 12' wide plowable access drive along west and south sides of building
33	53a	* Type:													
34		* ADA Pavement Markings	Yes	Satisfactory				\$0			\$0	\$0	\$0	\$0	
35		* ADA Signage	Yes	Excellent				\$0			\$0	\$0	\$0	\$0	
36		* General Pavement Markings		Satisfactory				\$12,000		1	\$13,200	\$0	\$0	\$0	Provide painted crosswalks at south end of main parking area. Stripping is worn and in need of repainting.
37		* General Site Signage		Satisfactory				\$5,200		1	\$5,720	\$0	\$0	\$0	Provide campus orientation signage to provide orientation and direction for vehicular and pedestrian traffic
38	54	Sidewalks (include curbing)	Yes	Satisfactory		2011	26	\$18,000		1	\$19,800	\$0	\$0	\$0	Remove and replace 190' x 5' wide deteriorated and settled concrete walk between the west side of school and play equipment.
39	54a	* Type:			Concrete										
40		* Exit Stoop		Satisfactory				\$0			\$0	\$0	\$0	\$0	
41		* ADA Compliant	Yes					\$0			\$0	\$0	\$0	\$0	
42		* Curbing		Satisfactory				\$0			\$0	\$0	\$0	\$0	
43		* Curbing Type:			Concrete										
44	55	Playgrounds	Yes	Satisfactory		2015	20	\$0			\$0	\$0	\$0	\$0	
45		* ADA compliant?			Yes			\$0			\$0	\$0	\$0	\$0	
46		* Code compliant surface?			Yes			\$0			\$0	\$0	\$0	\$0	
47		* Age appropriate?			Yes			\$0			\$0	\$0	\$0	\$0	
48	56	Athletic fields and play fields	Yes	Satisfactory		2005	10				\$0	\$0	\$0	\$0	
49	56f	* Synthetic turf field present?	No					\$0							
50	56f	* If yes, how many synthetic turf fields?						\$0							
51	56f	* Expected useful life remaining?						\$0							
52	56f	* Type of infill?						\$0							
53	57	Exterior Bleachers / Stadium	No					\$0			\$0	\$0	\$0	\$0	
54	58	Related structures (such as press boxes, dugouts, climbing walls, etc.)	No					\$0			\$0	\$0	\$0	\$0	
55		* Shot Put: Circle and surface condition						\$0			\$0	\$0	\$0	\$0	
56		* Running Track: Surface type and condition:						\$0			\$0	\$0	\$0	\$0	
57		* Long Jump / Triple Jump: Sand Pit Condition:						\$0			\$0	\$0	\$0	\$0	
58		* Long Jump / Triple Jump: Running surface type and condition:						\$0			\$0	\$0	\$0	\$0	
59		* Tennis Courts: Court condition, including pavement, surface, nets, posts and fences:						\$0			\$0	\$0	\$0	\$0	

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60		* Soccer, Lacrosse, and Football Fields: Field condition, including surface cover, drainage, and irrigation:						\$35,000		3	\$0	\$0	\$52,500	\$0	Provide irrigation/water cannons for the athletic fields
61		* Baseball and Softball Fields: Field condition, including surface cover, drainage, and irrigation:	Yes	Satisfactory				\$0			\$0	\$0	\$0	\$0	a. football and soccer field
62		** Baseball and Softball Fields: condition of backstop and fencing		Satisfactory				\$0			\$0	\$0	\$0	\$0	b. baseball outfield and infield
63		*** Evidence of structural cracks or spalling at bases?			No			\$0			\$0	\$0	\$0	\$0	
64		*** Evidence of rot/decay/corrosion of posts?			No			\$0			\$0	\$0	\$0	\$0	
65		* Home Bleachers: Type and condition						\$0			\$0	\$0	\$0	\$0	
66		** ADA Compliant?						\$0			\$0	\$0	\$0	\$0	
67		** Home Bleacher foundation: condition						\$0			\$0	\$0	\$0	\$0	
68		*** Type:													
69		*** Evidence of structural cracks or spalling?						\$0			\$0	\$0	\$0	\$0	
70		* Away Bleachers: Type and condition						\$0			\$0	\$0	\$0	\$0	
71		** ADA Compliant?						\$0			\$0	\$0	\$0	\$0	
72		** Away Bleacher foundation: condition						\$0			\$0	\$0	\$0	\$0	
73		*** Type:													
74		*** Evidence of structural cracks or spalling?						\$0			\$0	\$0	\$0	\$0	
75		* Basketball Court: court condition, including pavement, surface and basketball goals:	Yes	Unsatisfactory				\$0			\$0	\$0	\$0	\$0	See sealling recommendation above.
76		* Discus Cage: All discus events must have a discus cage per SED requirements. Is a cage currently provided at the discus pad?						\$0			\$0	\$0	\$0	\$0	
77		Fire Protection: Fire lanes may be required around buildings by Code and along access roads and parking areas. Do fire hydrants meet SED requirements?						\$0			\$0	\$0	\$0	\$0	
78		Fencing / Gates: Is site continuously fenced (with required exit gates), especially at younger students play areas?			Yes			\$0			\$0	\$0	\$0	\$0	
79		Signage: Is there a clearly marked visitor entry / path and are notifications of security systems (detection / surveillance) in use?			No			\$0			\$0	\$0	\$0	\$0	
80		Lighting: Is lighting plentiful and vandalproof?			Yes			\$0			\$0	\$0	\$0	\$0	
81		* Parking Lots Lighting:			Yes			\$0			\$0	\$0	\$0	\$0	
82		* General Site Lighting:			Yes			\$0			\$0	\$0	\$0	\$0	
83		* Playing fields Lighting:			No			\$0			\$0	\$0	\$0	\$0	
84		Vehicular and pedestrian circulation:						\$0			\$0	\$0	\$0	\$0	
85		* Is there safe separation between vehicles and pedestrians?			Yes			\$0			\$0	\$0	\$0	\$0	
86		* Is there a separate parent drop off area from buses? Is it adequate for the volume of cars?			Yes			\$0			\$0	\$0	\$0	\$0	
87		Retaining Walls:	No					\$0			\$0	\$0	\$0	\$0	
88		* Type:													

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89		* Evidence of structural concerns						\$0			\$0	\$0	\$0	\$0	
90		** Unsupported areas?						\$0			\$0	\$0	\$0	\$0	
91		** Cracking / spalling?						\$0			\$0	\$0	\$0	\$0	
92		** Bowing of wall?						\$0			\$0	\$0	\$0	\$0	
93		** Rot / decay / corrosion?						\$0			\$0	\$0	\$0	\$0	
94		** Water penetration / efflorescence?						\$0			\$0	\$0	\$0	\$0	
95		** Heaving of foundation						\$0			\$0	\$0	\$0	\$0	
96		** Excessive deflection						\$0			\$0	\$0	\$0	\$0	
97		Bike Racks		n/a				\$5,000		3	\$0	\$0	\$7,500	\$0	Provide powdercoated bike racks at entrance.
98		Lawn Area		Satisfactory				\$15,000		1	\$16,500	\$0	\$0	\$0	Existing lawn areas have bare spots, weeds, and need general renovations at north south east west lawns.
99		Dumpster Enclosure						\$8,000		2	\$0	\$10,000	\$0	\$0	Provide new enclosure at dumpster to improve appearance of this area
100		Studies and Tests:						\$3,000		1	\$3,300	\$0	\$0	\$0	A comprehensive review of planting and maintenance with recommendations for improvements is recommended. Amount shown is approximate for new plantings.
101		* Topographic & Boundary Survey			recommended			\$10,000		0	\$0	\$0	\$0	\$10,500	
102		* Geotechnical Borings at Asphalt Paving			recommended			\$3,000		0	\$0	\$0	\$0	\$3,150	
103		* Geotechnical Borings at Athletic Fields			recommended			\$600		0	\$0	\$0	\$0	\$630	
104		* Turf/Lawn Soil Testing & Consulting Services			recommended			\$800		0	\$0	\$0	\$0	\$840	
105		* Hydrant Flow Tests			not recommended			\$0			\$0	\$0	\$0	\$0	
106		Other Site Features						\$18,000		1	\$19,800	\$0	\$0	\$0	Maintenance Building Loading Dock: Remove and replace deteriorated loading dock retaining wall. Provide new guardrail.
107	BCS	Substructure						\$2,000		5	\$0	\$2,500	\$0	\$0	
108	59	Foundation (S):		Satisfactory				\$2,000		2	\$0	\$2,500	\$0	\$0	Minor repair required at outside corners at 2 locations directly under brick course.
109	59a	* Type:			Reinforced Concrete										
110	59b1	* Evidence of structural cracks?			No			\$0			\$0	\$0	\$0	\$0	
111	59b2	* Evidence of heaving / jacking?			No			\$0			\$0	\$0	\$0	\$0	
112	59b3	* Evidence of decay / corrosion?			No			\$0			\$0	\$0	\$0	\$0	
113	59b4	* Evidence of water penetration?			No			\$0			\$0	\$0	\$0	\$0	
114	59b5	* Evidence of unsupported areas?			No			\$0			\$0	\$0	\$0	\$0	
115	59b6	* Evidence of other structural concerns?			No			\$0			\$0	\$0	\$0	\$0	
116		* Evidence of settlement?			No			\$0			\$0	\$0	\$0	\$0	
117		* Evidence of parging coming off?			No			\$0			\$0	\$0	\$0	\$0	
118		* Evidence of bowing of walls?			No			\$0			\$0	\$0	\$0	\$0	
119															
120	BCS	Interior Spaces						\$631,450		5	\$611,435	\$88,250	\$7,500	\$0	

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121	69		Interior bearing walls and fire walls (S)	Yes	Satisfactory		1957	50	\$35,000		1	\$38,500	\$0	\$0	\$0	Corridor Walls: Required to have 1 hour fire rating. None of the corridor walls appear to be fire stopped at the top of the walls. Recommend fire safing top of walls at all corridors.
121a	69		Interior bearing walls and fire walls (S)						\$5,000		3	\$0	\$0	\$7,500	\$0	The tray return and door into the kitchen from the cafeteria are not rated as is required by current code. Correction would be do add overhead coiling door to tray return opening on kitchen side and replace door with hollow metal frame and wood door.
122			* Evidence of structural cracks / spalling / gaps?			Yes			\$3,000		1	\$3,300	\$0	\$0	\$0	Cracks are present at the joints between the originla buildings classroom wing and the newer addition. Recommend saw cutting jonts and installing expansion joint covers.
123			* Evidence of unsupported areas?						\$0			\$0	\$0	\$0	\$0	
124			* Evidence of rot / decay / corrosion?						\$0			\$0	\$0	\$0	\$0	
125			* Evidence of issues with masonry ties?						\$0			\$0	\$0	\$0	\$0	
125			* Evidence of bowing of wall?						\$0			\$0	\$0	\$0	\$0	
126	70		Other interior walls	Yes	Satisfactory				\$2,800		1	\$3,080	\$0	\$0	\$0	Fire Separation - Maintenance/Service: Storage areas over 100 sqft. are required in new construction to be of 1-hour rated construction. {SED S203}Provide fire stopping at Storage room 100A, check fire dampers in ductwork
127			Other interior walls continued						\$1,600		2	\$0	\$2,000	\$0	\$0	The window from the athletic office to the girls locker room should be removed as it is blocked off by paper. Infill opening with new wall construction and allow for installation of full height lockers.
128	75		Ceilings (H)	Yes	Satisfactory				\$400,000		1	\$440,000	\$0	\$0	\$0	Many of the ceilings in the original building are concealed spline ceilings which are stained and at the end of their useful life. Consider replacing with suspended ceiling system to upgrade appearance and provide consistency with the remainder of the building. This work would need to be coordinated with lighting and/or HVAC replacements. This cost DOES NOT include lighting replacement. Lighting is being replaced as part of the EPC project, with 2' x 4' LED surface mounted fixtures, so will need to be removed and reinstalled, need to determine how to work surface mounted lights into a new ceiling system. Cost includes \$2/sf for demo of conceled spline ceiling and \$5.50/sf for new 2' x 2' lay-in ceiling tile system including grid and hangars.
129			* Water stains?			Yes			\$0			\$0	\$0	\$0	\$0	See item above
130			* Sagging panels?			Yes			\$0			\$0	\$0	\$0	\$0	
131			* Kitchen Ceiling: Is replacement of a mineral fiber ceiling panel system with non-absorbent, humidity resistant scubbable panel system required?			Yes			\$7,400		1	\$8,140	\$0	\$0	\$0	Recommend replacing kitchen ceiling tile with scurbable ceiling tile to meet current heath depatment requirements.
132	76		Lockers						\$0			\$0	\$0	\$0	\$0	
133			* Corridor Lockers													
134			* PE Lockers						\$69,000		2	\$0	\$86,250	\$0	\$0	Lockers in both girls and boys locker rooms have begun to rust. Recommend replacing them with new fully welded athletic lockers. - ARE LOCKERS NEEDED?

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135	77		Interior Doors :	Yes	Satisfactory		1991	20				\$0	\$0	\$0	\$0	
136	77b		* Interior door hardware:		Satisfactory											
137			** Doors / Door Hardware: Door hardware shall be a type that permits door to be opened from within without use of a key. Replace with compliant hardware if needed. ++			Code-compliant						\$0	\$0	\$0	\$0	
138			** Panic Hardware: Doors in exit ways serving 3 or more spaces of pupil occupancy and places of assembly shall have panic hardware. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
139			** Door Closers: Required fire doors, including all doors opening into a corridor, shall be maintained closed, or on hold opens tied to the fire alarm system. ++			Requires remediation			\$94,000		1	\$103,400	\$0	\$0	\$0	a. Doors opening to an exit corridor are required to be closed in order to maintain a fire separation with the corridor. In new construction, closers are required on all doors opening into a corridor. Hold-open devices if provided must be automatic. The majority of corridor doors are not rated. Recommend replacing all doors and hardware to meet current code. (Cost assumes 30 single doors, 8 single doors with sidelights, and 3 double doors) b. Doorstops, if provided, must be automatic type. Remove doorstops from all doors opening onto a corridor. No cost impact - assumes maintenance function.
140			** Interior Door Hardware: Lockdown capable but allow for egress?			Yes			\$0			\$0	\$0	\$0	\$0	
141			** Electronic Door Hardware: Electronic releasing system for interior doors (pupil occupied spaces)? Are building areas segregated for after school activities?			Yes			\$0			\$0	\$0	\$0	\$0	
142			** Exit Doors: Exit doors shall not be locked, chained, or rendered inoperable from the inside at any time. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
143			* Stair Enclosure Doors: Doors into stair enclosures shall swing in the direction of travel, be self closing, and any glazing shall be safety glazing. ++			n/a			\$0			\$0	\$0	\$0	\$0	
144			* Rated Doors: 90 minute fire rated, self closing fire doors are required at boiler, refrigeration, electrical and mechanical equipment rooms, storerooms for fuel and flammable liquid, transformer vaults and rooms housing emergency generators. ++			Requires remediation			\$650		1	\$715	\$0	\$0	\$0	The rated door at the boiler room does not close due to binding on the floor. Recommend replacement of door, and hardware only. Existing rated frame to remain.
145			* Single Use Toilet Room Doors: Privacy locks and only lock from outside with key?			Yes			\$0			\$0	\$0	\$0	\$0	
146			Area of Assembly Exiting			Requires remediation			\$9,000		1	\$9,900	\$0	\$0	\$0	Libraries although not technically places of assembly (unless size is over 1,000 sf), should incorporate place of assembly safety standards because of the potential for high occupancy. Includes replacing double door entrance with inset double door entrance that swings in the direction of egress. Cost also assumes placement of panic hardware on each leaf, and installation of lighted exit sign.

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147		Additional Interior Doors/Windows			Requires remediation			\$4,000		1	\$4,400	\$0	\$0	\$0	Wood Overhead Door: The wood overhead door to access the gym storage that is used as an office is not a suitable exit. Replace door with 1 set of double doors.
148	78	Interior stairs (S)	n/a	n/a				\$0			\$0	\$0	\$0	\$0	
149		* Stairway Enclosure: Are stairways enclosed? If yes, do enclosure doors have magnetic holdopens? ++						\$0			\$0	\$0	\$0	\$0	
150		* Handrails: A handrail shall be provided on at least one side of each stairway. ++						\$0			\$0	\$0	\$0	\$0	
151		* Storage Under Stairs: There shall be no storage under stairs or landings. ++						\$0			\$0	\$0	\$0	\$0	
152		* Evidence of rot / decay / corrosion of stringers / pans / support steel?						\$0			\$0	\$0	\$0	\$0	
153		* Evidence of cracking / spalling of concrete?						\$0			\$0	\$0	\$0	\$0	
154	79	Elevator, lifts and escalators (H)	No	n/a				\$0			\$0	\$0	\$0	\$0	
155		* Does elevator have elevator lobbies as required by the Building Code of NYS Section 707.14?						\$0			\$0	\$0	\$0	\$0	
156		* Evidence of rot / decay / corrosion of support structure?						\$0			\$0	\$0	\$0	\$0	
157		* Evidence of cracking / spalling of support walls?						\$0			\$0	\$0	\$0	\$0	
158	80	Interior Electrical distribution (H): See Electrical Systems section below.													
159	81	Lighting fixtures: See Electrical Systems section below.													
160	82	Communications Systems (H): See Technology Systems section below.													
161	83	Swimming pool and swimming pool systems	No	n/a				\$0			\$0	\$0	\$0	\$0	
162		* Have the pool main drain(s) been modified for compliance with the Virginia Graeme Baker Act?			n/a			\$0			\$0	\$0	\$0	\$0	
163		* Does the pool have an ASTM F2208 compliant alarm system that is capable of detecting a person entering the water at any point on the surface of the pool and giving an audible alarm?			n/a			\$0			\$0	\$0	\$0	\$0	
164		* Is Swimming Pool main drain anti-entrapment compliant?			n/a			\$0			\$0	\$0	\$0	\$0	Modify pool main drains for compliance with the Virginia Graeme Baker Act and / or add safety vacuum release system conforming to ASME A122.19.17 pool main drain piping (only required on pool with single main drain piped directly to recirculation pump)
165		* Is piping adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
166		* Is filtration system adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
167		* Is pool water chemistry control system adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
168		* Is safety shower / eyewash adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
169		* Is pool gutter adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
170		Dead End Corridor: Dead end corridor pockets shall not exceed depth of 1.5 times the pocket width. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	

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171		Two Means of Egress: Spaces of pupil occupancy >500 sf shall have 2 separate means of egress. Typically one door to corridor and another into separate smoke zone, a door directly to exterior, or rescue window. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
172		Means of Egress: No point in a space of pupil occupancy shall exceed a 50' straight-line distance to corridor or exterior door except assembly spaces and library. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
173		Safety Glazing: Glazing within 48" of floor in and adjacent to doors, and other glazed panels within 18" of the floor are required to be safety glazing. Wire glass is not safety glazing. Glazed doors and sidelights shall be marked in accordance with 12 NYCRR Part 21. ++			Requires remediation			\$0			\$0	\$0	\$0	\$0	Refer to cooridor door recommendation above.
174															
175	BCS	Interior Spaces - Floor Finishes						\$94,938		5	\$18,906	\$78,438	\$22,500	\$0	
176	71	Carpeting:	Yes	Unsatisfactory	Replace carpet in response to worn condition at the Library and Classroom 275.	1991	0	\$17,188		1	\$18,906	\$0	\$0	\$0	Replace carpet in response to worn condition at the Library and Classroom 275.
177	71a	* Where is it located?			Instructional space										
178	72	Resilient Tile or Sheet Flooring:	Yes	Satisfactory		1991	10	\$54,750		2	\$0	\$68,438	\$0	\$0	VCT flooring in rooms 200, 210, 220, 230, 240, 250, and 260 has reached the end of its usefull life. Recommend replacing with new VCT flooring
179		Expansion Joint			Expansion Joint needed at seperated flooring.			\$8,000		2	\$0	\$10,000	\$0	\$0	Corridor Flooring is seperated in cooridors near room 200A and 602 as well as in room 200A and 210A. Route out and provide floor expansion joint covers.
180	72a	* Where is it located?			Instructional and common										
181		* Is there VAT in the facility?			Yes										Noted at gym office
182		** If yes, is it in good condition?			Yes										
183	73	Hard Flooring (concrete, ceramic tile, stone etc.):	Yes	Satisfactory		1957	30	\$15,000		3	\$0	\$0	\$22,500	\$0	The stone flooring in the corridors, while in servicable condition, is dated and can be difficult to maintain. Recommend replacing with accent porcelin tile or similar material.
184	73a	* Where is it located?			Common Area										
185	74	Wood Flooring:	Yes	Satisfactory		1957	5	\$0			\$0	\$0	\$0	\$0	
186	74a	* Where is it located?			Instructional space										Gymnasium
187															
188	BCS	Building Envelope						\$566,600		5	\$519,420	\$115,750	\$2,700	\$0	
189	60	Structural Floors (S):		Satisfactory		1990	50	\$0			\$0	\$0	\$0	\$0	
190	60a	* Type:			Multiple types (list under remarks)										reinforced slab on grade concrete/metal deck/metal joist

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191	60b	* Evidence of structural concerns with Support System: Beams / Joists / Trusses, etc.									\$0			\$0	\$0	\$0	\$0		
192	60b1	** Structural cracks?					No				\$0			\$0	\$0	\$0	\$0		
193	60b2	** Unsupported ends?					No				\$0			\$0	\$0	\$0	\$0		
194	60b3	** Rot / decay / corrosion?					No				\$0			\$0	\$0	\$0	\$0		
195	60b4	** Deflection?					No				\$0			\$0	\$0	\$0	\$0		
196	60b5	** Seriously damaged / missing components?					No				\$0			\$0	\$0	\$0	\$0		
197	60b6	** Other problems?					No				\$0			\$0	\$0	\$0	\$0		
198		** Water penetration?					No				\$0			\$0	\$0	\$0	\$0		
199		** Is there a crawl space?					Yes				\$0			\$0	\$0	\$0	\$0		
200	60c	* Evidence of structural concerns with Structural floor deck:									\$0			\$0	\$0	\$0	\$0		
201	60c1	** Structural cracks?					No				\$0			\$0	\$0	\$0	\$0		
202	60c2	** Deflection?					No				\$0			\$0	\$0	\$0	\$0		
203	60c3	** Rot / decay / corrosion?					No				\$0			\$0	\$0	\$0	\$0		
204		** Deck or rebar issues in concrete?					No				\$0			\$0	\$0	\$0	\$0		
205	61	Exterior walls / columns (S):			Satisfactory			1990	50		\$0			\$0	\$0	\$0	\$0		
206	61a	* Material:					Masonry												Masonry Metal Wood
207	61b	* Evidence of structural concerns with Support System:									\$0			\$0	\$0	\$0	\$0		
208	61b1	** Structural cracks?					No				\$0			\$0	\$0	\$0	\$0		
209	61b2	** Rot / decay / corrosion?					No				\$0			\$0	\$0	\$0	\$0		See Items below.
210	61b3	** Other Problems?					No				\$0			\$0	\$0	\$0	\$0		
211		** Water penetration?					No				\$0			\$0	\$0	\$0	\$0		
212		** Bowing of wall?					No				\$0			\$0	\$0	\$0	\$0		
213	61c	* Evidence of structural concerns with exterior cladding:									\$0			\$0	\$0	\$0	\$0		
214	61c1	** Cracks / gaps?					Yes				\$2,600		2	\$0	\$3,250	\$0	\$0		Masonry: Cracks were noted in masonry walls at the joints between the original building's classroom wing and the addition. Recommend sawcutting at cracks and installation of expansion joint covers.
215	61c1	** Cracks / gaps coninued									\$1,400		2	\$0	\$1,750	\$0	\$0		Noted cracks and masonry joint separation at Room 200 should be sealed after routing to remove loose and deleterious material.
216	61c1	** Cracks / gaps coninued									\$18,000		2	\$0	\$22,500	\$0	\$0		Step cracking was noted on the south classroom wing addition walls near the south corners and at the corners of several openings. Recommend saw cutting and providing masonry veener control joints to ensure that cracking does not compromise the wall.
217	61c2	** Inadequate flashing?					Yes				\$8,000		2	\$0	\$10,000	\$0	\$0		Cast Stone / Flashing: Replace the metal thru wall flashing above the cast stone window frame at the Gymnasium high windows. Clean and repaint steel lintel.
218	61c3	** Efflorescence?					No				\$0			\$0	\$0	\$0	\$0		
219	61c4	** Moisture penetration?					No				\$0			\$0	\$0	\$0	\$0		
220	61c5	** Rot / decay / corrosion?					No				\$0			\$0	\$0	\$0	\$0		
221	61c6	** Other problems?					Yes				\$1,800		3	\$0	\$0	\$2,700	\$0		The stone sill at the main entrance has deteriorated and should be replaced.
222		** Unsupported areas?					No				\$0			\$0	\$0	\$0	\$0		
223		** Bowing of wall?					No				\$0			\$0	\$0	\$0	\$0		

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224		** Issues with masonry ties?			No			\$0			\$0	\$0	\$0	\$0	
225		** Issues with Brick Expansion Joints?			Yes			\$0			\$0	\$0	\$0	\$0	See item above
226		** Require repointing?			Yes			\$600		2	\$0	\$750	\$0	\$0	Brick - Repoint: Some minor spalling of mortared brick joints was noted. Remove loose mortar and repoint joint. If reinforcing wire is exposed in the joint it should be removed or coated to minimize corrosion that promotes mortar spall. Cost includes the cleaning and repointing of area under roof scupper at the corridor to the 1967 addition (60 sqft)
227		* Energy efficiency:						\$0			\$0	\$0	\$0	\$0	
228		** Is there sufficient insulation?			No			\$45,000		1	\$49,500	\$0	\$0	\$0	Existing wall system below windows at original building's classroom wing is concrete with wood siding which has begun to deteriorate and provides poor thermal resistance. Recommend replading with EIFS type or metal panel wall covering with additional insulation, extending ductwork, and adding aluminum window sill extension.
229		** Is insulation continuous or are there thermal bridges?			No			\$0			\$0	\$0	\$0	\$0	Expected at buildings of this vintage.
230		* Air and moisture penetration:			No			\$0			\$0	\$0	\$0	\$0	
231		** Is there a continuous air barrier system?			No			\$0			\$0	\$0	\$0	\$0	Expected at buildings of this vintage.
232		** Is there adequate sealant at all penetrations?			No			\$1,200		1	\$1,320	\$0	\$0	\$0	Joints: Several penetrations in the boiler room are not sealed. Seal all penetrations to be water and weather tight.
233		** Are there weeps if a cavity wall?			Yes			\$0			\$0	\$0	\$0	\$0	
234		**Is flashing adequate?			Yes			\$0			\$0	\$0	\$0	\$0	
235		** If a cavity wall, is there sufficient air space?			Yes			\$0			\$0	\$0	\$0	\$0	
236		** Is there a continuous vapor barrier, and is it in the correct location?			No			\$0			\$0	\$0	\$0	\$0	Expected at buildings of this vintage.
237	62	Chimneys (S)	Yes	Satisfactory		1957	30	\$0		5	\$0	\$0	\$0	\$0	
238	62a	* Construction Type:			Masonry										
239		* If masonry / concrete, evidence of structural concerns						\$0			\$0	\$0	\$0	\$0	
240		** Cracking / spalling?			Yes			\$4,000		2	\$0	\$5,000	\$0	\$0	Recommend repointing and replacement of chimney cap with metal flashing system. Repoint approximately 4 feet below cap. If HVAC system replacement is selected removal of chimney in its entirety may be an option and needs to be evaluated.
241		** Rot / decay / corrosion?			no			\$0			\$0	\$0	\$0	\$0	
242		** Water penetration / efflorescence?			no			\$0			\$0	\$0	\$0	\$0	
243		** gaps / popping bricks?			no			\$0			\$0	\$0	\$0	\$0	
244		* If steel / metal, evidence of structural concerns						\$0			\$0	\$0	\$0	\$0	
245		** Corrosion / rot / decay?			n/a			\$0			\$0	\$0	\$0	\$0	
246		** Deflection / bowing?			n/a			\$0			\$0	\$0	\$0	\$0	
247	63	Parapets (S)	No					\$0			\$0	\$0	\$0	\$0	
248	63a	* Construction Type:													
249		* If masonry / concrete, evidence of structural concerns						\$0			\$0	\$0	\$0	\$0	
250		** Cracking / spalling?						\$0			\$0	\$0	\$0	\$0	
251		** Rot / decay / corrosion?						\$0			\$0	\$0	\$0	\$0	
252		** Water penetration / efflorescence?						\$0			\$0	\$0	\$0	\$0	

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253		** gaps / popping bricks?						\$0			\$0	\$0	\$0	\$0	
254		* If steel / metal, evidence of structural concerns						\$0			\$0	\$0	\$0	\$0	
255		** Corrosion / rot / decay?						\$0			\$0	\$0	\$0	\$0	
256		** Deflection / bowing?						\$0			\$0	\$0	\$0	\$0	
257	64	Exterior Doors:				1957	7	\$71,800		1	\$78,980	\$0	\$0	\$0	Several exterior doors are uninsulated and are in poor condition. Replace doors and frames in the original building with new insulated weatherstripped doors to upgrade reliability and energy efficiency. Cost includes panic hardware, continuous hinges and closers for 5 double doors and 5 single doors. Recommend replacing failed weatherstripping at Gym exterior doors.
258	64a	* Exterior door units: Identify overall condition		Satisfactory											
259	64b	* Exterior door hardware: Identify overall condition		Satisfactory											
260	64c	* Do any exit doors have magnetic locking devices?			No										
261	64d	* Are Safety/Security features adequate?			Yes										
262		* Panic Hardware: Doors in exit ways serving 3 or more spaces of pupil occupancy and places of assembly shall have panic hardware. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
263		* Exit Doors: Exit doors shall not be locked, chained, or rendered inoperable from the inside at any time. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
264		* Door Hardening: Are exterior doors hardened? Do they auto lock?			yes			\$0			\$0	\$0	\$0	\$0	
265		* Exit Door Hardware: Are no pulls on "exit only" doors?			yes			\$0			\$0	\$0	\$0	\$0	
266		*Overhead Doors:	Yes	Satisfactory				\$0			\$0	\$0	\$0	\$0	
267		* Evidence of structural concerns						\$0			\$0	\$0	\$0	\$0	
268		** Support / connection to framing?			no			\$0			\$0	\$0	\$0	\$0	
269		** Rot / decay / corrosion?			no			\$0			\$0	\$0	\$0	\$0	
270		** Excessive deflection?			no			\$0			\$0	\$0	\$0	\$0	
271		* Courtyard Exits: Courtyards < 700 sf shall have at least one exit equipped with panic hardware on the court side. Courtyards > 700 sf require two remote exits with panic hardware on the court side such that doors can always be opened from the court side without the use of a key. ++			n/a			\$0			\$0	\$0	\$0	\$0	
272		* Safety Glazing: Glazing within 48" of floor in and adjacent to doors, and other glazed panels within 18" of the floor are required to be safety glazing. Wire glass is not safety glazing. Glazed doors and sidelights shall be marked in accordance with 12 NYCRR Part 21. ++			Requires remediation			\$0			\$0	\$0	\$0	\$0	Costs included in overall door replacement recommendation above, including sidelights.
273		* Energy efficiency:						\$0			\$0	\$0	\$0	\$0	
274		** Are the door frames well sealed?			no			\$0			\$0	\$0	\$0	\$0	

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275		** If aluminum, thermally broken?			no			\$0			\$0	\$0	\$0	\$0	Costs included in overall Door replacement recommendation above.
276		** Energy efficient glazing?			yes			\$0			\$0	\$0	\$0	\$0	
277		** Appropriate hardware including thresholds?			no			\$0			\$0	\$0	\$0	\$0	
278	65	Exterior Steps, Stairs and Ramps:	Yes	Satisfactory		1957	7	\$0			\$0	\$0	\$0	\$0	See comments in accessibility
279		* Evidence of structural concerns						\$0			\$0	\$0	\$0	\$0	
280		** Cracking / spalling of concrete?			no			\$0			\$0	\$0	\$0	\$0	
281		** Cracking spalling of railing bases?			no			\$0			\$0	\$0	\$0	\$0	
282		** Rot / decay / corrosion of nosing?			no			\$0			\$0	\$0	\$0	\$0	
283		** Rot / decay / corrosion of handrail?			no			\$0			\$0	\$0	\$0	\$0	
284		** Rot / decay / corrosion of railing sleeves?			no			\$0			\$0	\$0	\$0	\$0	
285	66	Fire Escapes (S)	No					\$0			\$0	\$0	\$0	\$0	
286	66c	* Are safety features adequate?						\$0			\$0	\$0	\$0	\$0	
287		* Evidence of structural concerns						\$0			\$0	\$0	\$0	\$0	
288		** Attachment to wall / structure?						\$0			\$0	\$0	\$0	\$0	
289		** Rot / decay / corrosion?						\$0			\$0	\$0	\$0	\$0	
290		Fire escapes: Are they provided, and if yes, are they enclosed, open, steel or wood? ++						\$0			\$0	\$0	\$0	\$0	
291		Fire escapes: If provided, are they structurally sound and in good repair? ++						\$0			\$0	\$0	\$0	\$0	
292	67	Windows:	Yes	Unsatisfactory		1986	0	\$343,700		1	\$378,070	\$0	\$0	\$0	Existing windows / storefront units in the 1980's classroom addition wing provide poor thermal and air resistance and have failed. Exterior window sealant has weathered and cracked or split. Replace all windows with new thermally broken dual glazed aluminum framed system to improve energy efficiency and appearance. Cost also includes allowance for new blinds or shades of type to be determined. Testing for hazardous material is not included in the cost but should be conducted prior to project.
293	67a	* Type:			Aluminum										
294	67c	* Are all rescue windows operable?			Yes										
295		* Rescue Windows: Required emergency rescue windows and related hardware facilitate egress and are appropriately marked. Minimum of 6 sf and 24" clear each direction. Indicate size of clear opening: ++			Requires remediation			\$8,000		1	\$8,800	\$0	\$0	\$0	
296		* Window Security: Is glazing laminated or tinted, or are there shades at student occupied rooms?			yes			\$0			\$0	\$0	\$0	\$0	
297		* Window Sash Locks: Are window sashes self locking?			yes			\$0			\$0	\$0	\$0	\$0	
298		* Large Group Space Security: Is there the ability to block outside visual access to large group spaces? "Smart glass" is an option			yes			\$0			\$0	\$0	\$0	\$0	
299		* Energy efficiency:						\$0			\$0	\$0	\$0	\$0	
300		** Are the window frames well sealed?			no			\$0			\$0	\$0	\$0	\$0	
301		** If aluminum, thermally broken?			unknown			\$0			\$0	\$0	\$0	\$0	
302		** Energy efficient glazing?			yes			\$0			\$0	\$0	\$0	\$0	
303		* Air and moisture penetration:						\$0			\$0	\$0	\$0	\$0	

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304		** Proper flashing at the head and sill?			yes			\$0			\$0	\$0	\$0	\$0	
305		** Weeps?			yes			\$0			\$0	\$0	\$0	\$0	
306		** Signs of water penetration?			yes			\$0			\$0	\$0	\$0	\$0	
307		Lintels: are lintels in good shape?						\$0			\$0	\$0	\$0	\$0	
308		* Evidence of structural concerns						\$0			\$0	\$0	\$0	\$0	
309		** Cracking / spalling around lintel?						\$0			\$0	\$0	\$0	\$0	
310		** Rot / decay / corrosion?						\$0			\$0	\$0	\$0	\$0	
311		** Excessive deflection?						\$0			\$0	\$0	\$0	\$0	
312	68	Roofs and Skylights (S)		Excellent		2013	33				\$0	\$0	\$0	\$0	
313	68a	* Type of roof construction:			Metal deck on metal trusses/joists										
314	68b	* Type of roofing material:			Single-ply membrane										
315	68c	* Evidence of structural concerns with Support System:						\$0			\$0	\$0	\$0	\$0	
316	68c1	** Structural cracks?			No			\$0			\$0	\$0	\$0	\$0	
317	68c2	** Unsupported ends?			No			\$0			\$0	\$0	\$0	\$0	
318	68c3	** Rot / decay / corrosion?			No			\$0			\$0	\$0	\$0	\$0	
319	68c4	** Deflection?			No			\$0			\$0	\$0	\$0	\$0	
320	68c5	** Seriously damaged / missing components?			No			\$0			\$0	\$0	\$0	\$0	
321	68c6	** Other problems?			No			\$0			\$0	\$0	\$0	\$0	
322	68d	* Evidence of structural concerns with Structural roof deck						\$0			\$0	\$0	\$0	\$0	
323	68d1	** Structural cracks?			No			\$0			\$0	\$0	\$0	\$0	
324	68d2	** Deflection?			No			\$0			\$0	\$0	\$0	\$0	
325	68d3	** Rot / decay / corrosion?			Yes			\$0			\$0	\$0	\$0	\$0	See Item Below
326	68h	* Evidence of concerns with roofing, skylights, flashing and drains:						\$0			\$0	\$0	\$0	\$0	
327	68h1	** Failures / splits / cracks?			No			\$0			\$0	\$0	\$0	\$0	
328	68h2	** Rot / decay / corrosion?			No			\$0			\$0	\$0	\$0	\$0	
329	68h3	** Inadequate flashing / curbs / pitch pockets?			No			\$0			\$0	\$0	\$0	\$0	
330	68h4	** Inadequate or poorly functioning roof drains			No			\$0			\$0	\$0	\$0	\$0	
331	68h5	** Evidence of water penetration /active leaks			No			\$0			\$0	\$0	\$0	\$0	
332	68h6	** Other concerns?			No			\$0			\$0	\$0	\$0	\$0	
333		* Ladders: Are all roofs accessible? Cages if required by OSHA?			no			\$2,500		1	\$2,750	\$0	\$0	\$0	Recommend adding a roof ladder to access the gymnasium roof from the low roof.
334		* Are ladders adequately fastened to wall / structure?			n/a			\$0			\$0	\$0	\$0	\$0	
335		* Energy efficiency: Is there sufficient insulation? Is insulation continuous or are there thermal bridges?			yes			\$0			\$0	\$0	\$0	\$0	
336		*Roof drains:						\$0			\$0	\$0	\$0	\$0	
337		** Does roofing slope adequately to drains?			yes			\$0			\$0	\$0	\$0	\$0	
338		** What is the condition of the drains?		Satisfactory				\$0			\$0	\$0	\$0	\$0	
339		* Mechanical equipment: Are curbs adequate height and flashed?			yes			\$0			\$0	\$0	\$0	\$0	

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340	68e	Does the building have skylights?	No					\$0			\$0	\$0	\$0	\$0	
341	68f	* If yes, what material are the skylights made of?													
342		* Evidence of:						\$0			\$0	\$0	\$0	\$0	
343		** Water penetration?						\$0			\$0	\$0	\$0	\$0	
344		** Rot / decay / corrosion?						\$0			\$0	\$0	\$0	\$0	
345		Exterior Soffits:						\$58,000		2	\$0	\$72,500	\$0	\$0	Existing soffits and fascia are weathered and failing in some areas. Resurface concrete soffits with spray applied coating with hand trowled finish, clean rust from existing metal soffits and vents, repaint
346															
347	BCS	Plumbing (Excluding HVAC Systems)						\$112,500		5	\$38,500	\$75,000	\$25,500	\$525	
348	84	Water distribution system (H):	Yes	Satisfactory	multiple types (not under	1958	0				\$0	\$0	\$0	\$0	
349	84a	* Type of pipes:			remediate)										galvanized steel, copper
350		* Shall be operable and in good condition. ++			Code-compliant			\$12,000		3	\$0	\$0	\$18,000	\$0	Continue replacement of galvanized water distribution piping in the building.
351		* Cross Connection Control: Does the main water service have a RPZ backflow preventer and what is it's condition?	Yes	Satisfactory				\$10,000		2	\$0	\$12,500	\$0	\$0	Replace the outdated backflow preventer on the main water service line to improve servicability. Provide improved drainage arrangement for RPZ relief valve discharge.
352		* Cross Connection Control: Does the boiler water make-up line have a RPZ backflow preventer and what is it's condition?	Yes	Satisfactory				\$0			\$0	\$0	\$0	\$0	
353		* Isolation Valves: Are they adequate?			Yes			\$0			\$0	\$0	\$0	\$0	Most isolation valves were replaced in the 1991 capital project.
354		* Water Meter: Is there a need to meter boiler water make-up, irrigation, or water service if on a well? What is the condition of the	No	n/a				\$0			\$0	\$0	\$0	\$0	
355		* Make-Up Water Softener: Is one required?			yes			\$15,000		1	\$16,500	\$0	\$0	\$0	Provide an automatic water softening system for the domestic hot water feed and for boiler makeup water to reduce scale formation in heating equipment and piping.
356		* Full Building Water Softener: Is one required?			no			\$0			\$0	\$0	\$0	\$0	
357		* Water Piping Sample: Is survey recommended?			no			\$0			\$0	\$0	\$0	\$0	
358		* Water Analysis: Is testing recommended?			no			\$0			\$0	\$0	\$0	\$0	Municipal water supply
359	85	Plumbing drainage system (H):	Yes	Satisfactory	multiple types (not under			\$0			\$0	\$0	\$0	\$0	
360	85a	* Type of pipes:			remediate)										cast iron, galvanized steel, copper
361		* Art Room Sinks: Are there plaster traps and if yes what is their condition?	Yes	Satisfactory				\$0			\$0	\$0	\$0	\$0	
362		* Grease Interceptor: Is the grease interceptor at the kitchen pot sink adequate?			no			\$10,000		1	\$11,000	\$0	\$0	\$0	Replace outdated grease trap in kitchen with a more modern and effective unit to guard against drainline stoppages.
363		* Kitchen Waste: Are sinks used for food prep separated from the drainage system?			no			\$500		0	\$0	\$0	\$0	\$525	Revise drain line from prep sink to create air gap at funnel receiver.
364		* Sewage Ejector System: Is it adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
365		* Boiler Room Sump Pump: Is it adequate?			unknown			\$5,000		3	\$0	\$0	\$7,500	\$0	Replace outdated duplex sump pump system in boiler room
366		* Wet Craw Space: Is a sump pump system in crawlspace required to eliminate standing ground water??			no			\$0			\$0	\$0	\$0	\$0	
367		* Drain Pipe Testing: Is testing recommended?			not recommended			\$0			\$0	\$0	\$0	\$0	

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368	86	Hot water heaters (H):	Yes	Satisfactory		2007	2				\$0	\$0	\$0	\$0	
369	86a	* Type of Fuel:			Natural Gas										
370		* Summer Water Heater: Is it adequate?			n/a			\$0			\$0	\$0	\$0	\$0	Domestic water heating system is already independent of building heating system.
371		* Domestic Hot Water: Is it adequate?			yes			\$0			\$0	\$0	\$0	\$0	
372		* Kitchen Booster Heater: Is it adequate?			yes			\$0			\$0	\$0	\$0	\$0	Electric booster heater will be replaced by a gas fired booster heater in the 2016 Energy Performnace Contract.
373	87	Plumbing fixtures (including toilets, urinals, lavatories, etc.)	Yes	Satisfactory		2010	15				\$0	\$0	\$0	\$0	
374		* Shall be operable and in good condition. ++			Code-compliant			\$50,000		2	\$0	\$62,500	\$0	\$0	Plumbing Fixtures: Replace outdated plumbing fixtures and related piping in the classroom wing to improve operation, appearance, water conservation and serviceability. Remove inoperable drinking fountains. (Total of 10 classrooms).
375		* Kitchen Hand Washing Station: Does existing have hands free faucet?			yes			\$0			\$0	\$0	\$0	\$0	
376		* Health Room Hand Washing Station: Does existing have hands free faucet?			no			\$500		1	\$550	\$0	\$0	\$0	Replace the faucet on the sink in the Nurse's Office with a hands-free type faucet to improve sanitaiton.
377		* Boiler Room Eyewash: Is it adequate?			yes			\$0			\$0	\$0	\$0	\$0	Installed in 2010 capital project.
378		* Shop Eyewash: Is it adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
379		* Vacuum Breakers: Do the exterior hose bibbs, janitor closet sink faucets have vacuum breakers to guard against back-siphonage into the potable water supply?			no			\$9,500		1	\$10,450	\$0	\$0	\$0	Replace janitor closet faucets, outside hose bibbs and wall hydrants with vacuum breaker type fixtures to guard against back-siponage into the potable water system.
380		* Science Lab Faucets: Do they have integral vacuum breakers?			n/a			\$0			\$0	\$0	\$0	\$0	No science lab in building.
381		Sanitary systems shall be operable and in good condition. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
382		Gas Pressure: Gas entering building shall be low pressure, i.e. 1/2 psig or less ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
383															
384	BCS	HVAC Systems						\$3,005,000		5	\$3,300,000	\$0	\$7,500	\$0	
385	88	HVAC Systems type:													
386	88a	* Does this building have a central HVAC system?	No												
387	88b	* What type of technology does it use?													
388	89	Heat generating systems (H):	Yes	Satisfactory	Complete system replacement/conversion is recommended.	1992	7	\$3,000,000		1	\$3,300,000	\$0	\$0	\$0	Due to the age of the steam heating system and its low efficiency, replacement with a high efficiency hot water heating system is recommended. Also, the hot water heating system installed in the 1967 addition is nearly 50 years old and its replacement is also recommended. Thus, the entire building would be converted to a high efficiency hot water heating system (Estimated at \$45 per square foot).
389	89a	* Heat generation source:			Boiler - Steam										
390		* Shall be operable and in good condition. ++			Code-compliant										

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391		* If heat generation source is a boiler:													Recommendation listed above would include a new, high efficiency boiler plant with all appropriate support systems and equipment.
392		** Are the pressure relief valves adequate?			yes			\$0			\$0	\$0	\$0	\$0	
393		** Is the boiler room exhaust adequate?			yes			\$0			\$0	\$0	\$0	\$0	
394		** Are burner alarms adequate?			yes			\$0			\$0	\$0	\$0	\$0	
395		** Are burner emergency switches adequate?			yes			\$0			\$0	\$0	\$0	\$0	New emergency boiler shutdown switches will be provided in the 2016 Energy Performance Contract.
396		** Is combustion air intake adequate?			yes			\$0			\$0	\$0	\$0	\$0	Replacement boiler system recommended above will include combustion air ducted to the burners from outside.
397		** Are gas safety cutouts adequate?			yes			\$0			\$0	\$0	\$0	\$0	
398		Are low water cut-off manual reset switches adequate?			yes			\$0			\$0	\$0	\$0	\$0	
399		** Are remote burner alarms adequate?			no			\$0			\$0	\$0	\$0	\$0	Boilers will be connected to the Building Automation System in the 2016 Energy Performance Contract.
400		** Are boiler relief valve test chains adequate?			no			\$0			\$0	\$0	\$0	\$0	
401		** Are burners adequate?			yes			\$0			\$0	\$0	\$0	\$0	
402		** Are boiler door gaskets adequate?			yes			\$0			\$0	\$0	\$0	\$0	
403		** Is water meter on make-up water line to the boiler adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
404	90	Heating Fuel / energy Systems (H):	Yes	Satisfactory	Natural gas	1992	27	\$0			\$0	\$0	\$0	\$0	
405		* Shall be operable and in good condition. ++			Code-compliant						\$0	\$0	\$0	\$0	
406		* Are fire safety valves adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
407		* Do the science labs have emergency gas shut-off capability?			n/a			\$0			\$0	\$0	\$0	\$0	No science lab in building.
408	91	Cooling / air conditioning generating systems	Yes	Satisfactory	Main office, principal's office, conference room and computer classroom	1999	5	\$0			\$0	\$0	\$0	\$0	Replace air conditioning equipment in office areas, which is approaching the end of its normally anticipated lifespan and expand cooling system to include additional offices, the faculty room and the health suite.
409		* Shall be operable and in good condition. ++			Code-compliant						\$0	\$0	\$0	\$0	
410		* Required A/C: Is air conditioning provided in student-occupied, interior rooms to maintain 74° F ambient temperature?			n/a			\$0			\$0	\$0	\$0	\$0	
411		* Are server / data rooms cooling adequate?			yes			\$0			\$0	\$0	\$0	\$0	
412		* Is administration cooling adequate?			yes			\$0			\$0	\$0	\$0	\$0	Heating system replacement recommended above would include new heating, ventilating and air conditioning equipment for administration areas.
413		* Is library cooling adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
414		* Is auditorium cooling adequate?			n/a			\$0			\$0	\$0	\$0	\$0	

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415	92	Air handling and ventilation equipment: supply units, exhaust units, relief / return units, etc. (H)	Yes	Satisfactory	Complete system replacement/conversion is recommended.	1957	0	\$0			\$0	\$0	\$0	\$0	Due to the age of the steam heating system and its low efficiency, replacement with a high efficiency hot water heating system is recommended. Replacement of outdated heating and air handling equipment and conversion of newer equipment to hot water heat is included in recommendation above.
416		Ventilation Occupied Spaces: Ventilation with fresh air shall be provided in all occupied spaces. ++			Requires remediation			\$0			\$0	\$0	\$0	\$0	Some occupied spaces have heat only with no mechanical ventilation provided. The heating system replacement recommended above would include adding ventilation systems for all such spaces.
417		* Shall be operable and in good condition. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
418		* Is dryer venting adequate?			yes			\$0			\$0	\$0	\$0	\$0	
419		* Is dust collection system with make up air adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
420		* Is kiln exhaust system adequate?			no			\$5,000		3	\$0	\$0	\$7,500	\$0	Kiln is located in boiler room without dedicated exhaust system.
421		* Are toilet room exhaust systems adequate?			no			\$0			\$0	\$0	\$0	\$0	Replacement of outdated exhaust fans on roof is included in system replacement recommendation listed above.
422		* Is kitchen grease hood and exhaust system adequate?			yes			\$0			\$0	\$0	\$0	\$0	
423		* Is range exhaust system adequate?			yes			\$0			\$0	\$0	\$0	\$0	
424		* Are circulations pumps adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
425		* Are condensate pumps adequate?			yes			\$0			\$0	\$0	\$0	\$0	
426		* Are UV filters adequate?			yes			\$0			\$0	\$0	\$0	\$0	
427		* Are power exhaust systems in place and adequate?			no			\$0			\$0	\$0	\$0	\$0	Replacement of outdated exhaust fans on roof is included in system replacement recommendation listed above.
428		* Are unit ventilators adequate?			yes			\$0			\$0	\$0	\$0	\$0	
429		* Are fin tube radiation systems adequate?			yes			\$0			\$0	\$0	\$0	\$0	
430		* Are air handling units adequate?			no			\$0			\$0	\$0	\$0	\$0	Air handling units for Gymnasium and Auditoria are outdated and would be replaced as a part of the heating system replacement recommended above.
431		* Are root top units adequate?			yes			\$0			\$0	\$0	\$0	\$0	Gas fired kitchen makeup air unit on roof was installed as part of the 2010 capital project.
432		* Are heat pumps adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
433		* Are motors adequate?			yes			\$0			\$0	\$0	\$0	\$0	
434	93	Piped heating and cooling distribution systems: piping, pumps, radiators, convectors, traps, insulation, etc. (H)	Yes	Satisfactory	Complete system replacement/conversion is recommended.	1957	0	\$0			\$0	\$0	\$0	\$0	Due to the age of the steam heating system and the 1967 hot water heating system and the low efficiency of both, replacement with a high efficiency hot water heating system is recommended. Removal of steam and condensate piping/pumping systems, heat exchanger and hot water piping/pumping system and replacement with new hot water piping/pumping systems is included in recommendation above. New system will include variable speed pump controls to minimize pumping energy during operation.
435		* Shall be operable and in good condition. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
436		* If steam, are steam traps adequate?			yes			\$0			\$0	\$0	\$0	\$0	
437		* Are variable speed drives adequate?			n/a			\$0			\$0	\$0	\$0	\$0	

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438	94	Ducted heating and cooling distribution systems: ductwork, control dampers, fire/smoke dampers, VAVs, insulation, etc. (H)	Yes	Satisfactory	Complete system replacement/conversion is recommended.	1957	0	\$0			\$0	\$0	\$0	\$0	Due to the age of the steam heating system and the 1967 hot water heating system and the low efficiency of both, replacement with a high efficiency hot water heating system is recommended. As a part of the system replacement/conversion recommended above, outdated duct systems and associated dampers and controls would be replaced along with the replacement of the outdated air handling equipment.
439		* Shall be operable and in good condition. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
440		Unused Ducts: Unused duct work shall be sealed off at each floor level with fire resistive materials. ++			n/a			\$0			\$0	\$0	\$0	\$0	
441		* Are there fire dampers and access doors on all ductwork penetrations of the boiler room walls?			n/a			\$0			\$0	\$0	\$0	\$0	
442	95	HVAC control systems (H):	Yes	Satisfactory	Complete system replacement/conversion is recommended.			\$0			\$0	\$0	\$0	\$0	Due to the age of the steam heating system and the 1967 hot water heating system and the low efficiency of both, replacement with a high efficiency hot water heating system is recommended. As a part of the system replacement/conversion recommended above, outdated control systems will be replaced with state of the art, direct digital controls, fully integrated with the district wide Building Automation Systems.
443		Controls: All primary controls for fuel-burning equipment shall operate on a 120-volt, single-phase, grounded circuit. Such controls generally include the hold-in coil of the motor starter, the solenoid coil for the pilot valve, the solenoid coil for the main fuel valve or the actuator for the motorized fuel valve, the ignition transformer, and the modulator transformer. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	The 2016 Energy Performance Contract will connect all existing HVAC equipment and new equipment being provided in that contract to the district's Building Automation System.
444		* Are thermostats adequate?			yes			\$0			\$0	\$0	\$0	\$0	
445		* Are unit ventilator controls adequate?			yes			\$0			\$0	\$0	\$0	\$0	
446		* Are temperature controls adequate?			yes			\$0			\$0	\$0	\$0	\$0	
447		* Are burner controls adequate?			yes			\$0			\$0	\$0	\$0	\$0	
448		* Is refrigerated air dryer in temperature control air supply adequate?			yes			\$0			\$0	\$0	\$0	\$0	
449		* Is automatic alternator for temperature control compressor in boiler room adequate?			yes			\$0			\$0	\$0	\$0	\$0	
450		* Should heating and ventilating system be checked and balanced to restore ventilation rates and air distribution to appropriate levels?			no			\$0			\$0	\$0	\$0	\$0	Entire building would be rebalanced as a part of the system replacement work recommended above.
451		Mechanical, heat-producing and cooling equipment, auxiliary apparatus and controls, and the installation of same shall be operable and in good condition. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	

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452		Flame Safeguard: Provide electronic flame safeguard controls for the gas (oil) fired boilers, so upon flame failure a response in 2 to 4 seconds to cut off the fuel supply through the burner and the main fuel valve. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
453		Heating Units: Direct Fired: Direct fired fuel-burning heating units shall not be used in any space of pupil occupancy. ++			n/a			\$0			\$0	\$0	\$0	\$0	
454		Yearly Inspection: Pursuant to SED requirements, Boards of Education shall make provision for at least yearly inspection of all mechanical, electrical, and automatic equipment and flame safeguard controls for burners and boilers by competent personnel or by control service contracts to make sure that the systems operate properly and efficiently.						\$0			\$0	\$0	\$0	\$0	
455		Energy efficiency:						\$0			\$0	\$0	\$0	\$0	
456		* Are boilers energy efficient?			no			\$0			\$0	\$0	\$0	\$0	See system conversion recommendation above which includes new, high efficiency boilers.
457		* Are pipes insulated?			yes			\$0			\$0	\$0	\$0	\$0	Heating system pipes would be replaced under the steam to hot water conversion project recommended above.
458		* Are controls part of an energy management system?			yes			\$0			\$0	\$0	\$0	\$0	Newer equipment and systems are connected to the Building Automation System. Controls work included in the 2016 Energy Performance Contract will provide additional automation and integration of existing systems and equipment.
459		* Is there an energy recovery unit for dedicated outside air system?			no			\$0			\$0	\$0	\$0	\$0	
460		* Is there carbon dioxide demand ventilation control system?			no			\$0			\$0	\$0	\$0	\$0	
461		* Do the UVs have economizer controls?			yes			\$0			\$0	\$0	\$0	\$0	
462		* Is there on-site renewable energy?			no			\$0			\$0	\$0	\$0	\$0	
463															
464	BCS	Fire Safety Systems						\$0	\$0	S	\$0	\$0	\$0	\$0	
465	96	Fire Alarm Systems (H)		Excellent		2011	20	\$0			\$0	\$0	\$0	\$0	
466		* Alarm Pull Stations: Are they mounted at ADA height (48")?			yes			\$0			\$0	\$0	\$0	\$0	
467		* Strobes: Are strobes located in all student occupied spaces?			yes			\$0			\$0	\$0	\$0	\$0	
468		* Alarm Pull Stations (NYS Requirements): Do fire alarm pull stations need to be installed? If yes, provide list of locations.			no			\$0			\$0	\$0	\$0	\$0	
469		* Heat detectors: Are additional heat detectors required?			no			\$0			\$0	\$0	\$0	\$0	
470	97	Smoke detection systems (H)						\$0			\$0	\$0	\$0	\$0	
471		* Smoke detectors: Are additional smoke detectors required?			no			\$0			\$0	\$0	\$0	\$0	

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472	98	Fire suppression system: sprinklers, standpipes, kitchen hoods, etc. (H)	Yes	Satisfactory		1998	3	\$0			\$0	\$0	\$0	\$0	
473		* Fire Hoses: Are there fire hoses in corridor cabinets which are not required by code and should be removed?			no			\$0			\$0	\$0	\$0	\$0	
474		* Kitchen Hood Fire Suppression: Is it adequate?			yes			\$0			\$0	\$0	\$0	\$0	
475		* Stage Sprinkler: Is it adequate?			n/a			\$0			\$0	\$0	\$0	\$0	Stage area does not have flyspace which would require sprinkler protection.
476	99	Emergency exit lighting systems (H):		Satisfactory		2011	15	\$0			\$0	\$0	\$0	\$0	
477	100	Emergency / standby power systems (H):		Satisfactory		2011	20	\$0			\$0	\$0	\$0	\$0	
478		Exit Signs: (a) Buildings of 1 to 6 classrooms shall have exit signs (b) Buildings with more than 6 classrooms shall have exit lights. Places of assembly shall have exit lights. ++			n/a			\$0			\$0	\$0	\$0	\$0	
479		Emergency lighting shall be provided in all places of assembly for over 100 occupants or over 1800 sf and in all exit ways leading from such places. Emergency lighting complies with Section 1029 of the Fire Code of NY State. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
480		Fire alarm: Buildings of 1 to 6 classrooms shall be equipped with an approved manual or a manually operated electrical fire alarm which is capable of sounding for such a period of time as to assure evacuation of all occupants. ++			n/a			\$0			\$0	\$0	\$0	\$0	
481		Fire alarm: Buildings of 7 or more classrooms shall be equipped with an approved manually operated electric alarm system, which may include automatic detection, which will continue to sound for at least 30 seconds or until the tripped station is returned to normal. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
482		Fire Extinguishers: Provide fire extinguishers at areas of fire hazard and at each floor level so that no point in corridor or stair is >75' to corridor located extinguisher. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
483															
484	BCS	Accessibility						\$286,500		S	\$133,650	\$206,250	\$0	\$0	

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485	101	Exterior 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			\$91,500		1	\$100,650	\$0	\$0	\$0	Entrance - Step: Doors at exits should open onto a landing at or near floor elevation, and not swing over a step or pronounced landing. Recommend providing a landing and ramp at Corridor 600, original classroom wing playground door exits, as well as at two Gymnasium exits, Library exit and Cafeteria exit.
486	102	Interior Route (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, gyms, auditorium(s)), nurse's office, main office, and restroom facilities. Services including drinking fountains, telephones, and other amenities. Is there an accessible interior route as specified above?			Yes						\$0	\$0	\$0	\$0	
487		* Toilet Rooms: Are they ADA compliant?			yes			\$30,000		1	\$33,000	\$0	\$0	\$0	Toilet facilities for early intervention should be designed for their exclusive use, handicapped accessible and configured to insure privacy. Renovate toilet room in one Kindergarten Room to provide full accessibility.
488		* Toilet Rooms: Continued			yes			\$90,000		2	\$0	\$112,500	\$0	\$0	Toilet rooms for Kindergarten and primary grades should if possible be placed adjacent to these rooms. All the existing rooms have a toilet room located within them. Recommend that the District renovate 3 toilet rooms to provide full accessibility.
489		* Classroom sinks: Are they ADA compliant?			yes			\$0			\$0	\$0	\$0	\$0	
490		* Water Coolers: Are they ADA compliant?			yes			\$10,000		2	\$0	\$12,500	\$0	\$0	Consider replacing main lobby fountain to provide accessible fountain near public spaces such as the gym and cafeteria. Note that new water coolers may not extend more than 4" into the corridor space.
491		* Swimming Pool: Is the pool accessible?			n/a			\$0			\$0	\$0	\$0	\$0	
492		* Auditorium Stage: Is the stage accessible?			yes			\$0			\$0	\$0	\$0	\$0	
493	103	Additional information on accessibility: If the building lacks accessible interior or exterior routes: cost of improvements needed to provide accessible exterior and interior routes as specified above.			Yes			\$65,000		2	\$0	\$81,250	\$0	\$0	The current layout of the nurses office does not have an accessible rout in or out because of the required door approaches. Recommend renovating nurses area to include accessible toilet room.
494															
495	BCS	Environment / Comfort / Health							\$48,000	5	\$0	\$0	\$72,000	\$0	
496	104	General Appearance: Overall rating and comments		Good											

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497	105	Cleanliness: Overall rating and comments		Good											
498	106	Mats / Grills:													
499	106	* Are there walk off mats, grills in entryway?			yes										
500	106	* If yes, at least 6 feet long?			yes										
501	107	Acoustics: Is there noise in classrooms from HVAC units, traffic, etc. that may impact education?	No					\$0			\$0	\$0	\$0	\$0	
502		* Are there excessive reverberation resulting from hard surfaces?			yes			\$48,000		3	\$0	\$0	\$72,000	\$0	Acoustical Treatment: Designing for proper sound control is now a part of the Planning Standards. High noise levels and excessive reverberation frustrate and discourage students and teachers. Students with even mild hearing disabilities, very young students and students with learning disabilities such as ADD are significantly affected by poor acoustics. a. The Auditoria surfaces are typical to the building (block walls, concealed spline ceiling), and not responsive to the special acoustical needs of a performance room. Cost is allowance to install acoustical accessories. Consider installing a sound absorbing material on two adjacent walls and suspended ceiling.
503		* Are partitions full height and have acoustical sealant to prevent excessive sound transfer?			unknown										
504		* If there is an auditorium, is the acoustics acceptable?			n/a										
505		* Is the acoustics acceptable in the music rooms?			yes										
506		* Is the HVAC system decibel level acceptable?			yes										
507	108	Lighting quality:													
508	108a	* Types of lighting in general purpose classrooms													
509	108b	Are there blinds in the classrooms to prevent glare?													
510	108c	* Rating of overall lighting in building													
511	109	Evidence of vermin:													
512	109a	* Is there evidence of active infestations of rodents?	No												
513	109b	* Is there evidence of active infestations of wood-boring or wood-eating insects?	No												
514	109c	* Is there evidence of active infestations of cockroaches?	No												
515	109d	* Is there evidence of active infestations of other vermin?	No												
516	BCS	Indoor Air Quality							\$1,700,000	S	\$0	\$0	\$0	\$1,785,000	
517	97	Mold:									\$0	\$0	\$0	\$0	

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518	97a	* Are there visible stains, mold or water damage? If yes, where? Comments?	Yes		1967 Addition: The 1967 classroom addition is in severe disrepair and has reached the end of its useful life. Wood fiber roof deck in the 1967 addition is stained. See remarks for additional comments.			\$1,700,000		o	\$0	\$0	\$0	\$1,785,000	<p>Continual leaking at windows and poor site drainage has resulted in a musty smell (particularly at the Northeast classrooms)</p> <p>Roof leaks have resulted in the staining of the tectum roof deck at the Common room.</p> <p>Operable partitions separating all classrooms and the common space have become worn, stained, and dingy. These provide poor acoustical separation. Elementary school classrooms are dynamic environments with periods of movement and activity occurring throughout the school day. The operable partitions also result in a lack of storage space causing the District to use wheeled storage units. These have created a cramped, disorganized environment in the classrooms.</p> <p>The wood casework in the classrooms has reached the end of its useful life. The wall mounted upper cabinets are in close proximity to the base cabinets resulting in a cramped environment.</p> <p>The vestibules at the exits do not have the required 48" clear space between doors.</p> <p>Cost includes the complete removal of structure and replacing with a 6 classroom addition.</p>
519	97b	** If yes, where?			Multiple types (not under comments)										See Item above
520	97e	* Are any interior surfaces constructed of any Paper-faced products?	Yes					\$0			\$0	\$0	\$0	\$0	
521	97f	* Are interior surfaces constructed of any Cellulose products (typically ceiling tiles)?	Yes					\$0			\$0	\$0	\$0	\$0	
522	111	Humidity / Moisture:													
523	111	* Are any of the following found in or around the following area?													
524	111a	** Classrooms	Yes												
525	111a	***Active leak(s) in roof	No												
526	111a	***Active leak(s) in plumbing	No												
527	111a	***Moisture Condensation	No												
528	111b	** In Other areas:	Yes												
529	111b	***Active leak(s) in roof	No												
530	111b	***Active leak(s) in plumbing	No												
531	111b	***Moisture Condensation	No												
532	111c	* Rating of humidity / moisture condition in building?		Fair											
533	112	Ventilation: fresh air intake locations, air filters, etc.													
534	112a	* Are fresh air intakes near the bus loading, truck delivery or garbage storage/disposal areas?			No										
535	112b	* Is there accumulated dirt, dust or debris around fresh air intakes?			No										
536	112c	* Are fresh air intakes free of blockage?			Yes										
537	112d	* Is there accumulated dirt, dust or debris in ductwork?			No										

Item No.	BCS No.	F.S. Barry Elementary	In Facility?	Condition	Comments	Year of Last Major Work	Rem Useful Life (yrs)	Construction Budget (2015)	Subtotal	Priority	Priority 1 (0-2 yrs)	Priority 2 (3-5 yrs)	Priority 3 (6-10 yrs)	Other	Remarks
538	112e	* Are dampers functioning as designed?			Yes										
539	112f	* Condition of air filters?		Good											
540	112g	* Is outside air is adequate for occupant load?			No										Some spaces lack positive mechanical ventilation. See system replacement recommendation listed above.
541	112h	* Rating of ventilation / indoor air quality:		Fair											
542	113	Indoor air quality (IAQ) plan:													
543	113a	* Does the school district use LEAS tools for IAQ?			Yes										
544	113b	* If not, is some other IAQ management plan in place?													
545	113c	* Has the district assigned IAQ responsibilities to a designated individual? If yes, what is their job title?			Yes										Director of Facilities
546	114	Integrated Pest Management (IPM):													
547	114	* Does the school practice IPM?			Yes										
548	114a	* Is vegetation kept 1 foot away from the building?			No										
549	114b	* Are devices and holes in walls, floors and ceilings sealed to prevent pest entry?			No										
550	114c	* Is there a certified pesticide applicator on staff?			No										
551	114d	* Are pesticides used in the building, and if yes, how are they typically applied?	No												
552	114e	* Are pesticides used on the grounds?	No												
553	114e	* If yes, was an emergency exemption granted by the Board of Education?													
554	115	Radon: Does the school have a passive radon mitigation system installed (was built with radon resistant features)?			No										
555	115a	* Has this facility been tested for the presence of radon?			Yes										
556	115b	* Were any of the results of the test greater than or equal to 4 picocuries per liter (pCi/L)?			No										
557	115c	* If yes, did the school take steps to mitigate these elevated radon levels?													
558															
559	BCS	American Red Cross							\$0	S	\$0	\$0	\$0	\$0	
560	116	American Red Cross:													
561	116a	* Is there a written agreement with the American Red Cross for the use of this building as an emergency shelter?	No												
562	116b	* Does this building have an emergency generator to support sheltering operations? (lights, HVAC etc.), and if yes, where?	Yes		Multiple types (list under remarks)										Boilers, Pumps, EM Lightng, Fire Alarm, PA, Telephone
563	116c	* Does this facility have a cooking/food preparation kitchen, and if yes, the area is outfitted for:	Yes		Full Preparation										
564	116d	* Check items powered by emergency generator:			Kitchen equipment										
565	116e	* Potable water provided by municipal system?			Yes										

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566	116e	* Potable water provided by on site wells?			No										
567	116e	* If on site wells are present, are the wells connected to emergency generator?			n/a										
568	116f	* Sanitary System Gravity discharge?			Yes										
569	116f	* Sanitary System force main pumping station?			No										
570	116f	* If pumping station exists, are they connected to emergency generator?			n/a										
571															
572	BCS	Space Adequacy / Program Needs						\$0		5	\$0	\$0	\$0	\$0	
573	27	Space Adequacy: Rating of space adequacy and comments:		Fair											
574		Space sizes: Are spaces predominately within SED standards?			yes			\$0			\$0	\$0	\$0	\$0	
575		Space quantity: Are there sufficient number of each type of space needed?			yes			\$0			\$0	\$0	\$0	\$0	
576		Educational program: Are spaced adequate for meeting the district's current educational program?			no			\$0		2	\$0	\$0	\$0	\$0	See indoor air quality item above.
577		Educational goals: Are spaced adequate for meeting the district's future educational program, goals and needs?			n/a			\$0			\$0	\$0	\$0	\$0	See indoor air quality item above.
578		Pre-K: Does the facility accommodate pre-k programs?			no			\$0			\$0	\$0	\$0	\$0	
579		Transportable classrooms: Does the facility have transportable classrooms?			no			\$0			\$0	\$0	\$0	\$0	
580															
581	BCS	Equipment						\$124,500		5	\$18,480	\$82,125	\$63,000	\$0	
582		Visual Display Surfaces: Chalk and whiteboards		Good				\$0			\$0	\$0	\$0	\$0	
583		Display Cases:		Fair				\$1,200		2	\$0	\$1,500	\$0	\$0	Display case located in the main lobby is of a vintage that does not have safety glass. SED requires that all new display cases have safety glass to prevent injury to building occupants if glass is broken. Recommend replacing glazing with tempered or laminated safety glass.
584		Signage:		Fair				\$0			\$0	\$0	\$0	\$0	
585		* Is there instructional signage / wayfinding maps for visitors?			no			\$0			\$0	\$0	\$0	\$0	
586		* Does signage meet ADA requirements?			no			\$0			\$0	\$0	\$0	\$0	
587		* Is room name / number designation at every door?			no			\$0			\$0	\$0	\$0	\$0	
588		Toilet Compartments:		Fair				\$0			\$0	\$0	\$0	\$0	
589		Operable Partitions:		Poor				\$0			\$0	\$0	\$0	\$0	See indoor air quality item above
590		Toilet and Shower Accessories:		Fair				\$0			\$0	\$0	\$0	\$0	
591		Gym Equipment:		Fair				\$0			\$0	\$0	\$0	\$0	
592		Science Lab Equipment:						\$0			\$0	\$0	\$0	\$0	
593		Projection Screens:		Fair				\$0			\$0	\$0	\$0	\$0	
594		Food Service Equipment:		Fair				\$0			\$0	\$0	\$0	\$0	
595		Home and Careers Equipment:						\$0			\$0	\$0	\$0	\$0	
596		Loading Dock Equipment:		Poor				\$0			\$0	\$0	\$0	\$0	

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597		Window Treatments:		Fair				\$16,800		1	\$18,480	\$0	\$0	\$0	Shade: Replace all drapes with District standard shades that were not replaced in the renovations project. (Cost assumes 280 lf @ 7 feet high)
598		Stage Curtains:		Fair				\$0			\$0	\$0	\$0	\$0	
599		Stage Rigging:		Fair				\$0			\$0	\$0	\$0	\$0	
600		Casework: Base Cabinets		Poor				\$64,500		2	\$0	\$80,625	\$0	\$0	The cabinets and closets in the original building's classroom wing are slightly damaged and worn. Cost allowance to replace existing casework with new high pressure laminate casework. (10 rooms @ 12 lf per room) Nurse: Replace wood casework and sink/stove unit with new high pressure laminate casework.
601		Countertops:		Fair				\$0			\$0	\$0	\$0	\$0	
602		Musical Instrument Storage:		Fair				\$0			\$0	\$0	\$0	\$0	
603		Library Furniture:		Fair				\$0			\$0	\$0	\$0	\$0	
604		Auditorium Seating:						\$0			\$0	\$0	\$0	\$0	
605		Bleacher Inspection			not recommended			\$0			\$0	\$0	\$0	\$0	
606		Bleachers:		Fair	Bleacher Egress: New installations require aisles and handrails to promote safe access and egress.			\$42,000		3	\$0	\$0	\$63,000	\$0	Consider replacing existing bleachers with new units meeting current safety and accessibility standards. (Price is for manually operated bleachers of the same size as existing. Note: seating capacity will be reduced to accommodate the space for aisles. There may be sufficient space to negate this by making the bleachers larger.)
607		Wall Pads:		Good				\$0			\$0	\$0	\$0	\$0	
608															
609	BCS	Electrical Systems						\$88,000		5	\$0	\$110,000	\$0	\$0	
610	52	Interior Electrical distribution (H):		Excellent		2011	30	\$0			\$0	\$0	\$0	\$0	
611	52b	* Does the interior electrical supply meet current needs?			yes			\$0			\$0	\$0	\$0	\$0	
612		* Is the main distribution panel adequate?			yes			\$0			\$0	\$0	\$0	\$0	
613		* Are the power panels and circuit wiring adequate?			yes			\$0			\$0	\$0	\$0	\$0	
614		* Do teaching spaces have adequate receptacles?			yes			\$0			\$0	\$0	\$0	\$0	
615		*Is there any cloth wiring?			yes			\$0			\$0	\$0	\$0	\$0	
616		* Are step down transformers lightly loaded?			n/a			\$0			\$0	\$0	\$0	\$0	
617		* Do the bus heater controls have automated controls and are the quantities of outlets adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
618		* Is there an emergency generator system supplying power to lighting and / or kitchen refrigeration equipment and / or heating system?			yes			\$0			\$0	\$0	\$0	\$0	
619		*Electrical equipment, fixtures, auxiliary apparatus and controls and wiring systems, and the installation of same, shall be operable and in good condition without recurring problems. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	

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620		*Receptacles (NEC Requirements): Do existing receptacles need to be replaced with ground fault interrupting (GFI) receptacles? If yes, provide list of locations.			yes			\$0			\$0	\$0	\$0	\$0	
621		*Are there adequate emergency-off mushroom buttons in shops to cut power to equipment?			n/a			\$0			\$0	\$0	\$0	\$0	
622	53	Lighting fixtures		Satisfactory	All Interior/external Lighting to be replaced in an upcoming EPC project Currently at SED for review	2016	20	\$0			\$0	\$0	\$0	\$0	
623		* Building Interior Lighting: Is lighting energy efficient and adequate?			yes			\$0			\$0	\$0	\$0	\$0	
624		* Building Exterior Lighting: Is lighting vandalproof, energy efficient and adequate?			yes			\$0			\$0	\$0	\$0	\$0	
625		* Is the stage dimming system and lighting system adequate?			no			\$53,000		2	\$0	\$66,250	\$0	\$0	Provide a 24 circuit stage dimming system and replace all existing stage lightign with LED lighting fixtures wityh DMX controls
626		Light Levels: Level of artificial lighting in teaching areas shall be a minimum of 30 fc, maintained. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
627		Electrically operated partitions have safety controls in accordance with 155.25 ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
628		Energy efficiency / alternative energy:						\$0			\$0	\$0	\$0	\$0	
629		* Are lights energy efficient?			yes			\$0			\$0	\$0	\$0	\$0	
630		* Occupancy sensors?			yes			\$0			\$0	\$0	\$0	\$0	
631		* Are daylight harvesting controls installed?			no			\$0			\$0	\$0	\$0	\$0	
632		* Dual level illumination in all teaching spaces?			yes			\$0			\$0	\$0	\$0	\$0	
633		* Is there a photovoltaic (PV) system serving the building?			no			\$35,000		2	\$0	\$43,750	\$0	\$0	Provide a 10 kW photovoltaic solar power system on roof. 10 Kw selected at size as this is the largest size that SED will provide aid for in a capital construction project
634		* Is there a wind turbine system serving the building?			no			\$0			\$0	\$0	\$0	\$0	
635		Lightning Protection: Does the building have lightning protection and if yes, what is its condition?		n/a				\$0			\$0	\$0	\$0	\$0	
636															
637	BCS	Technology						\$152,500		5	\$0	\$190,625	\$0	\$0	
638	54	Communications Systems (H):		Excellent		2011	20	\$0			\$0	\$0	\$0	\$0	
639	54b	* Are the communications systems adequate?			yes										
640		Computer network switches: Are they adequate?			yes			\$45,000		2	\$0	\$56,250	\$0	\$0	Upgrade existing and add new PoE netowk switches to support additional wireless access points and security cameras, and also to replace end of life switches. - SMART BOND?
641		Computer network wiring: Is it adequate?			yes			\$0			\$0	\$0	\$0	\$0	
642		Broadband Internet connectivity: Is it adequate?			yes			\$0			\$0	\$0	\$0	\$0	

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643		Wireless LAN Network: Is it adequate?			yes			\$0			\$0	\$0	\$0	\$0	Provide wireless access points in all classrooms that do not currently have one.
644		Intercom system: Is it adequate?			yes			\$0			\$0	\$0	\$0	\$0	
645		Phone system:						\$0			\$0	\$0	\$0	\$0	
646		* Is the phone system adequate?			yes			\$42,000		2	\$0	\$52,500	\$0	\$0	Upgrade all classroom phones to VoIP phones.
647		* VoIP?			yes			\$0			\$0	\$0	\$0	\$0	
648		Telephone: A telephone shall be provided in all buildings having student occupancy. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
649		Clock system:						\$0			\$0	\$0	\$0	\$0	
650		* Is the clock system adequate?			yes			\$0			\$0	\$0	\$0	\$0	
651		* Wireless GPS?			yes			\$0			\$0	\$0	\$0	\$0	
652		Does the auditorium have an adequate assistive listening system?			no			\$2,500		2	\$0	\$3,125	\$0	\$0	
653		Is the auditorium sound system adequate?			no			\$35,000		2	\$0	\$43,750	\$0	\$0	Provide new fixed auditorium sound system.
654		Does the building have an adequate video on demand system?			yes			\$0			\$0	\$0	\$0	\$0	
655		Do the classrooms have an adequate video on demand display and computer controller?			yes			\$0			\$0	\$0	\$0	\$0	
656		Smartboards: Are they adequately located in the facility?			yes			\$28,000		2	\$0	\$35,000	\$0	\$0	Provide interactive whiteboards or 80" touch screen panels in all rooms that do not currently have them - smart schools?
657		Television System: Should the existing system be replaced with a new broadband cable television distribution system?			no			\$0			\$0	\$0	\$0	\$0	
658															
659	BCS	Security						\$30,000		S	\$0	\$37,500	\$0	\$0	
660		Visibility of Site Access Points: Is there a clear line of sight from administrative/full time staffed locations to site access points			yes			\$0			\$0	\$0	\$0	\$0	
661		Site Features: Are features avoided that could prevent surveillance (large plantings), provide hiding places for weapons (loose rocks-gravel), or unintended access (elements to aid climbing on roofs)?			yes			\$0			\$0	\$0	\$0	\$0	
662		Vehicular Access: Are vehicles kept away from building walls?			no			\$0			\$0	\$0	\$0	\$0	
663		Exterior Signage: Is a clear path to main entry identified?			Provide attractive post and panel signage system to provide orientation and direction for vehicular or pedestrian traffic.			\$0			\$0	\$0	\$0	\$0	See site
664		Main Entry: Is there a secure monitored entry vestibule (ID / sign in required)?			yes			\$0			\$0	\$0	\$0	\$0	
665		Is there a staff rear exit and safe room?			no			\$0			\$0	\$0	\$0	\$0	
666		Public Access / Service Areas: Is it designed to avoid unintended public access to student spaces?			yes			\$0			\$0	\$0	\$0	\$0	

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667		Locking and Alarm Systems for High Risk Areas: Are they in place for main office and other spaces accessible to visitors, Nurse's office, Cafeteria, Computer labs, Industrial Arts areas, Science labs, Boiler and Electric rooms, phone closets?			yes			\$0			\$0	\$0	\$0	\$0		
668		Emergency Communications: Do all occupied spaces have emergency power supply for phones and PA system?			yes			\$0			\$0	\$0	\$0	\$0		
669		Intrusion Detection: Are system in place? On emergency power?			yes			\$0			\$0	\$0	\$0	\$0		
670		Visitor Management System: System in place?			yes			\$0			\$0	\$0	\$0	\$0		
671		Video Surveillance System: Is the CCTV system adequate?			yes			\$25,000		2	\$0	\$31,250	\$0	\$0	Provide additional interior and exterior IP security cameras - smart schools	
672		Access Control System: Is the system adequate?			yes			\$5,000		2	\$0	\$6,250	\$0	\$0	Provide additional access control doors. - smart schools	
673																
674																
	BCS	TOTALS BY PRIORITY:							\$7,582,288		s	\$4,770,081	\$996,438	\$1,033,200	\$1,800,645	
	BCS	BUILDING TOTAL:									s	\$6,799,719				
28		Estimated capital construction expenses anticipated for this building through 2015 - 2016 school year excluding maintenance:			\$0											
29		Overall building rating														
30		Was overall building rating established after consultation with health and safety committee?														

KEY:

Denotes code items that are required to be assessed on NYSED Form FP-EEB and to be in conformance as part of a Capital Project. These health and safety in existing educational facilities items are requirements of Part 155.7 of the regulations.

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F.S. Barry Elementary

BUILDING CONDITION SURVEY INFORMATION

1 Name of School District : Cortland Enlarged City School District
 2 BEDS District Code : 11020001
 3 Building Name : F.S. Barry Elementary
 4 Building ID : 0-004
 5 Survey Inspection Date : 7/31/2015
 6 Building 911 Address : 20 Raymond Avenue
 7 City : Cortland
 8 Zip Code : 13045
 9 Certification Expiration Date : 4/1/2016
 10 Certificate of Occupancy Status (A - Annual, T - Temporary, N - None) : A

Building Age and Gross Square Footage (GSF)

11 Year of Original Building : 1958
 12 GSF of Building as Currently Configured : 65840
 13 No. of Floors : 1
 14 How many full-time and part-time custodians are employed at the school (or work in the building)?
 14a Full-time Custodian : 3
 14b Part-time Custodian : 0

Building Ownership and Occupancy Status

15 Building Ownership* :
 a. Owned and Used by District c. Owned by District, Part Used by District, Part Leased to Non-District Entity
 b. Owned by District and Leased to Non-District entity d. Owned by Non-District Entity and Leased to District

DISTRICT

16 For which of the following purposes is the building currently used?
 16a Used for Student Instructional Purposes
 16b Used for District Administration
 16c Used for Other District Purpose(s) Describe here: Bus Maintenance and Storage
 16d Used by Other Organization(s)

Building Users

17 How many students were registered to receive instruction in this building as of October 1, 2015? (Does not include evening class students)* : 351
 18 Of these registered students, how many receive most of their instruction in:
 18a Permanent Instructional Spaces (i.e. Regular Classrooms) : 351

18b Temporary Instruction Spaces (i.e. Portable or Demountable Classrooms) Attached to the Building : 0

18c Non-Instructional Spaces Used as Instructional Spaces: : 0

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

- Cafeteria
- Gymnasium
- Administrative Space
- Library
- Lobby
- Stairwell
- Storage Space
- Other

Comments:

19 Grades Housed: : K-6

20 For how many instruction days during the 2014-15 school year (July 1 through June 30) was the building closed due to facilities failures, system malfunctions, structural problems, etc? : 0

21 Is the building used for instructional purposes in the summer? : Yes

22 Have there been renovations or construction in the building during the past twelve months? : Yes

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

Program Spaces

24 Number of Instructional Classrooms: : 27

25 Gross Square Footage of All Instructional Classrooms (combined) : 23,000

26 Other spaces provided (check all that apply)

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

GENERAL CONSTRUCTION SYSTEMS

Replacement Cost: \$14,484,800

Original Building 1957

Construction Classification : A (Fire resistive/Noncombustible).
Total Floor Area : 38,000sf.
Number of Floors : One; ground.
Structural System : Masonry bearing wall
Floor Construction : Concrete Slab.
Roof Construction : Fully Adhered EPDM on gypsum deck and steel joist.
Exterior Wall Construction : Brick/CMU
Interior Wall Construction : Drywall, plaster, painted masonry.
Windows : Aluminum sash/frame
Exterior Doors : Hollow metal doors and frames.
Portable Fire Extinguishers : Type, location

Building Addition 1967

Construction Classification : A (Fire resistive/Noncombustible).
Total Floor Area : 10,000sf.
Number of Floors : One; ground.
Structural System : Steel/Heavy timber frame.
Floor Construction : Concrete Slab.
Roof Construction : Fully Adhered EPDM on wood fiber deck and heavy timber framing.
Exterior Wall Construction : Brick/CMU and metal wall panel
Interior Wall Construction : Drywall, painted masonry.
Windows : Aluminum sash/frame
Exterior Doors : Hollow metal doors and frames.
Portable Fire Extinguishers : Type, location

Building Addition 1986

Construction Classification : A (Fire resistive/Noncombustible).
Total Floor Area : 10,000sf.
Number of Floors : One; ground.
Structural System : Steel Frame
Floor Construction : Concrete Slab
Roof Construction : Fully Adhered EPDM on gypsum deck and steel joist.
Exterior Wall Construction : Brick/CMU cavity wall.
Interior Wall Construction : Drywall, plaster, painted masonry.
Windows : Aluminum sash/frame
Exterior Doors : Aluminum doors and frames.
Portable Fire Extinguishers : Type, location

Building Addition 1991

Construction Classification : A (Fire resistive/Noncombustible).
Total Floor Area : 5,400sf.
Number of Floors : One; ground.
Structural System : Steel Frame

Floor Construction	:	Concrete Slab
Roof Construction	:	Fully Adhered EPDM on gypsum deck and steel joist.
Exterior Wall Construction	:	Brick/CMU cavity wall.
Interior Wall Construction	:	Drywall, painted masonry.
Windows	:	Aluminum sash/frame, Wood sash/frame
Exterior Doors	:	Aluminum doors and frames.
Portable Fire Extinguishers	:	Type, location

SITE CONDITIONS

A. Acreage:

1 Owned	:	15.4 Acres
2 Leased	:	None

B. Contiguous Sites : Maintenance Building

C. Topography:

1 Type	:	Relatively flat
2 Significant Features	:	residential properties, train track to the north of school adjacent to Maintenance Building

D. Access:

1 Road	:	Off of Raymond Ave
2 Bus Loop	:	Off of Raymond Ave
3 Sidewalks	:	Off of Raymond Ave. and Kinney Lane
4 Parent drop-off	:	Off of Raymond Ave

E. Parking Lots:

1 Location	:	Main parking lot is on northeast side of the site and accessible from Raymond Ave. Secondary parking south end of building
2 Handicapped Access	:	2 parking spaces are designated accessible. 2 curb cuts from main parking lot to the sidewalk.

F. Drainage Systems:

1 Type/Location	:	Piped storm system drains to municipal system.
-----------------	---	--

G. Soil Type and Groundwater:

:	Typical soils: gravelly loam silt
:	Typical depth to ground water: > 80"

H. Natural Turf Athletic Fields:

1 Exhibition Fields Type/Location	:	Football - None Soccer - None Baseball - North of school Softball - None Field Hockey - None Boys Lacrosse - None Girls Lacrosse - None
2 JV Fields	:	None
3 Modified Fields	:	Football & Soccer - South of school
4 Phys Ed Fields	:	West of school
5 Multipurpose fields	:	Football & Soccer - South of school
I. Synthetic Turf Fields	:	None
J. Tennis Courts:	:	None
K. Basketball Courts:	:	Two 1/2 courts west of school
L. Water System:		
1 Type/Location	:	Municipal supply
2 Hydrants	:	1 at Raymond Ave. entrance Municipal owned
3 Backflow protection	:	Inside building
M. Sanitation System:		
1 Type / Location	:	Municipal connection Pump Station at Isabel Drive
N. Irrigation Systems:		
1 Type/Location	:	Yard hydrants
2 Supply	:	Municipal
3 Backflow / Location	:	RPZ
O. Play Structures:		
1 Type / Location	:	West of building
2 Type of Safety Surfacing	:	Pea Gravel
3 Handicapped Accessibility	:	At-grade events

MECHANICAL CONSTRUCTION SYSTEMS

A. Primary Systems

1. Fuel

- Original 1957 Building

:Natural Gas
:Burners designed to operate on natural gas or No. 2 fuel oil

2. Heating Plant

- Original 1957 Building

:(2) Cleaver Brooks Low Pressure Steam Fire Tube Boilers (03/09/1992)
:CB 200-100 with rated input of 4,185,000 BUTH each

- 1967 Addition

:Steam to hot water heat exchanger with two circulating pumps in the boiler room provides hot water heat to unit ventilators and convectors.

3. Air Conditioning

- Original 1957 Building

:The main office, conference room and principal's office are air conditioned by ductless, split system units connected to remote condensing units on the roof.

:The computer classroom has a heating/cooling unit ventilator with remote condensing unit on the roof and supplemental, ductless, split system air conditioning units connected to separate remote condensing unit on the roof. The server room adjacent to the computer room has a ductless, split system air conditioner connected to a remote condensing unit on the roof.

B. Secondary Systems

1. Classrooms

- Original 1957 Building

:Unit Ventilators with draftstop return air system provide ventilation and heat. Relief air path is from the classrooms to the corridor with transfer grilles in corridor wall. The air relieved to the outside via grille in ceiling to rooftop hoods. Each classroom bath room is exhausted.

- 1967 Addition

:Unit Ventilators with draftstop return air system provide ventilation and heat. Addition is an open type environment with folding partitions to create smaller classrooms. Common area in the center of the classroom cluster has a ceiling fan and heaters at the entry vestibules.

- 1986 Addition

:Unit Ventilators provide ventilation and heat. Relief air path is from the classrooms, to above the ceiling space, to the corridor, exiting the building via a rooftop hood.

- 1992 Addition

:Unit Ventilators provide ventilation and heat. Relief air path is from the classrooms, to above the classroom ceiling space, exiting the building via a rooftop hood.

2. Library

- Original 1957 Building

:Unit Ventilators with supplemental fin tube radiation provide ventilation and heat. Relief air path is from the classrooms to above the ceiling, transfer into corridor ceiling space and relieved to the outside via rooftop hood.

3. Auditorium/Cafeteria and Stage

- Original 1957 Building

:Space is served by an air handling unit in the mechanical room located between the Auditorium and Gym. Unit provides ventilation and heat to Auditorium and Stage. Return air path is from space through wall grilles into mechanical room and either mixed with outside air or relieved from the mechanical room via rooftop hoods.

- 1992 Addition

:Unit Ventilator with supplemental fin tube radiation provides ventilation and heat.

4. Gymnasium
- Original 1957 Building

:Space is served by two air handling units in the mechanical room located between the Auditorium and Gym. Units provide ventilation and heat to Gym and locker rooms. Return air path is from space through wall grilles into mechanical room and either mixed with outside air or relieved from the mechanical room via rooftop hoods.

5. Locker Rooms
- Original 1957 Building

:Ventilation air is transferred from adjacent gym into boys and girls locker rooms. Rooftop exhaust fans are used to exhaust the locker and shower rooms.

6. Kitchen
- Original 1957 Building

:The cooking equipment and the dishwasher have exhaust hoods with fans on the roof. Makeup air is provided by a gas fired makeup air unit on the roof, which was installed in the 2010 capital project.

7. Administration
- Original 1957 Building

:Main Office, Conference Room, Principal's Office, Faculty, Psych Office and Work Room have fin tube radiation along window wall for heat. No mechanical fresh air ventilation is provided.
The main office, conference room and principal's office are air conditioned by ductless, split system units connected to remote condensing units on the roof.

8. Health Office
- Original 1957 Building

:Fin tube radiation along window wall is providing heat. No mechanical fresh air ventilation is provided.

9. Toilet Rooms

- Original 1957 Building

:Individual toilet rooms are located in each classroom, with powered exhaust and make-up air provided by the unit ventilators.

- 1967 Addition

:Boys and Girls Gang Toilet Rooms are heated by wall mounted convectors. General exhaust is provided with transfer air from the corridor.

- 1986 Addition

:Located in each classroom, includes powered exhaust with make-up air provided by the unit ventilator.

- 1992 Addition

:Located in each classroom, includes powered exhaust with make-up air provided by the unit ventilator.

:Toilet rooms for staff have general exhaust and no heat since they are internal to the building. Makeup air for the exhaust air is transferred from the corridor.

10. Janitor Closets

- Original 1957 Building

:General exhaust provided

- 1967 Addition

:General exhaust provided

- 1980 Addition

:General exhaust provided

- 1992 Addition

:General exhaust provided

11. Corridors

- Original 1957 Building

:Corridors are part of the classrooms relief air path. Some areas are heated by recessed wall convectors or fan coil units.

- 1967 Addition

:Recessed wall convectors provide heat.

- 1980 Addition

:Corridors are part of the classrooms relief air path.

- 1992 Addition

:Recessed wall convectors provide heat.

PLUMBING CONSTRUCTION SYSTEMS

A. ORIGINAL BUILDING 1957

1. Water Supply

- a. Source : Municipal water service provided by City of Cortland.
- b. Distribution : Galvanized steel and copper lines serve the building.

2. Water Softening System

- a. Type : none
- b. Location : none
- c. Serves : none

3. Sewage Disposal

- a. Method : Sewage is discharged to the City of Cortland municipal sewer system.

4. Natural Gas:

- a. Provided By : NYSEG
- b. Provided For : Building heating, domestic hot water, kitchen and emergency generator.

5. Fuel Oil

- a. Provided By : none
- b. Provided For : none
- c. Tank Size/Location : none

6. Domestic Hot Water

- a. Provided By : Gas fired storage type water heater connected to a vertical storage tank. A thermostatic mixing valve regulates hot water supply temperature to the building. An electric booster heater in the kitchen provides 180°F final sanitizing rinse water for the dishwasher. Water heater was replaced in 2007 and the storage tank was replaced in the 2010 capital project.

- 7. Toilet Rooms
 - a. Gang : Boys and Girls gang toilets are provided and meet ADA requirements.
 - b. Individual : Classrooms in the elementary wing have individual toilets. Separate toilet facilities are provided for the Health Room and for staff use.
 - c. Locker Rooms : Toilet facilities for student use.
- 8. Drinking Water
 - a. Provided By : Drinking fountains.
 - b. Location : Drinking fountains in the corridors and the classrooms. Many of the original drinking fountains in the 1957 classrooms are no longer operational.
- 9. Fire Suppression System
 - a. Fire Standpipe : None.
 - b. Sprinkler System : None.
 - c. Kitchen Range Hood : Automatic wet chemical fire suppression system in the kitchen hood.
- 10. Portable Fire Extinguishers
 - a. Type : ABC
 - b. Location : Various Locations

ELECTRICAL / TECHNOLOGY SYSTEMS

A. ORIGINAL BUILDING 1957

- 1. Service and Distribution:
 - a. Service Entrance : Overhead, Secondary
 - b. Metering : Secondary
 - c. Incoming Service Voltage : 208/120V 3PH
 - d. Building Distribution Voltages : 208/120V 3PH
 - e. Service Size : 1200 amperes
 - f. Main Distribution Panel : Circuit breaker.
 - g. Local Panels : Circuit breaker.
- 2. General Wiring:
 - a. Majority of wiring **does** meet National Electrical Code
 - b. Location and quantity of convenience receptacles is **adequate**.
 - c. Majority of convenience receptacles **are** of the grounded type.
 - d. Location and quantity of light switches is **adequate**.

3. Lighting:

- a. Classrooms
- b. Music Classrooms
- c. Cafeteria(s)
- d Library/Media Center
- e. Auditorium
- f Gymnasium(s)
- g Offices
- h Kitchen
- i Corridors
- j. Gang Toilets
- k. Stairs
- l Mechanical Rooms

Type	Occ. Sensors	Daylight Sensors	Level
Flourescent (T8/Electronic Ballast)			60fc (min rec)
Flourescent (T8/Electronic Ballast)			60fc (min rec)
Flourescent (T8/Electronic Ballast)			55fc (min rec)
Flourescent (T8/Electronic Ballast)			45fc (min rec)
Flourescent (T8/Electronic Ballast)			65fc (min rec)
HID			60fc (min rec)
Flourescent (T8/Electronic Ballast)			65fc (min rec)
Flourescent (T8/Electronic Ballast)			40fc (min rec)
Flourescent (T8/Electronic Ballast)			30fc (min rec)
Flourescent (T8/Electronic Ballast)			35fc (min rec)
Flourescent (T8/Electronic Ballast)			35fc (min rec)
Flourescent (T8/Electronic Ballast)			30fc (min rec)

4. Emergency Lighting/Power:

a. Lighting:

- 1 Classrooms
- 2 Cafeteria(s)
- 3 Library/Media Center
- 4 Auditorium
- 5 Gymnasium(s)
- 6 Offices
- 7 Kitchen
- 8 Corridors
- 9 Gang Toilets
- 10 Stairs
- 11 Mechanical Rooms
- 12 Exterior Egress

Type
Not required
Generator connection
Generator connection
Generator connection
Generator connection
Local battery
Generator connection
Generator connection
Generator connection
Generator connection
Not required
Local battery

b. Power Generator System:

- 1 Make : Kohler
- 2 Size : 65 kw
- 3 Voltage : 120/208
- 4 Fuel : Natural gas
- 5 Transfer Switch(s) : Automatic
- 6 Cooling : Unducted Radiator
- 7 Other : other

- 5. Fire Alarm System:
 - a. Make : FCI
 - b. Equipment
 - 1 Initiation Devices : Manual stations, Smoke detectors, Beam type smoke detectors, Heat detectors,
 - 2 Notification Appliances : Horn/strobes, Strobes.
Door holders, Fan shut down, Kitchen extinguishing system. City box on site,
 - 3 Interconnections : Municipal connection Drill switch, remote annunciator, trouble bell, trouble light

- 6. Clock and Program System:
 - a. Make : Primex
 - b. Master : GPS
 - c. Program : Tone over speakers
 - d. Secondary Clocks : Surface, Semi-recessed, Time-tone enclosures

- 7. Public Address/Intercom Systems:
 - a. Make : Rauland/NEC PBX
 - b. Equipment
 - 1 Console : Microphone, telephone.
 - 2 Classrooms : Telephone.

- 8. Sound System:
 - a. Make : Rauland
 - b. Equipment
 - 1 Console : AM-FM tuner, tape player, CD player, room selector switches, monitor speaker, level meter, microphone, all-call switch, program channel, intercom channel, amplifier.
 - 2 Classrooms : Telephone, ceiling speakers, wall speakers, time-tone enclosures
 - 3 Stage : Speaker jack, Microphone jack, amplifier, wall speakers, ceiling speakers.
 - 4 Gymnasium : Speaker jack, Microphone jack, amplifier, wall speakers, ceiling speakers.

Code items that are assessed on NYSED Form FP-EEB
 BCS Item
 BCS Drop-down Selection
 Non-BCS Drop-down Selection

Need to confirm escalation percentages. Currently using 5% annual for priorities 1, 2, and 3
 1.1 1.25 1.5 1.05 5% per year cost escalation

Item No.	BCS No.	A.B. Parker Elementary	In Facility?	Condition	Comments	Year of Last Major Work	Rem Useful Life (yrs)	Construction Budget (2015)	Subtotal	Priority	Escalation				Remarks
											Priority 1 (0-2 yrs)	Priority 2 (3-5 yrs)	Priority 3 (6-10 yrs)	Other	
1	BCS	Site Utilities						\$51,500		S	\$53,350	\$3,750	\$0	\$0	
2	37	Water:	Yes	Satisfactory		1928	0	\$0			\$0	\$0	\$0	\$0	Although the building water service line, if original, has exceeded its normally anticipated lifespan, there are no known deficiencies or concerns at this time.
3	37a	* Type of Service:			Municipal or Utility										
4		* Shall be operable and in good condition ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
5	38	Site Sanitary:	Yes	Unsatisfactory				\$3,500		1	\$3,850	\$0	\$0	\$0	Sanitary Line: Scope and investigate main sanitary line at street connection for "plugging" issue. Additional work may be required if sanitary line is found to be compromised.
6	38a	* Type of Service:			Municipal or Utility Sewer										
7	39	Site Gas: Does the building have gas service or use liquid petroleum gas?	Yes	Satisfactory	Natural Gas	2011	56	\$0			\$0	\$0	\$0	\$0	Gas service to building was significantly modified in the 2010 capital project to accommodate the new emergency generator.
8	40	Site Fuel Oil: Does the facility have fuel oil tanks?	No					\$0			\$0	\$0	\$0	\$0	
9	40b	* Number above ground			0										
10	40b	* Capacity above ground			0										
11	40b	* Number below ground			0										
12	40b	* Capacity below ground			0										
13	41	Site Electrical, Including Exterior Distribution:	Yes	Excellent		2011	35	\$45,000		1	\$49,500	\$0	\$0	\$0	
14	41a	* Service Provider(s):			Utility Provided										
15	41b	* Type of Service:			Below Ground										
16		Site Drainage:													
17	42	* Closed drainage pipe stormwater management system	Yes	Satisfactory		1996	41	\$0			\$0	\$0	\$0	\$0	
18	43	* Open drainage stormwater management system	No					\$0			\$0	\$0	\$0	\$0	
19	44	* Catch basins drop inlets/manholes	Yes	Satisfactory		1992	37	\$3,000		2	\$0	\$3,750	\$0	\$0	Storm Drains: Repair, rod and clean storm drain piping to facilitate proper drainage in the following area: Throughout campus
20	45	* Culverts	No					\$0			\$0	\$0	\$0	\$0	
21	46	* Outfalls:	No					\$0			\$0	\$0	\$0	\$0	
22	51	** Point of outfall discharge:													
23	52	** Were stormwater outfalls inspected during dry weather for signs of non-stormwater discharge?													
24	47	* Infiltration basins/chambers	No					\$0			\$0	\$0	\$0	\$0	
25	48	* Retention basins	No					\$0			\$0	\$0	\$0	\$0	
26	49	* Wetponds	No					\$0			\$0	\$0	\$0	\$0	
27	50	* Manufactured stormwater proprietary units	No					\$0			\$0	\$0	\$0	\$0	
28															
	BCS	Other Site Features						\$260,100		S	\$233,200	\$108,125	\$16,500	\$13,230	

Item No.	BCS No.	A.B. Parker Elementary	In Facility?	Condition	Comments	Year of Last Major Work	Rem Useful Life (yrs)	Construction Budget (2015)	Subtotal	Priority	Priority 1 (0-2 yrs)	Priority 2 (3-5 yrs)	Priority 3 (6-10 yrs)	Other	Remarks	
29	53	Pavement (Roadways and Parking Lots)	Yes	Unsatisfactory		2011	10	\$66,000		2	\$0	\$82,500	\$0	\$0	Existing Main Parking Area: a. Remove and replace existing asphalt at main parking area - 1,316 sy	
30	53a	* Type:			Asphalt											
31		* ADA Pavement Markings	Yes	Satisfactory				\$0			\$0	\$0	\$0	\$0		
32		* ADA Signage	Yes	Satisfactory				\$0			\$0	\$0	\$0	\$0		
33		* General Pavement Markings		Satisfactory				\$0			\$0	\$0	\$0	\$0		
34		* General Site Signage		Satisfactory				\$0			\$0	\$0	\$0	\$0		
35	54	Sidewalks (include curbing)	Yes	Satisfactory		2011	12	\$20,000		1	\$22,000	\$0	\$0	\$0	Existing Concrete Paving: Remove and replace deteriorated and settled concrete in the following locations. 105'x8' concrete walk at south end of property at Maple Ave. - \$12,000 Asphalt Pavement Maintenance: Due to age, pavement has become porous and developed some minor cracks. Fill cracks, seal & color coat to protect from further deterioration in the southwest side of building - 16,632 sf - \$8,000	
36	54a	* Type:			multiple types (list under remarks)									Concrete, Asphalt		
37		* Exit Stoop		Unsatisfactory				\$0			\$0	\$0	\$0	\$0		
38		* ADA Compliant	Yes					\$0			\$0	\$0	\$0	\$0		
39		* Curbing		Satisfactory				\$0			\$0	\$0	\$0	\$0		
40		* Curbing Type:			Concrete											
41	55	Playgrounds	Yes	Unsatisfactory		2014	10	\$67,000		1	\$73,700	\$0	\$0	\$0	Playground Safety Improvements: a. Remove existing playground structures that do not comply with the United States Product Safety Commission "Handbook for Public Playground Safety". Cost of this item alone: \$2500. b. Provide new play equipment with swings Cost of this item alone: \$60000. c. Add 9 safety mats under swings and slides - \$4,500	
42	55	Playgrounds cont.						\$120,000		1	\$132,000	\$0	\$0	\$0		Provide playground equipment and safety surfacing at southeast corner of school.
43		* ADA compliant?			Yes			\$0			\$0	\$0	\$0	\$0		
44		* Code compliant surface?			Yes			\$0			\$0	\$0	\$0	\$0		Surface replaced in 2014
45		* Age appropriate?			Yes			\$0			\$0	\$0	\$0	\$0		
46	56	Athletic fields and play fields	n/a					\$0			\$0	\$0	\$0	\$0		
47	56f	* Synthetic turf field present?						\$0								
48	56f	* If yes, how many synthetic turf fields?						\$0								
49	56f	* Expected useful life remaining?						\$0								
50	56f	* Type of infill?						\$0								
51	57	Exterior Bleachers / Stadium	No					\$0			\$0	\$0	\$0	\$0		
52	58	Related structures (such as press boxes, dugouts, climbing walls, etc.)	No					\$0			\$0	\$0	\$0	\$0		
53		* Shot Put: Circle and surface condition						\$0			\$0	\$0	\$0	\$0		
54		* Running Track: Surface type and condition:						\$0			\$0	\$0	\$0	\$0		
55		* Long Jump / Triple Jump: Sand Pit Condition:						\$0			\$0	\$0	\$0	\$0		

Item No.	BCS No.	A.B. Parker Elementary	In Facility?	Condition	Comments	Year of Last Major Work	Rem Useful Life (yrs)	Construction Budget (2015)	Subtotal	Priority	Priority 1 (0-2 yrs)	Priority 2 (3-5 yrs)	Priority 3 (6-10 yrs)	Other	Remarks
56		* Long Jump / Triple Jump: Running surface type and condition:						\$0			\$0	\$0	\$0	\$0	
57		* Tennis Courts: Court condition, including pavement, surface, nets, posts and fences:						\$0			\$0	\$0	\$0	\$0	
58		* Soccer, Lacrosse, and Football Fields: Field condition, including surface cover, drainage, and irrigation:						\$0			\$0	\$0	\$0	\$0	
59		* Baseball and Softball Fields: Field condition, including surface cover, drainage, and irrigation:						\$0			\$0	\$0	\$0	\$0	
60		** Baseball and Softball Fields: condition of backstop and fencing						\$0			\$0	\$0	\$0	\$0	
61		*** Evidence of structural cracks or spalling at bases?						\$0			\$0	\$0	\$0	\$0	
62		*** Evidence of rot/decay/corrosion of posts?						\$0			\$0	\$0	\$0	\$0	
63		* Home Bleachers: Type and condition						\$0			\$0	\$0	\$0	\$0	
64		** ADA Compliant?						\$0			\$0	\$0	\$0	\$0	
65		** Home Bleacher foundation: condition						\$0			\$0	\$0	\$0	\$0	
66		*** Type:													
67		*** Evidence of structural cracks or spalling?						\$0			\$0	\$0	\$0	\$0	
68		* Away Bleachers: Type and condition						\$0			\$0	\$0	\$0	\$0	
69		** ADA Compliant?						\$0			\$0	\$0	\$0	\$0	
70		** Away Bleacher foundation: condition						\$0			\$0	\$0	\$0	\$0	
71		*** Type:													
72		*** Evidence of structural cracks or spalling?						\$0			\$0	\$0	\$0	\$0	
73		* Basketball Court: court condition, including pavement, surface and basketball goals:						\$0			\$0	\$0	\$0	\$0	
74		* Discus Cage: All discus events must have a discus cage per SED requirements. Is a cage currently provided at the discus pad?						\$0			\$0	\$0	\$0	\$0	
75		Fire Protection: Fire lanes may be required around buildings by Code and along access roads and parking areas. Do fire hydrants meet SED requirements?			Yes			\$0		2	\$0	\$0	\$0	\$0	
76		Fencing / Gates: Is site continuously fenced (with required exit gates), especially at younger students play areas?			Yes			\$11,000		2	\$0	\$13,750	\$0	\$0	Perimeter Fencing: Remove & replace 150 lf of 6' ht. perimeter chain link fencing on West boundary - \$6,000 Remove & replace 216 lf of 4' ht. perimeter chain link fencing on East boundary adjacent to parking area - \$5,000
77		Signage: Is there a clearly marked visitor entry / path and are notifications of security systems (detection / surveillance) in use?			No			\$5,000		2	\$0	\$6,250	\$0	\$0	Campus Orientation Signage System: Provide attractive post and panel signage system to provide orientation and direction for vehicular or pedestrian traffic.
78		Lighting: Is lighting plentiful and vandalproof?						\$0			\$0	\$0	\$0	\$0	
79		* Parking Lots Lighting:						\$0			\$0	\$0	\$0	\$0	
80		* General Site Lighting:						\$0			\$0	\$0	\$0	\$0	
81		* Playing fields Lighting:						\$0			\$0	\$0	\$0	\$0	

Item No.	BCS No.	A.B. Parker Elementary	In Facility?	Condition	Comments	Year of Last Major Work	Rem Useful Life (yrs)	Construction Budget (2015)	Subtotal	Priority	Priority 1 (0-2 yrs)	Priority 2 (3-5 yrs)	Priority 3 (6-10 yrs)	Other	Remarks
82		Vehicular and pedestrian circulation:						\$0			\$0	\$0	\$0	\$0	
83		* Is there safe separation between vehicles and pedestrians?			Yes			\$0			\$0	\$0	\$0	\$0	
84		* Is there a separate parent drop off area from buses? Is it adequate for the volume of cars?			No			\$0		1	\$0	\$0	\$0	\$0	Need to pursue options for providing an adequate parent drop off area.
85		Retaining Walls:	No					\$0			\$0	\$0	\$0	\$0	
86		* Type:													
87		* Evidence of structural concerns						\$0			\$0	\$0	\$0	\$0	
88		** Unsupported areas?						\$0			\$0	\$0	\$0	\$0	
89		** Cracking / spalling?						\$0			\$0	\$0	\$0	\$0	
90		** Bowing of wall?						\$0			\$0	\$0	\$0	\$0	
91		** Rot / decay / corrosion?						\$0			\$0	\$0	\$0	\$0	
92		** Water penetration / efflorescence?						\$0			\$0	\$0	\$0	\$0	
93		** Heaving of foundation						\$0			\$0	\$0	\$0	\$0	
94		** Excessive deflection						\$0			\$0	\$0	\$0	\$0	
94		Flag Poles		Unsatisfactory				\$4,500		2	\$0	\$5,625	\$0	\$0	Remove and replace flagpole and base - Reuse existing lighting and circuitry.
95		Bike Racks		Unsatisfactory				\$5,000		3	\$0	\$0	\$7,500	\$0	Provide powdercoated bike racks .
96		Lawn Area		Satisfactory				\$5,000		1	\$5,500	\$0	\$0	\$0	Existing lawn areas have bare spots, weeds, and need general renovations as follows: North and West lawns.
97		Dumpster Enclosure		Unsatisfactory				\$6,000		3	\$0	\$0	\$9,000	\$0	Provide new enclosure at dumpster to improve appearance of this area.
98		Studies and Tests:						\$4,000			\$0	\$0	\$0	\$0	Landscaping: A comprehensive review of planting and maintenance with recommendations for improvements is recommended. Amount shown is approximate for new plantings.
99		* Topographic & Boundary Survey			recommended			\$10,000		o	\$0	\$0	\$0	\$10,500	Provide for full site
100		* Geotechnical Borings at Asphalt Paving			recommended			\$2,000		o	\$0	\$0	\$0	\$2,100	Provide approximately 4 pavement borings at Asphalt paving for parking lots and drives
101		* Geotechnical Borings at Athletic Fields	n/a					\$0			\$0	\$0	\$0	\$0	
102		* Turf/Lawn Soil Testing & Consulting Services			recommended			\$600		o	\$0	\$0	\$0	\$630	Provide soil testing and consultant services at 3 locations.
103		* Hydrant Flow Tests						\$0			\$0	\$0	\$0	\$0	
104															
105	BCS	Substructure						\$9,000		5	\$3,300	\$7,500	\$0	\$0	
106	59	Foundation (S):		Satisfactory		1991	45	\$6,000		2	\$0	\$7,500	\$0	\$0	Concrete Foundation: Concrete foundation has chipped at the corner of Cafeteria 111A. Remove loose concrete and patch to match existing. (\$2,000) Concrete lintel over Areaway in boiler room is deteriorated with exposed re-bar. (\$4,000)
107	59a	* Type:			Reinforced Concrete										
108	59b1	* Evidence of structural cracks?			No			\$0			\$0	\$0	\$0	\$0	
109	59b2	* Evidence of heaving / jacking?			No			\$0			\$0	\$0	\$0	\$0	
110	59b3	* Evidence of decay / corrosion?			Yes			\$0			\$0	\$0	\$0	\$0	
111	59b4	* Evidence of water penetration?			Yes			\$3,000		1	\$3,300	\$0	\$0	\$0	Requires further investigation of water penetration evident at east wall of boiler room. Recommend investigation determination of waterproofing if repavement of east parking lot is part of project. Price is for investigation only.
112	59b5	* Evidence of unsupported areas?			No			\$0			\$0	\$0	\$0	\$0	

Item No.	BCS No.	A.B. Parker Elementary	In Facility?	Condition	Comments	Year of Last Major Work	Rem Useful Life (yrs)	Construction Budget (2015)	Subtotal	Priority	Priority 1 (0-2 yrs)	Priority 2 (3-5 yrs)	Priority 3 (6-10 yrs)	Other	Remarks
113	59b6	* Evidence of other structural concerns?			No			\$0			\$0	\$0	\$0	\$0	
114		* Evidence of settlement?			No			\$0			\$0	\$0	\$0	\$0	
115		* Evidence of parging coming off?			No			\$0			\$0	\$0	\$0	\$0	
116		* Evidence of bowing of walls?			No			\$0			\$0	\$0	\$0	\$0	
117															
118	BCS	Interior Spaces						\$749,200		5	\$416,900	\$208,750	\$0	\$0	
119	69	Interior bearing walls and fire walls (S)	Yes	Satisfactory		1951	45	\$42,000		1	\$46,200	\$0	\$0	\$0	Fire Separation - Storage: Storage areas over 100sf are required in new construction to be of 1-hour rated construction. (SED S203) Provide top of wall fire safing at Room 131, check fire dampers in ductwork. Provide rated double doors at receiving 113 to Corridor.
120		* Evidence of structural cracks / spalling / gaps?			No			\$0			\$0	\$0	\$0	\$0	
121		* Evidence of unsupported areas?			No Yes			\$0			\$0	\$0	\$0	\$0	
122		* Evidence of rot / decay / corrosion?						\$16,500		1	\$18,150	\$0	\$0	\$0	There is evidence of water infiltration in various location throughout the 1928 portion of the building. Price is for replacement of damaged plaster and check condition of speed tile used as masonry backup. Further investigation of stone coping is needed to determin cause of infiltration. Paint: Clean, prep, and paint exposed beam flange at Fan room 004. (\$1,500)
123		* Evidence of issues with masonry ties?			No			\$0			\$0	\$0	\$0	\$0	
124		* Evidence of bowing of wall?			No			\$0			\$0	\$0	\$0	\$0	
125	70	Other interior walls	Yes	Satisfactory		1951	25	\$1,200		1	\$1,320	\$0	\$0	\$0	Paint and plaster work is needed in the storage area above Stair 1. Severe water damage is present and is assumed to be resulting from water penetration at stone coping/wall joint. (Cost is for plaster repair only)
126	75	Ceilings (H)	Yes	Satisfactory	Ceilings in several areas were water damaged, stained or dingy.	2011	20	\$100,000		1	\$110,000	\$0	\$0	\$0	Consider replacing ceiling panels in the following: Gym 110, Rooms 115, 119, 203, 210, 211, 213, 215, 216, and Stair 2. (note: hard ceilings above the existing hung ceilings were observed in the 1951 addition. Cost assumes removal of both ceilings. Replace with a suspended ceiling system with acoustical lay in panels to provide system uniformity and to upgrade appearance. This cost DOES NOT include lighting replacement. Lighting is being replaced as part of the EPC project, with 2' x 4' LED surface mounted fixtures, so will need to be removed and reinstalled, need to determine how to work surface mounted lights into a new ceiling system. Cost includes \$2/sf for demo of conceled spline ceiling and \$5.50/sf for new 2' x 2' lay-in ceiling tile system including grid and hangars.
127		* Water stains?			Yes			\$0			\$0	\$0	\$0	\$0	
128		* Sagging tile?			Yes			\$0			\$0	\$0	\$0	\$0	

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129		* Kitchen Ceiling: Is replacement of a mineral fiber ceiling panel system with non-absorbent, humidity resistant scrubbable panel system required?			Yes			\$7,000		1	\$7,700	\$0	\$0	\$0	Replace mineral fiber ceiling tiles in Kitchen with a vinyl or plastic coated panels, or other non-absorbent and humidity resistant impervious material that can be readily cleaned to improve sanitation.
130	76	Lockers	Yes	Excellent		2010	25	\$0			\$0	\$0	\$0	\$0	
131		* Corridor Lockers	No	Unsatisfactory				\$91,200		1					The corridors of the building has closet coat hooks for gang storage of student garments and accessories. Individual wardrobes in Elementary School application are generally more desirable than open closets. Organization of materials is improved and segregation of apparel also serves to help prevent the spread of lice. Cost includes replacing open closets with individual lockers. (240 cubbies)
132		* PE Lockers	Yes												
133	77	Interior Doors :	Yes	Satisfactory	Recess Doors: Newly constructed, unsprinklered buildings require a corridor to maintain a fire separation rating of 1 hour.	1951	0	\$12,000		1	\$13,200	\$0	\$0	\$0	The existing framed opening in the cafeteria to the corridor does not meet this requirement. Consider adding recessed set of double doors at Cafeteria to avoid doors swinging into the corridor. This will improve exiting capability and provide the required 1 hour fire rating at the corridor wall. Price includes magnetic hold opens and panic hardware.
134	77	Interior Doors cont.			Doors should swing in the direction of egress, with panic hardware installed on both exits.			\$5,300		1	\$5,830	\$0	\$0	\$0	Exiting - Library: Library 104 is of sufficient dimension to qualify as a place of assembly. Regardless of the current use of this space, it would be prudent to incorporate new building safety measures developed for exiting from assembly spaces. Cost includes replacing door frames and reuse of existing doors to swing out.
135	77b	* Interior door hardware:		Satisfactory											
136		** Door Hardware: Door hardware shall be a type that permits door to be opened from within without use of a key. Replace with compliant hardware if needed. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
137		** Panic Hardware: Doors in exit ways serving 3 or more spaces of pupil occupancy and places of assembly shall have panic hardware. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
138		** Door Closers: Required fire doors, including all doors opening into a corridor, shall be maintained closed, or on hold opens tied to the fire alarm system. ++			Requires remediation			\$112,000			\$0	\$0	\$0	\$0	Newly constructed, unsprinklered buildings require door closers on all doors that open onto a corridor in order to maintain exit corridor fire separation rating. The majority of the wood doors at corridors in the building are not rated. Recommend replacing all corridor doors with rated assemblies and proper hardware. (Cost is for 35 single doors and 10 double doors)
139		** Interior Door Hardware: Lockdown capable but allow for egress?			Yes			\$0			\$0	\$0	\$0	\$0	
140		** Electronic Door Hardware: Electronic releasing system for interior doors (pupil occupied spaces)? Are building areas segregated for after school activities?			Yes			\$0			\$0	\$0	\$0	\$0	

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141		** Exit Doors: Exit doors shall not be locked, chained, or rendered inoperable from the inside at any time. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
142		* Stair Enclosure Doors: Doors into stair enclosures shall swing in the direction of travel, be self closing, and any glazing shall be safety glazing. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
143		* Rated Doors: 90 minute fire rated, self closing fire doors are required at boiler, refrigeration, electrical and mechanical equipment rooms, storerooms for fuel and flammable liquid, transformer vaults and rooms housing emergency generators. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
144		* Single Use Toilet Room Doors: Privacy locks and only lock from outside with key?			Yes			\$0			\$0	\$0	\$0	\$0	
145	78	Folding Parition						\$22,000		2	\$0	\$27,500	\$0	\$0	Folding partition: The fabric accordion door in the cafeteria 109 is not appropriate for a place of dining. Recommend replacing with a manually operated paired panel partition with a cleanable vinyl surface to allow for separation of the two areas.
146	78	Interior stairs (S)						\$3,200		2	\$0	\$4,000	\$0	\$0	Entrance - Step: Doors at exits should open onto a landing at or near floor elevation, and not swing over a step or pronounced landing. Recommend adding a landing at Stair S1.
147		* Stairway Enclosure: Are stairways enclosed? If yes, do enclosure doors have magnetic holdopens? ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
148		* Handrails: A handrail shall be provided on at least one side of each stairway. ++			Requires remediation			\$55,000		2	\$0	\$68,750	\$0	\$0	Stairway Guard: Stair balusters at Stair 2, 3 and 4 are spaced at 12" and Stairs 2 and 4 are configured such that they are climbable. Current standards require that guards have intermediate rails or an ornamental pattern such that a sphere 4" in diameter shall not pass through any opening to a height of 34". Provide a guard for each stair to meet the above standard at Stairs 2 and 4 and add balusters at Stair 3 to meet the above standard. The existing handrail at Stair 2 is also too low for adult use. Recommend installing additional handrails at 32" above floor height to be continuous at center and extend 1'-0" beyond the top and bottom riser of the stairs.
149		* Handrails: A handrail shall be provided on at least one side of each stairway. ++			Requires remediation			\$19,000		2	\$0	\$23,750	\$0	\$0	Handrail: Stair 1 has wood handrails at the basement access stair. Recommend replacing with steel handrails to extend 1'-0" beyond top and bottom riser.
150		* Storage Under Stairs: There shall be no storage under stairs or landings. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
151		* Evidence of rot / decay / corrosion of stringers / pans / support steel?			No			\$15,000		2	\$0	\$18,750	\$0	\$0	Wood Stair: The wood stair to access the crawlspace is worn and doesn't meet current code requirements. Replace with metal access stair and landing.
152		* Evidence of cracking / spalling of concrete?			No			\$0			\$0	\$0	\$0	\$0	

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153	79	Elevator, lifts and escalators (H)	Yes	Satisfactory		1992	0	\$25,000		1	\$27,500	\$0	\$0	\$0	At a minimum the existing elevator equipment should be reviewed by an elevator service company. Adjust leveling at floor stops to within 1/2" tolerance. Cost is allowance for any repairs that may need to be made.
154		Elevator Cont.						\$170,000		1	\$187,000	\$0	\$0	\$0	Recommend replacement of elevator with a holeless hydraulic elevator. Holeless does not need a hole for the hydraulic piston, reduces risk of soil and ground water contamination. No need for drilling, which can be very disruptive. MRL style elevators also do not require machine room spaces which would also reduce the impacted area. See also item 152 for related recommendation.
155		* Does elevator have elevator lobbies as required by the Building Code of NYS Section 707.14?			No			\$0			\$0	\$0	\$0	\$0	
156		* Evidence of rot / decay / corrosion of support structure?			No			\$0			\$0	\$0	\$0	\$0	
157		* Evidence of cracking / spalling of support walls?			No			\$0			\$0	\$0	\$0	\$0	
158	80	Interior Electrical distribution (H): See Electrical Systems section below.													
159	81	Lighting fixtures: See Electrical Systems section below.													
160	82	Communications Systems (H): See Technology Systems section below.													
161	83	Swimming pool and swimming pool systems	No	n/a				\$0			\$0	\$0	\$0	\$0	
162		* Have the pool main drain(s) been modified for compliance with the Virginia Graeme Baker Act?			n/a			\$0			\$0	\$0	\$0	\$0	
163		* Does the pool have an ASTM F2208 compliant alarm system that is capable of detecting a person entering the water at any point on the surface of the pool and giving an audible alarm?			n/a			\$0			\$0	\$0	\$0	\$0	
164		* Is Swimming Pool main drain anti-entrapment compliant?			n/a			\$0			\$0	\$0	\$0	\$0	
165		* Is piping adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
166		* Is filtration system adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
167		* Is pool water chemistry control system adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
168		* Is safety shower / eyewash adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
169		* Is pool gutter adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
170		Dead End Corridor: Dead end corridor pockets shall not exceed depth of 1.5 times the pocket width. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	

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171		Two Means of Egress: Spaces of pupil occupancy >500 sf shall have 2 separate means of egress. Typically one door to corridor and another into separate smoke zone, a door directly to exterior, or rescue window. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
172		Means of Egress: No point in a space of pupil occupancy shall exceed a 50' straight-line distance to corridor or exterior door except assembly spaces and library. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
173		Safety Glazing: Glazing within 48" of floor in and adjacent to doors, and other glazed panels within 18" of the floor are required to be safety glazing. Wire glass is not safety glazing. Glazed doors and sidelights shall be marked in accordance with 12 NYCRR Part 21. ++			Requires remediation			\$52,800		2	\$0	\$66,000	\$0	\$0	SED Newsletter 73: ... what do we do with existing wire glass installations? We strongly recommend that all existing wire glass locations be evaluated for potential impact and injury. There are several alternatives available to remedy locations determined to be at risk, such as replacement with impact and fire resistant materials, coating the glass with specialty films and installing protective bars or railings. Recommend replacing wire glass in stairwell enclosure doors. (220SF of 45 min rated glass) Wire glass is present in other doors but is included in the recommended door replacement items.
174															
175	BCS	Interior Spaces - Floor Finishes						\$161,750		5	\$94,325	\$81,875	\$11,250	\$3,150	
176	71	Carpeting:	Yes	Satisfactory		1992	0	\$60,000		2	\$0	\$75,000	\$0	\$0	Replace carpet in response to worn condition at the following locations: Rooms 202A, 203, 205.
177	71a	* Where is it located?			Instructional space										
178	72	Resilient Tile or Sheet Flooring:	Yes	Satisfactory	Floor Tile - VCT: Floor tile is worn, and damaged throughout the 1987 building addition including the corridors. Recommend replacement to improve appearance and maintenance.	1992	10	\$42,750		1	\$47,025	\$0	\$0	\$0	Floor Tile - VCT: Floor tile is worn, and damaged throughout the 1987 building addition including the corridors. Recommend replacement to improve appearance and maintenance.
179	72	Resilient Tile or Sheet Flooring cont.			Cafeteria: The Cafeteria is a fairly modest space and most of the finishes are timeworn and dull.			\$38,500		1	\$42,350	\$0	\$0	\$0	Cafeteria: The Cafeteria is a fairly modest space and most of the finishes are timeworn and dull. Consider the following: a. Provide new resilient floor covering. b. Update color scheme to include a brighter base color and complementary accents. c. Replace ceiling with new acoustical lay-in ceiling system.
180	72	Resilient Tile or Sheet Flooring cont.			Floor Tile - Vinyl Asbestos			\$4,500		1	\$4,950	\$0	\$0	\$0	his ACBM is located at Room 110B and storage area above Stair 1. Note: 9" tile floors are typically asbestos containing. Replacement would require abatement and is included in the cost above.

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181	72a	* Where is it located?			Instructional and common space										
182		* Is there VAT in the facility?			Yes										See 178 above
183		** If yes, is it in good condition?			No										
184	73	Hard Flooring (concrete, ceramic tile, stone etc.):	Yes	Satisfactory	Floor - Control joint	1951	25	\$3,000		0	\$0	\$0	\$0	\$3,150	Flooring is cracked near Room 130. Route-out cracks and seal with a color compatible control joint cover.
185	73a	* Where is it located?			Common Area										
186	74	Floor Hatch:	Yes	Unsatisfactory		1987	0	\$5,500		2	\$0	\$6,875	\$0	\$0	Flooring – Hatch: The flooring around the floor access hatch in Corridor 123 has cracked at the flange. Recommend removing hatch assembly, mechanically attach the hatch to the sub floor, and replace damaged flooring.
187	74	Wood Flooring:	Yes	Satisfactory	Wood flooring on stage is starting to show signs of ware on the finish.	1951	10	\$7,500		3	\$0	\$0	\$11,250	\$0	Recommend stripping and refinishing resilient wood floor.
188	74a	* Where is it located?			Common Area										
189															
190	BCS	Building Envelope							\$337,000	5	\$271,150	\$113,125	\$0	\$0	
191	60	Structural Floors (S):		Satisfactory		1991	50	\$60,000		2	\$0	\$75,000	\$0	\$0	Masonry Walls / Slabs: Three poured concrete walls in the crawlspace area have openings without lintels. Recommend adding steel lintels at these locations and sawcutting opening to remove coarse edges. Concrete floor slab at main entry doors in lobby is cracked and deteriorated from corrosion. Replace and/or repair slab and ceramic tile floor finish. Also, concrete joists in crawlspace need repair at pipe hanger locations - suggest alternate method of hanging pipes from structure.
192	60a	* Type:			Multiple types (list under remarks)										Reinforced concrete slab on grade Concrete, Metal Deck, Metal Joist Steel Pan with Conc joist and Slab
193	60b	* Evidence of structural concerns with Support System: Beams / Joists / Trusses, etc.						\$0			\$0	\$0	\$0	\$0	
194	60b1	** Structural cracks?			No			\$0			\$0	\$0	\$0	\$0	
195	60b2	** Unsupported ends?			No			\$0			\$0	\$0	\$0	\$0	
196	60b3	** Rot / decay / corrosion?			No			\$0			\$0	\$0	\$0	\$0	
197	60b4	** Deflection?			No			\$0			\$0	\$0	\$0	\$0	
198	60b5	** Seriously damaged / missing components?			No			\$0			\$0	\$0	\$0	\$0	
199	60b6	** Other problems?			No			\$0			\$0	\$0	\$0	\$0	
200		** Water penetration?			No			\$0			\$0	\$0	\$0	\$0	
201		** Is there a crawl space?			No			\$0			\$0	\$0	\$0	\$0	
202	60c	* Evidence of structural concerns with Structural floor deck:						\$0			\$0	\$0	\$0	\$0	
203	60c1	** Structural cracks?			No			\$0			\$0	\$0	\$0	\$0	
204	60c2	** Deflection?			No			\$0			\$0	\$0	\$0	\$0	
205	60c3	** Rot / decay / corrosion?			No			\$0			\$0	\$0	\$0	\$0	
206		** Deck or rebar issues in concrete?			No			\$0			\$0	\$0	\$0	\$0	

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206	61	Building Envelope:		Satisfactory		1991	50	\$8,000		1	\$8,800	\$0	\$0	\$0	A comprehensive review of the overall building envelope to determine opportunities to eliminate the negative affects of infiltration into and out of building. This is to focus on the roof-wall interface, caulking of windows and roof mounted equipment, weather-stripping and wall penetrations.
207	61	Exterior walls / columns (S):		Satisfactory		1991	50				\$0	\$0	\$0	\$0	
208	61a	* Material:			Masonry										
209	61b	* Evidence of structural concerns with Support System:						\$0			\$0	\$0	\$0	\$0	
210	61b1	** Structural cracks?			No			\$0			\$0	\$0	\$0	\$0	
211	61b2	** Rot / decay / corrosion?			No			\$0			\$0	\$0	\$0	\$0	
212	61b3	** Other Problems?			No			\$0			\$0	\$0	\$0	\$0	
213		** Water penetration?			Yes			\$40,000		1	\$44,000	\$0	\$0	\$0	Water Damage at Boiler: There are several areas of water damage at the boiler room basement wall. Recommend wall be waterproofed from the outside. Cost is an allowance only. Further investigation is needed to determine the cause. Areaway door is non-functional Building code required two means of egress from a boiler room. Recomend replacing door with FRP in aluminum frame and reconstruction of Areaway floor along with reconfiguration of the drain.
214		** Bowing of wall?			No			\$0			\$0	\$0	\$0	\$0	
215	61c	* Evidence of structural concerns with exterior cladding:						\$0			\$0	\$0	\$0	\$0	
216	61c1	** Cracks / gaps?			Yes			\$0			\$0	\$0	\$0	\$0	Cracks appear to be inactive and are likely due to masonry shrinkage.
217	61c2	** Inadequate flashing?			No			\$0			\$0	\$0	\$0	\$0	
218	61c3	** Efflorescence?			No			\$56,000		1	\$61,600	\$0	\$0	\$0	Brick - Cleaning: Brick and precast stonework under windows in the original section of the building and the 1951 addition has become stained. Clean all areas and repoint as necessary. (Cost is based on 2,600sf of brick and precast stone cleaning and 2,200 sf of repointing (at brick directly under the precast stonework) at parapet wall, and the entrance canopy at Stair S2.) Clean precast to remove grime and efflorescence. Use soap and water brushing or low-pressure water spray. High-pressure water sprays or chemical cleaners should be avoided because of the potential for additional damage to the building.
219	61c4	** Moisture penetration?			No			\$0			\$0	\$0	\$0	\$0	

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220	61c5	** Rot / decay / corrosion?			No			\$2,200		1	\$2,420	\$0	\$0	\$0	Brick Replacement: Severe spalling of brick faces and deterioration of mortar joints is noted at the north stairwell (92 addition). Moisture from the precast sill above is likely contributing to the problem. Replace affected brick and reconstruct wall. (10sf)
221	61c5	** Rot / decay / corrosion?			No			\$84,000		1	\$92,400	\$0	\$0	\$0	Cast Stone: Deterioration - Two sections of the precast stone coping have failed and are a hazard to the areas below. Recommend replacing these sections of coping to match the existing coping in conjunction with cleaning of original precast (above). This coping should be sealed at the top flat surface. Evaluation of the remaining cast stone should be performed to determine if damage is more extensive (\$4,000)
222	61c6	** Other problems?			No						\$0	\$0	\$0	\$0	
223		** Unsupported areas?			No			\$0			\$0	\$0	\$0	\$0	
224		** Bowing of wall?			No			\$0			\$0	\$0	\$0	\$0	
225		** Issues with masonry ties?			No			\$0			\$0	\$0	\$0	\$0	
226		** Issues with Brick Expansion Joints?			Yes			\$8,000		1	\$8,800	\$0	\$0	\$0	Joint Sealant: Masonry control joint sealant has deteriorated throughout the building on the 1991 addition: Price is for routing out of existing sealant and application of new sealant.
227		** Require repointing?			Yes			\$0			\$0	\$0	\$0	\$0	See recommendations above
228		* Energy efficiency:						\$0			\$0	\$0	\$0	\$0	
229		** Is there sufficient insulation?			No			\$0			\$0	\$0	\$0	\$0	
230		** Is insulation continuous or are there thermal bridges?			No			\$0			\$0	\$0	\$0	\$0	Areas of the building have no wall insulation due to the vintage of construction.
231		* Air and moisture penetration:			No			\$0			\$0	\$0	\$0	\$0	
232		** Is there a continuous air barrier system?			No			\$0			\$0	\$0	\$0	\$0	
233		** Is there adequate sealant at all penetrations?			No			\$10,000		1	\$11,000	\$0	\$0	\$0	Cast Stone: Joints on the buildings cast stone trim and sills require resealing. Cost includes rake out of old sealant.
234		** Are there weeps if a cavity wall?			Yes			\$0			\$0	\$0	\$0	\$0	
235		** Is flashing adequate?			Yes			\$0			\$0	\$0	\$0	\$0	
236		** If a cavity wall, is there sufficient air space?			Yes			\$0			\$0	\$0	\$0	\$0	
237		** Is there a continuous vapor barrier, and is it in the correct location?			No			\$0			\$0	\$0	\$0	\$0	
238	62	Chimneys (S)	Yes	Unsatisfactory		1928	0	\$3,600		1	\$3,960	\$0	\$0	\$0	Coping: Masonry chimney coping has deteriorated and requires replacement. Repoint top 4 feet of chimney brickwork. Mortar has fallen out of the joints and has the potential to damage the new roofing system.
239	62a	* Construction Type:			Multiple types (list under remarks)										Masonry, Steel coping
240		* If masonry / concrete, evidence of structural concerns						\$0			\$0	\$0	\$0	\$0	
241		** Cracking / spalling?			yes			\$0			\$0	\$0	\$0	\$0	See Above

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242		** Rot / decay / corrosion?			no			\$0			\$0	\$0	\$0	\$0	
243		** Water penetration / efflorescence?			no			\$0			\$0	\$0	\$0	\$0	
244		** gaps / popping bricks?			yes			\$0			\$0	\$0	\$0	\$0	See Above
245		* If steel / metal, evidence of structural concerns						\$0			\$0	\$0	\$0	\$0	
246		** Corrosion / rot / decay?			Yes			\$0			\$0	\$0	\$0	\$0	
247		** Deflection / bowing?			No			\$0			\$0	\$0	\$0	\$0	
248	63	Parapets (S)	Yes	Satisfactory		1928	0	\$0			\$0	\$0	\$0	\$0	See item on stone coping
249	63a	* Construction Type:			Masonry										
250		* If masonry / concrete, evidence of structural concerns						\$0			\$0	\$0	\$0	\$0	
251		** Cracking / spalling?			Yes			\$0			\$0	\$0	\$0	\$0	
252		** Rot / decay / corrosion?			No			\$0			\$0	\$0	\$0	\$0	
253		** Water penetration / efflorescence?			No			\$0			\$0	\$0	\$0	\$0	
254		** gaps / popping bricks?			No			\$0			\$0	\$0	\$0	\$0	
255		* If steel / metal, evidence of structural concerns						\$0			\$0	\$0	\$0	\$0	
256		** Corrosion / rot / decay?						\$0			\$0	\$0	\$0	\$0	
257		** Deflection / bowing?						\$0			\$0	\$0	\$0	\$0	
258	64	Exterior Doors:						\$7,500		2	\$0	\$9,375	\$0	\$0	Exterior Doors: a. Exterior door at Cafeteria is in poor condition. Replace door and frame with new insulated weatherstripped doors to upgrade reliability and energy efficiency. Cost includes panic hardware, continuous hinges and closers. b. Weather stripping at Gym doors and Stair 2 doors have failed. Replace. c. Exterior door from stair 1 in original building has reached the end of its useful life. Replace door and frame with new insulated weatherstripped doors to upgrade reliability and energy efficiency. Cost includes panic hardware, continuous hinges and closers.
259	64a	* Exterior door units: Identify overall condition		Satisfactory											
260	64b	* Exterior door hardware: Identify overall condition		Satisfactory											
261	64c	* Do any exit doors have magnetic locking devices?			No										
262	64d	* Are Safety/Security features adequate?			Yes										
263		* Panic Hardware: Doors in exit ways serving 3 or more spaces of pupil occupancy and places of assembly shall have panic hardware. ++			Code-compliant			\$0			\$0			\$0	
264		* Exit Doors: Exit doors shall not be locked, chained, or rendered inoperable from the inside at any time. ++			Code-compliant			\$0			\$0			\$0	
265		* Door Hardening: Are exterior doors hardened? Do they auto lock?			Yes			\$0			\$0	\$0	\$0	\$0	
266		* Exit Door Hardware: Are no pulls on "exit only" doors?			Yes			\$0			\$0	\$0	\$0	\$0	

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267		*Overhead Doors:	Yes	Satisfactory	Overhead Door into storage room 131B has reached the end of its useful life and does not meet existing requirements.			\$6,000		2	\$0	\$7,500	\$0	\$0	Recommend replacing with new insulated overhead door including man door for exiting. Steel frame has begun to rust at base. Recommend sandblasting, prime and paint to inhibit further rusting.
268		* Evidence of structural concerns						\$0			\$0	\$0	\$0	\$0	
269		** Support / connection to framing?			No			\$0			\$0	\$0	\$0	\$0	
270		** Rot / decay / corrosion?			No			\$0			\$0	\$0	\$0	\$0	
271		** Excessive deflection?			No			\$0			\$0	\$0	\$0	\$0	
272		* Courtyard Exits: Courtyards < 700 sf shall have at least one exit equipped with panic hardware on the court side. Courtyards > 700 sf require two remote exits with panic hardware on the court side such that doors can always be opened from the court side without the use of a key. ++			n/a			\$0			\$0			\$0	
273		* Safety Glazing: Glazing within 48" of floor in and adjacent to doors, and other glazed panels within 18" of the floor are required to be safety glazing. Wire glass is not safety glazing. Glazed doors and sidelights shall be marked in accordance with 12 NYCRR Part 21. ++			n/a			\$0			\$0			\$0	
274		* Energy efficiency:						\$0			\$0	\$0	\$0	\$0	
275		** Are the door frames well sealed?			No			\$500		1	\$550	\$0	\$0	\$0	Sealant is missing around door from classroom. Weather stripping at south door of gym is missing/damaged. Replace.
276		** If aluminum, thermally broken?						\$0			\$0	\$0	\$0	\$0	Varies
277		** Energy efficient glazing?			n/a			\$1,000		2	\$0	\$1,250	\$0	\$0	Replace glazing units with failed seals at stair 4
278		** Appropriate hardware including thresholds?			No			\$1,400		1	\$1,540	\$0	\$0	\$0	Door from cafeteria is rusted at the base, has wire glass and the threshold is cracked. Recommend replacing with FRP Door in aluminum frame and panic hardware.
279	65	Exterior Steps, Stairs and Ramps:	Yes	Satisfactory		1991	3			2	\$0	\$0	\$0	\$0	
280		* Evidence of structural concerns			No			\$0			\$0	\$0	\$0	\$0	
281		** Cracking / spalling of concrete?			Yes			\$8,000		1	\$8,800	\$0	\$0	\$0	Concrete Ramp: A section of concrete ramp has begun to spall. Repair to include patching of damaged areas and rubbing entire surface to achieve a uniform look. Patch would be a temporary fix and would likely not last a significant amount of time. Replacement cost for front stair and ramp including handrails (\$25,000)

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282		** Cracking spalling of railing bases?			Yes			\$5,000		1	\$5,500	\$0	\$0	\$0	Handrails: Steel handrails at Stairs S2, S4, and Gym do not have pipe flanges installed to prevent water from penetrating the mounting holes. Recommend filling holes with hydraulic mortar to prevent water penetration around handrails that could cause spalling through the freeze/thaw cycles and repairing surrounding spalled concrete.
283		** Rot / decay / corrosion of nosing?			Yes			\$0			\$0	\$0	\$0	\$0	
284		** Rot / decay / corrosion of handrail?			Yes			\$0			\$0	\$0	\$0	\$0	
285		** Rot / decay / corrosion of railing sleeves?			Yes			\$0			\$0	\$0	\$0	\$0	
286	66	Fire Escapes (S)	No					\$0			\$0	\$0	\$0	\$0	
287	66c	* Are safety features adequate?						\$0			\$0	\$0	\$0	\$0	
288		* Evidence of structural concerns						\$0			\$0	\$0	\$0	\$0	
289		** Attachment to wall / structure?						\$0			\$0	\$0	\$0	\$0	
290		** Rot / decay / corrosion?						\$0			\$0	\$0	\$0	\$0	
291		Fire escapes: Are they provided, and if yes, are they enclosed, open, steel or wood? ++						\$0			\$0	\$0	\$0	\$0	
292		Fire escapes: If provided, are they structurally sound and in good repair? ++						\$0			\$0	\$0	\$0	\$0	
293	67	Windows:		Satisfactory		2011	31	\$6,000		1	\$6,600	\$0	\$0	\$0	The window in Classroom 120 is missing the latching hardware. Recommend replacing the operable unit.
294	67a	* Type:			Aluminum										
295	67c	* Are all rescue windows operable?			Yes										
296		* Rescue Windows: Required emergency rescue windows and related hardware facilitate egress and are appropriately marked. Minimum of 6 sf and 24" clear each direction. Indicate size of clear opening: ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
297		* Window Security: Is glazing laminated or tinted, or are there shades at student occupied rooms?			Yes			\$0			\$0	\$0	\$0	\$0	
298		* Window Sash Locks: Are window sashes self locking?			Yes			\$0			\$0	\$0	\$0	\$0	
299		* Large Group Space Security: Is there the ability to block outside visual access to large group spaces? "Smart glass" is an option			Yes			\$0			\$0	\$0	\$0	\$0	
300		* Energy efficiency:						\$0			\$0	\$0	\$0	\$0	
301		** Are the window frames well sealed?			Yes			\$1,000		1	\$1,100	\$0	\$0	\$0	Window Stool: Leaking at window in Corridor 223 has caused the plastic laminate window stool to begin to delaminate. Recommend replacing stool and installing hardware to prevent corridor windows from being operated.
302		** If aluminum, thermally broken?			Yes			\$0			\$0	\$0	\$0	\$0	
303		** Energy efficient glazing?			Yes			\$0			\$0	\$0	\$0	\$0	
304		* Air and moisture penetration:			Yes			\$5,000		1	\$5,500	\$0	\$0	\$0	Louver at Girls locker room is not sealed at perimeter and is allowing cold air to infiltrate the building above the gypsum ceiling. Replace with louver to fit opening size, seal and insulate ductwork.
305		** Proper flashing at the head and sill?			Yes			\$0			\$0	\$0	\$0	\$0	

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306		** Weeps?			Yes			\$0			\$0	\$0	\$0	\$0	
307		** Signs of water penetration?			No			\$0			\$0	\$0	\$0	\$0	
307		Lintels: are lintels in good shape?			Yes			\$1,800		1	\$1,980	\$0	\$0	\$0	Entrance Lintels: Lintels at Lobby L1 should be painted to inhibit further rusting.
308		Lintels: are lintels in good shape?			Yes			\$3,000		1	\$3,300	\$0	\$0	\$0	Sealant - Joints: Sealant in several joints, particularly around precast lintels have dried and become brittle or split. Clean out all loose materials and re-seal joints. (Cost assumes 200 lf)
309		* Evidence of structural concerns						\$0			\$0	\$0	\$0	\$0	
310		** Cracking / spalling around lintel?			No			\$0			\$0	\$0	\$0	\$0	
311		** Rot / decay / corrosion?			No			\$0			\$0	\$0	\$0	\$0	
312		** Excessive deflection?			No			\$0			\$0	\$0	\$0	\$0	
313	68	Roofs and Skylights (S)		Satisfactory		2013	32			1	\$0	\$0	\$0	\$0	
314	68a	* Type of roof construction:			Multiple types (list under remarks)										Refer to building area information
315	68b	* Type of roofing material:			Other (specify)										Fully Adhered EPDM membrane
316	68c	* Evidence of structural concerns with Support System:						\$0			\$0	\$0	\$0	\$0	
317	68c1	** Structural cracks?			No			\$0			\$0	\$0	\$0	\$0	
318	68c2	** Unsupported ends?			No			\$0			\$0	\$0	\$0	\$0	
319	68c3	** Rot / decay / corrosion?			No			\$0			\$0	\$0	\$0	\$0	
320	68c4	** Deflection?			No			\$0			\$0	\$0	\$0	\$0	
321	68c5	** Seriously damaged / missing components?			No			\$0			\$0	\$0	\$0	\$0	
322	68c6	** Other problems?			No			\$0			\$0	\$0	\$0	\$0	
323	68d	* Evidence of structural concerns with Structural roof deck						\$0			\$0	\$0	\$0	\$0	
324	68d1	** Structural cracks?			No			\$0			\$0	\$0	\$0	\$0	
325	68d2	** Deflection?			No			\$0			\$0	\$0	\$0	\$0	
326	68d3	** Rot / decay / corrosion?			No			\$0			\$0	\$0	\$0	\$0	
327	68h	* Evidence of concerns with roofing, skylights, flashing and drains:						\$0			\$0	\$0	\$0	\$0	
328	68h1	** Failures / splits / cracks?			No			\$0			\$0	\$0	\$0	\$0	
329	68h2	** Rot / decay / corrosion?			No			\$0			\$0	\$0	\$0	\$0	
330	68h3	** Inadequate flashing / curbs / pitch pockets?			No			\$0			\$0	\$0	\$0	\$0	
331	68h4	** Inadequate or poorly functioning roof drains			No			\$0			\$0	\$0	\$0	\$0	
332	68h5	** Evidence of water penetration /active leaks			No			\$0			\$0	\$0	\$0	\$0	
333	68h6	** Other concerns?			No			\$0			\$0	\$0	\$0	\$0	
334		* Ladders: Are all roofs accessible? Cages if required by OSHA?			yes			\$0			\$0	\$0	\$0	\$0	
335		* Are ladders adequately fastened to wall / structure?			yes			\$3,000		1	\$3,300	\$0	\$0	\$0	Areaway: The existing ladder in the areaway from the boiler room has failed. Recommend replacing with a wall mounted aluminum ladder.
336		* Energy efficiency: Is there sufficient insulation? Is insulation continuous or are there thermal bridges?			yes			\$0			\$0	\$0	\$0	\$0	
337		*Roof drains:						\$0			\$0	\$0	\$0	\$0	

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338		** Does roofing slope adequately to drains?			yes			\$0			\$0	\$0	\$0	\$0	
339		** What is the condition of the drains?		Satisfactory				\$0			\$0	\$0	\$0	\$0	
340		* Mechanical equipment: Are curbs adequate height and flashed?			yes			\$0			\$0	\$0	\$0	\$0	
341	68e	Does the building have skylights?	No					\$0			\$0	\$0	\$0	\$0	
342	68f	* If yes, what material are the skylights made of?													
343		* Evidence of:						\$0			\$0	\$0	\$0	\$0	
344		** Water penetration?						\$0			\$0	\$0	\$0	\$0	
345		** Rot / decay / corrosion?						\$0			\$0	\$0	\$0	\$0	
346		Exterior Soffits:						\$16,000		2	\$0	\$20,000	\$0	\$0	Entrance Canopy: The entrance canopy at the cafeteria has failed. Recommend replacing with new aluminum framed canopy and roof. Exterior soffit at stair 2 has reached the end of its useful life and is showing signs of deterioration. Recommend repalcing with EFIS system and replacing lighting.
347															
348	BCS	Plumbing (Excluding HVAC Systems)						\$58,000		5	\$36,300	\$25,000	\$7,500	\$0	
349	84	Water distribution system (H):	Yes	Satisfactory		2011		\$0			\$0	\$0	\$0	\$0	
350	84a	* Type of pipes:			Multiple types (list under remarks)										galvanized steel and copper
351		* Shall be operable and in good condition. ++			Code-compliant										
352		* Cross Connection Control: Does the main water service have a RPZ backflow preventer and what is it's condition?	Yes	Satisfactory				\$10,000		2	\$0	\$12,500	\$0	\$0	Replace the outdated backflow preventer on the main water service line to improve servicability. Provide improved drainage arrangement for RPZ relief valve discharge.
353		* Cross Connection Control: Does the boiler water make-up line have a RPZ backflow preventer and what is it's condition?	Yes	Satisfactory				\$0			\$0	\$0	\$0	\$0	
354		* Isolation Valves: Are they adequate?			Yes			\$0			\$0	\$0	\$0	\$0	
355		* Water Meter: Is there a need to meter boiler water make-up, irrigation, or water service if on a well? What is the condition of the existing meter?	No	n/a				\$0			\$0	\$0	\$0	\$0	
356		* Make-Up Water Softener: Is one required?			yes			\$15,000		1	\$16,500	\$0	\$0	\$0	Provide an automatic water softening system for the domestic hot water feed and for boiler makeup water to reduce scale formation in heating equipment and piping.
357		* Full Building Water Softener: Is one required?			no			\$0			\$0	\$0	\$0	\$0	
358		* Water Piping Sample: Is survey recommended?			no			\$0			\$0	\$0	\$0	\$0	
359		* Water Analysis: Is testing recommended?			no			\$0			\$0	\$0	\$0	\$0	Municipal water supply
360	85	Plumbing drainage system (H):	Yes	Satisfactory				\$0			\$0	\$0	\$0	\$0	
361	85a	* Type of pipes:			Multiple types (list under										cast iron, galvanized steel, copper

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362		* Art Room Sinks: Are there plaster traps and if yes what is their condition?	Yes	Satisfactory				\$0			\$0	\$0	\$0	\$0	
363		* Grease Interceptor: Is the grease interceptor at the kitchen pot sink adequate?			no			\$10,000		1	\$11,000	\$0	\$0	\$0	Install a grease trap in the kitchen to prevent waste line stoppages.
364		* Kitchen Waste: Are sinks used for food prep separated from the drainage system?			no			\$3,000		1	\$3,300	\$0	\$0	\$0	Repipe drain line from kitchen prep sink to create required air gap. Significant piping work required.
365		* Sewage Ejector System: Is it adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
366		* Boiler Room Sump Pump: Is it adequate?			unknown			\$5,000		3	\$0	\$0	\$7,500	\$0	Replace outdated duplex sump pump system in boiler room
367		* Wet Crawl Space: Is a sump pump system in crawlspace required to eliminate standing ground water??			no			\$0			\$0	\$0	\$0	\$0	
368		* Drain Pipe Testing: Is testing recommended?			not recommended			\$0			\$0	\$0	\$0	\$0	
369	86	Hot water heaters (H):	Yes	Satisfactory	New system in 2011	2011	6	\$0			\$0	\$0	\$0	\$0	
370	86a	* Type of Fuel:			Natural Gas										
371		* Summer Water Heater: Is it adequate?			n/a			\$0			\$0	\$0	\$0	\$0	Domestic water heating system is already independent of building heating system.
372		* Domestic Hot Water: Is it adequate?			yes			\$0		2	\$0	\$0	\$0	\$0	
373		* Kitchen Booster Heater: Is it adequate?			yes			\$0			\$0	\$0	\$0	\$0	Electric booster heater will be replaced by a gas fired booster heater in the 2016 Energy Performance Contract.
374	87	Plumbing fixtures (including toilets, urinals, lavatories, etc.)	Yes	Satisfactory				\$0		2	\$0	\$0	\$0	\$0	
375		* Shall be operable and in good condition. ++			Code-compliant			\$10,000		2	\$0	\$12,500	\$0	\$0	Plumbing Fixtures: Replace outdated plumbing fixtures and related piping in the classrooms of the 1950 addition to improve operation, appearance, water conservation and serviceability. (Total of 2 classrooms).
376		* Kitchen Hand Washing Station: Does existing have hands free faucet?			yes			\$0			\$0	\$0	\$0	\$0	
377		* Health Room Hand Washing Station: Does existing have hands free faucet?			yes			\$0			\$0	\$0	\$0	\$0	
378		* Boiler Room Eyewash: Is it adequate?			yes			\$0			\$0	\$0	\$0	\$0	Installed in 2010 capital project.
379		* Shop Eyewash: Is it adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
380		* Vacuum Breakers: Do the exterior hose bibbs, janitor closet sink faucets have vacuum breakers to guard against back-siphonage into the potable water supply?			no			\$5,000		1	\$5,500	\$0	\$0	\$0	Replace janitor closet faucets, outside hose bibbs and wall hydrants with vacuum breaker type fixtures to guard against back-siphonage into the potable water system.
381		* Science Lab Faucets: Do they have integral vacuum breakers?			n/a			\$0			\$0	\$0	\$0	\$0	No science lab in building.
382		Sanitary systems shall be operable and in good condition. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
383		Gas Pressure: Gas entering building shall be low pressure, i.e. 1/2 psig or less ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	

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384															
385	BCS	HVAC Systems						\$2,280,000	\$	5	\$2,508,000	\$0	\$0	\$0	
386	88	HVAC Systems type:													
387	88a	* Does this building have a central HVAC system?	No												
388	88b	* What type of technology does it use?													
389	89	Heat generating systems (H):	Yes	Unsatisfactory	Complete system replacement/conversion is recommended.	1981	0	\$2,280,000		1	\$2,508,000	\$0	\$0	\$0	Due to the age of the steam heating system and its low efficiency, replacement with a high efficiency hot water heating system is recommended (Estimated at \$45 per square foot).
390	89a	* Heat generation source:			Boiler - Steam										
391		* Shall be operable and in good condition. ++			Code-compliant										
392		* If heat generation source is a boiler:													Recommendation listed above would include a new, high efficiency boiler plant with all appropriate support systems and equipment.
393		** Are the pressure relief valves adequate?			yes			\$0			\$0	\$0	\$0	\$0	
394		** Is the boiler room exhaust adequate?			yes			\$0			\$0	\$0	\$0	\$0	
395		** Are burner alarms adequate?			yes			\$0			\$0	\$0	\$0	\$0	
396		** Are burner emergency switches adequate?			yes			\$0			\$0	\$0	\$0	\$0	New emergency boiler shutdown switches will be provided in the 2016 Energy Performance Contract.
397		** Is combustion air intake adequate?			yes			\$0			\$0	\$0	\$0	\$0	
398		** Are gas safety cutouts adequate?			yes			\$0			\$0	\$0	\$0	\$0	
399		** Are low water cut-off manual reset switches adequate?			yes			\$0			\$0	\$0	\$0	\$0	
400		** Is boiler room make-up air adequate?			yes			\$0			\$0	\$0	\$0	\$0	
401		** Are remote burner alarms adequate?			no			\$0			\$0	\$0	\$0	\$0	Boilers will be connected to the Building Automation System in the 2016 Energy Performance Contract.
402		** Are boiler relief valve test chains adequate?			no			\$0			\$0	\$0	\$0	\$0	
403		** Are burners adequate?			yes			\$0			\$0	\$0	\$0	\$0	
404		** Are boiler door gaskets adequate?			yes			\$0			\$0	\$0	\$0	\$0	
405		** Is water meter on make-up water line to the boiler adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
406	90	Heating Fuel / energy Systems (H):	Yes	Satisfactory	Natural gas	1981	26	\$0			\$0	\$0	\$0	\$0	
407		* Shall be operable and in good condition. ++			Code-compliant						\$0	\$0	\$0	\$0	
408		* Are fire safety valves adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
409		* Do the science labs have emergency gas shut-off capability?			n/a			\$0			\$0	\$0	\$0	\$0	No science lab in building.
410	91	Cooling / air conditioning generating systems	Yes	Excellent	Aministratve offices and Nurse's Office	2011	16	\$0			\$0	\$0	\$0	\$0	Conversion from steam heat to hot water will require replacement of the heating coil in the air handling unit that supplies fresh air to the office areas (included in system replacement recommendation above).
411		* Shall be operable and in good condition. ++			Code-compliant						\$0	\$0	\$0	\$0	

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412		* Required A/C: Is air conditioning provided in student-occupied, interior rooms to maintain 74° F ambient temperature?			Code-compliant			\$0			\$0	\$0	\$0	\$0	
413		*Are server / data rooms cooling adequate?			yes			\$0			\$0	\$0	\$0	\$0	
414		* Is administration cooling adequate?			yes			\$0			\$0	\$0	\$0	\$0	
415		*Is library cooling adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
416		* Is auditorium cooling adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
417	92	Air handling and ventilation equipment: supply units, exhaust units, relief / return units, etc. (H)	Yes	Satisfactory	Complete system replacement/conversion is recommended.			\$0			\$0	\$0	\$0	\$0	Due to the age of the steam heating system and its low efficiency, replacement with a high efficiency hot water heating system is recommended. Replacement of outdated heating and air handling equipment and conversion of newer equipment to hot water heat is included in recommendation above.
418		Ventilation Occupied Spaces: Ventilation with fresh air shall be provided in all occupied spaces. ++			Requires remediation			\$0			\$0	\$0	\$0	\$0	The Gym Office adjacent to the Stage has no mechanical ventilation provided. The heating system replacement recommended above would include adding ventilation systems for all such spaces.
419		* Shall be operable and in good condition. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
420		* Is dryer venting adequate?			yes			\$0			\$0	\$0	\$0	\$0	
421		* Is dust collection system with make up air adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
422		* Is kiln exhaust system adequate?			yes			\$0			\$0	\$0	\$0	\$0	
423		* Are toilet room exhaust systems adequate?			yes			\$0			\$0	\$0	\$0	\$0	Exhaust fans for main toilet rooms were replaced in the 2010 capital project. Replacement of remaining outdated fans is included in system replacement recommendation listed above.
424		* Is kitchen grease hood and exhaust system adequate?			no			\$0			\$0	\$0	\$0	\$0	See recommendation in equipment section.
425		* Is range exhaust system adequate?			no			\$0			\$0	\$0	\$0	\$0	see above
426		* Are circulations pumps adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
427		* Are condensate pumps adequate?			yes			\$0			\$0	\$0	\$0	\$0	
428		* Are UV filters adequate?			yes			\$0			\$0	\$0	\$0	\$0	
429		* Are power exhaust systems in place and adequate?			yes			\$0			\$0	\$0	\$0	\$0	Exhaust fans for locker rooms were replaced in the 2010 capital project. Replacement of remaining outdated fans is included in system replacement recommendation listed above.
430		* Are unit ventilators adequate?			yes			\$0			\$0	\$0	\$0	\$0	
431		* Are fin tube radiation systems adequate?			yes			\$0			\$0	\$0	\$0	\$0	
432		* Are air handling units adequate?			no			\$0			\$0	\$0	\$0	\$0	Air handling unit for Gymnasium is outdated and would be replaced as a part of the heating system replacement recommended above.
433		* Are root top units adequate?			yes			\$0			\$0	\$0	\$0	\$0	Gas fired kitchen makeup air unit on roof was installed as part of the 2010 capital project.

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434		* Are heat pumps adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
435		* Are motors adequate?			yes			\$0			\$0	\$0	\$0	\$0	
436	93	Piped heating and cooling distribution systems: piping, pumps, radiators, convectors, traps, insulation, etc. (H)	Yes	Satisfactory	Complete system replacement/conversion is recommended.			\$0			\$0	\$0	\$0	\$0	Due to the age of the steam heating system and its low efficiency, replacement with a high efficiency hot water heating system is recommended. Removal of steam and condensate piping/pumping systems and replacement with new hot water piping/pumping systems is included in recommendation above. New system will include variable speed pump controls to minimize pumping energy during operation.
437		* Shall be operable and in good condition. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
438		* If steam, are steam traps adequate?			yes			\$0			\$0	\$0	\$0	\$0	
439		* Are variable speed drives adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
440	94	Ducted heating and cooling distribution systems: ductwork, control dampers, fire/smoke dampers, VAVs, insulation, etc. (H)	Yes	Satisfactory	Complete system replacement/conversion is recommended.			\$0			\$0	\$0	\$0	\$0	Due to the age of the steam heating system and its low efficiency, replacement with a high efficiency hot water heating system is recommended. As a part of the system replacement/conversion recommended above, outdated duct systems and associated dampers and controls should be replaced along with the replacement of the outdated air handling equipment.
441		* Shall be operable and in good condition. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
442		Unused Ducts: Unused duct work shall be sealed off at each floor level with fire resistive materials. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
443		* Are there fire dampers and access doors on all ductwork penetrations of the boiler room walls?			n/a			\$0			\$0	\$0	\$0	\$0	
444	95	HVAC control systems (H):	Yes	Satisfactory	Complete system replacment is recommended			\$0			\$0	\$0	\$0	\$0	Due to the age of the steam heating system and its low efficiency, replacement with a high efficiency hot water heating system is recommended. As a part of the system replacement/conversion recommended above, outdated control systems will be replaced with state of the art, direct digital controls, fully integrated with the district wide Building Automation Systems.
445		Controls: All primary controls for fuel-burning equipment shall operate on a 120-volt, single-phase, grounded circuit. Such controls generally include the hold-in coil of the motor starter, the solenoid coil for the pilot valve, the solenoid coil for the main fuel valve or the actuator for the motorized fuel valve, the ignition transformer, and the modulator transformer. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	The 2016 Energy Performance Contract will connect all existing HVAC equipment and new equipment being provided in that contract to the district's Building Automation System.
446		* Are thermostats adequate?			yes			\$0			\$0	\$0	\$0	\$0	
447		* Are unit ventilator controls adequate?			yes			\$0			\$0	\$0	\$0	\$0	
448		* Are temperature controls adequate?			yes			\$0			\$0	\$0	\$0	\$0	
449		* Are burner controls adequate?			yes			\$0			\$0	\$0	\$0	\$0	

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450		* Is refrigerated air dryer in temperature control air supply adequate?			yes			\$0			\$0	\$0	\$0	\$0	
451		* Is automatic alternator for temperature control compressor in boiler room adequate?			yes			\$0			\$0	\$0	\$0	\$0	
452		* Should heating and ventilating system be checked and balanced to restore ventilation rates and air distribution to appropriate levels?			no			\$0			\$0	\$0	\$0	\$0	Entire building would be rebalanced as a part of the system replacement work recommended above.
453		Mechanical, heat-producing and cooling equipment , auxiliary apparatus and controls, and the installation of same shall be operable and in good condition. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
454		Flame Safeguard: Provide electronic flame safeguard controls for the gas (oil) fired boilers, so upon flame failure a response in 2 to 4 seconds to cut off the fuel supply through the burner and the main fuel valve. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
455		Heating Units: Direct Fired: Direct fired fuel-burning heating units shall not be used in any space of pupil occupancy. ++			n/a			\$0			\$0	\$0	\$0	\$0	
456		Yearly Inspection: Pursuant to SED requirements, Boards of Education shall make provision for at least yearly inspection of all mechanical, electrical, and automatic equipment and flame safeguard controls for burners and boilers by competent personnel or by control service contracts to make sure that the systems operate properly and efficiently.						\$0			\$0	\$0	\$0	\$0	
457		Energy efficiency:						\$0			\$0	\$0	\$0	\$0	
458		* Are boilers energy efficient?			no			\$0			\$0	\$0	\$0	\$0	See system conversion recommendation above which includes new, high efficiency boilers.
459		* Are pipes insulated?			yes			\$0			\$0	\$0	\$0	\$0	Heating system pipes would be replaced under the steam to hot water conversion project recommended above.
460		* Are controls part of an energy management system?			yes			\$0			\$0	\$0	\$0	\$0	Newer equipment and systems are connected to the Building Automation System. Controls work included in the 2016 Energy Performance Contract will provide additional automation and integration of existing systems and equipment.
461		* Is there an energy recovery unit for dedicated outside air system?			no			\$0			\$0	\$0	\$0	\$0	
462		* Is there carbon dioxide demand ventilation control system?			no			\$0			\$0	\$0	\$0	\$0	
463		* Do the UVs have economizer controls?			yes			\$0			\$0	\$0	\$0	\$0	
464		* Is there on-site renewable energy?			no			\$0			\$0	\$0	\$0	\$0	
465															
466	BCS	Fire Safety Systems						\$0	\$0	S	\$0	\$0	\$0	\$0	
467	96	Fire Alarm Systems (H)	Yes	Excellent		2011	20	\$0			\$0	\$0	\$0	\$0	

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468		* Alarm Pull Stations: Are they mounted at ADA height (48")?			yes			\$0			\$0	\$0	\$0	\$0	
469		* Strobes: Are strobes located in all student occupied spaces?			yes			\$0			\$0	\$0	\$0	\$0	
470		* Alarm Pull Stations (NYS Requirements): Do fire alarm pull stations need to be installed? If yes, provide list of locations.			yes			\$0			\$0	\$0	\$0	\$0	
471		* Heat detectors: Are additional heat detectors required?			yes			\$0			\$0	\$0	\$0	\$0	
472	97	Smoke detection systems (H)	Yes	Excellent		2011	20	\$0			\$0	\$0	\$0	\$0	
473		* Smoke detectors: Are additional smoke detectors required?			no			\$0			\$0	\$0	\$0	\$0	
474	98	Fire suppression system: sprinklers, standpipes, kitchen hoods, etc. (H)	Yes	Satisfactory		1998	3	\$0			\$0	\$0	\$0	\$0	
475		* Fire Hoses: Are there fire hoses in corridor cabinets which are not required by code and should be removed?			no			\$0			\$0	\$0	\$0	\$0	Standpipe system has been abandoned.
476		* Kitchen Hood Fire Suppression: Is it adequate?			no			\$0			\$0	\$0	\$0	\$0	Refer to recommendation for food service area renovations in Equipment section below.
477		* Stage Sprinkler: Is it adequate?			n/a			\$0			\$0	\$0	\$0	\$0	Stage area does not have flyspace which would require sprinkler protection.
478	99	Emergency exit lighting systems (H):	Yes	Satisfactory		2011	15	\$0			\$0	\$0	\$0	\$0	
479	100	Emergency / standby power systems (H):	Yes	Satisfactory		2011	20	\$0			\$0	\$0	\$0	\$0	
480		Exit Signs: (a) Buildings of 1 to 6 classrooms shall have exit signs (b) Buildings with more than 6 classrooms shall have exit lights. Places of assembly shall have exit lights. ++			n/a			\$0			\$0	\$0	\$0	\$0	
481		Emergency lighting shall be provided in all places of assembly for over 100 occupants or over 1800 sf and in all exit ways leading from such places. Emergency lighting complies with Section 1029 of the Fire Code of NY State. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
482		Fire alarm: Buildings of 1 to 6 classrooms shall be equipped with an approved manual or a manually operated electrical fire alarm which is capable of sounding for such a period of time as to assure evacuation of all occupants. ++			n/a			\$0			\$0	\$0	\$0	\$0	
483		Fire alarm: Buildings of 7 or more classrooms shall be equipped with an approved manually operated electric alarm system, which may include automatic detection, which will continue to sound for at least 30 seconds or until the tripped station is returned to normal. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	

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484		Fire Extinguishers: Provide fire extinguishers at areas of fire hazard and at each floor level so that no point in corridor or stair is >75' to corridor located extinguisher. ++			Code-compliant			\$0		2	\$0	\$0	\$0	\$0	
485															
486	BCS	Accessibility						\$322,000		5	\$84,700	\$0	\$330,000	\$0	
487	101	Exterior 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			\$25,000			\$0	\$0	\$0	\$0	Entrances: The following recommendations are intended to further accessibility to secondary entrances. The Stair 2 vestibule does not provide the minimum 48 inches of clearance required between interior and exterior doors. Cost includes removing interior door and frame. Construct a ramp as this serves as an entrance for students for bus pickup and drop off.
488	102	Interior Route (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, gyms, auditorium(s)), nurse's office, main office, and restroom facilities. Services including drinking fountains, telephones, and other amenities. Is there an accessible interior route as specified above?			Yes			\$200,000		3	\$0	\$0	\$300,000	\$0	Interior Routes: a. Elevator - it will be difficult to renovate this building to completely accommodate the disabled due to the building's configuration. It may be possible to install one elevator to serve two levels to replace the existing elevette. Cost includes interior two stop elevator.
489		* Toilet Rooms: Are they ADA compliant?			yes			\$40,000		1	\$44,000	\$0	\$0	\$0	Kindergarten Toilet Facilities: Toilet facilities for early intervention should be designed for their exclusive use, accessible to the disabled, and configured to insure privacy. Renovate toilet rooms in the two Kindergarten Rooms to provide full accessibility.
490		* Toilet Rooms: Are they ADA compliant?			yes			\$20,000		3	\$0	\$0	\$30,000	\$0	Toilet Rooms - Staff: At least one fully accessible toilet room should be available for M/F staff at each floor. Consider renovating staff toilet room 212C to be accessible. If an elevator is part of the project scope, this item should also be selected.
491		* Classroom sinks: Are they ADA compliant?			no			\$4,000		1	\$4,400	\$0	\$0	\$0	Sink: The sink in room 117 is not accessible. Replace base cabinet and sink with accessible unit.

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492		* Water Coolers: Are they ADA compliant?			no			\$8,000		1	\$8,800	\$0	\$0	\$0	Fountains: At least one accessible fountain on each floor and preferably 50% of all fountains should be accessible type. Consider replacing one fountain on the second floor with an electric water cooler. Note: New water coolers can only extend 4" into the corridor. Renovate area to allow recessed mounting of cooler.
493		* Swimming Pool: Is the pool accessible?			n/a			\$0			\$0	\$0	\$0	\$0	
494		* Auditorium Stage: Is the stage accessible?			no			\$0			\$0	\$0	\$0	\$0	It is assumed that the district has a portable wheelchair lift available to provide access to the stage from the gym/auditorium floor.
495	103	Additional information on accessibility: If the building lacks accessible interior or exterior routes: cost of improvements needed to provide accessible exterior and interior routes as specified above.						\$8,000		1	\$8,800	\$0	\$0	\$0	Area of Refuge: Areas of Refuge are required in new construction on all accessible levels other than the exit discharge level. Designate Stair 3 on the second floor as an Area of Refuge. Provide appropriate signage, two-way voice communications and a smoke door with magnetic hold-open to the stair entrance.
496	103	Additional information on accessibility: If the building lacks accessible interior or exterior routes: cost of improvements needed to provide accessible exterior and interior routes as specified above.						\$17,000		1	\$18,700	\$0	\$0	\$0	Ramp Handrails: Handrails at the ramped corridors are not present. Provide two new rounded handrails to be mounted at 30-34" height for adults and the second at 24" height for children at both sides of all three ramp locations. Replace floor finish in corridors with ramps that do not have tactile flooring as required by ADA.
497															
498	BCS	Environment / Comfort / Health							\$0	S	\$0	\$0	\$0	\$0	
499	104	General Appearance: Overall rating and comments		Good											
500	105	Cleanliness: Overall rating and comments		Good											
501	106	Mats / Grills:													
502	106	* Are there walk off mats, grills in entryway?			yes										
503	106	* If yes, at least 6 feet long?			yes										
504	107	Acoustics: Is there noise in classrooms from HVAC units, traffic, etc. that may impact education?	Yes					\$0			\$0	\$0	\$0	\$0	
505		* Are there excessive reverberation resulting from hard surfaces?			no										
506		* Are partitions full height and have acoustical sealant to prevent excessive sound transfer?			no										
507		* If there is an auditorium, is the acoustics acceptable?			n/a										
508		* Is the acoustics acceptable in the music rooms?			yes										
509		* Is the HVAC system decibel level acceptable?			yes										
510	108	Lighting quality:													

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511	108a	* Types of lighting in general purpose classrooms			Florescent - not full spectrum										
511	108b	Are there blinds in the classrooms to prevent glare?	Yes												
512	108c	* Rating of overall lighting in building		Good											
513	109	Evidence of vermin:													
514	109a	* Is there evidence of active infestations of rodents?	No												
515	109b	* Is there evidence of active infestations of wood-boring or wood-eating insects?	No												
516	109c	* Is there evidence of active infestations of cockroaches?	No												
517	109d	* Is there evidence of active infestations of other vermin?	No												
518	BCS	Indoor Air Quality						\$0	\$0	S	\$0	\$0	\$0	\$0	
519	97	Mold:						\$0	\$0		\$0	\$0	\$0	\$0	
520	97a	* Are there visible stains, mold or water damage? If yes, where? Comments?	No					\$0	\$0		\$0	\$0	\$0	\$0	
521	97b	** If yes, where?													
522	97e	* Are any interior surfaces constructed of any Paper-faced products?	Yes					\$0	\$0		\$0	\$0	\$0	\$0	
523	97f	* Are interior surfaces constructed of any Cellulose products (typically ceiling tiles)?	Yes					\$0	\$0		\$0	\$0	\$0	\$0	
524	111	Humidity / Moisture:													
525	111	* Are any of the following found in or around the following area?													
526	111a	** Classrooms	No												
527	111a	***Active leak(s) in roof	No												
528	111a	***Active leak(s) in plumbing	No												
529	111a	***Moisture Condensation	No												
530	111b	** In Other areas:	No												
531	111b	***Active leak(s) in roof													
532	111b	***Active leak(s) in plumbing	No												
533	111b	***Moisture Condensation	No												
534	111c	* Rating of humidity / moisture condition in building?		Fair											
535	112	Ventilation: fresh air intake locations, air filters, etc.													
536	112a	* Are fresh air intakes near the bus loading, truck delivery or garbage storage/disposal areas?			No										
537	112b	Is there accumulated dirt, dust or debris in these areas?			No										
538	112c	* Are fresh air intakes free of blockage?			Yes										
539	112d	Is there accumulated dirt, dust or debris in these areas?			No										
540	112e	* Are dampers functioning as designed?			Yes										
541	112f	* Condition of air filters?		Good											
542	112g	* Is outside air adequate for occupant load?			No										Some spaces lack positive mechanical ventilation. See system replacement recommendation listed above.

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543	112h	* Rating of ventilation / indoor air quality:		Good											
544	113	Indoor air quality (IAQ) plan:													
545	113a	Does the school district use EPA's tools for IAQ, or is some other IAQ management plan in place?			Yes										
546	113b	Has the district assigned IAQ responsibilities to designated individuals?			Yes										Director of Facilities
547	113c	Are designated individuals trained in IAQ?													
548	114	Integrated Pest Management (IPM):													
549	114	* Does the school practice IPM?			Yes										
550	114a	* Is vegetation kept 1 foot away from the building?			No										
551	114b	* Are devices and holes in walls, floors and ceilings inspected and sealed periodically?			No										
552	114c	* Is there a certified pesticide applicator on staff?			No										
553	114d	* Are pesticides used in the building, and if yes, how are they typically applied?	No												
554	114e	* Are pesticides used on the grounds?	No												
555	114e	* If yes, was an emergency exemption granted by the Board of Education?													
556	115	Radon: Does the school have a passive radon mitigation system installed (was built with radon resistant features)?			No										
557	115a	* Has this facility been tested for the presence of radon?			Yes										
558	115b	* Were any of the results of the test greater than or equal to 4 picocuries per liter (pCi/L)?			No										
559	115c	* If yes, did the school take steps to mitigate these elevated radon levels?													
560															
561	BCS	American Red Cross						\$0	\$0	\$0	\$0	\$0	\$0		
562	116	American Red Cross:													
563	116a	*Is there a written agreement with the American Red Cross for the use of this building as an emergency shelter?	No												
564	116b	* Does this building have an emergency generator to support sheltering operations? (lights, HVAC etc.), and if yes, where?	Yes		Multiple types (list under remarks)										Boilers, Pumps, EM Lighting, Fire Alarm, PA, Telephone
565	116c	* Does this facility have a cooking/food preparation kitchen, and if yes, the area is outfitted for:	Yes		Full Preparation										
566	116d	* Check items powered by emergency generator:			Kitchen equipment										
567	116e	* Potable water provided by municipal system?			Yes										
568	116e	* Potable water provided by on site wells?			No										
566	116e	* If on site wells are present, are the wells connected to emergency generator?													
567	116f	* Sanitary System Gravity discharge?			Yes										
568	116f	* Sanitary System force main pumping station?			No										

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569	116f	* If pumping station exists, are they connected to emergency generator?			n/a										
570															
571	BCS	Space Adequacy / Program Needs						\$0	\$0	S	\$0	\$0	\$0	\$0	
572	27	Space Adequacy: Rating of space adequacy and comments:		Good											
573		Space sizes: Are spaces predominately within SED standards?			yes			\$0	\$0		\$0	\$0	\$0	\$0	
574		Space quantity: Are there sufficient number of each type of space needed?			yes			\$0	\$0		\$0	\$0	\$0	\$0	
575		Educational program: Are spaced adequate for meeting the district's current educational program?			yes			\$0	\$0		\$0	\$0	\$0	\$0	
576		Educational goals: Are spaced adequate for meeting the district's future educational program, goals and needs?			yes			\$0	\$0		\$0	\$0	\$0	\$0	
577		Pre-K: Does the facility accommodate pre-k programs?			no			\$0	\$0		\$0	\$0	\$0	\$0	
578		Transportable classrooms: Does the facility have transportable classrooms?			no			\$0	\$0		\$0	\$0	\$0	\$0	
579															
580	BCS	Equipment						\$524,700	\$577,170	S	\$577,170	\$0	\$0	\$0	
581		Visual Display Surfaces: Chalk and whiteboards		Good				\$0	\$0		\$0	\$0	\$0	\$0	
582		Display Cases:		Fair				\$0	\$0		\$0	\$0	\$0	\$0	
583		Signage:		Fair				\$0	\$0		\$0	\$0	\$0	\$0	
584		* Is there instructional signage / wayfinding maps for visitors?			no			\$0	\$0		\$0	\$0	\$0	\$0	
585		* Does signage meet ADA requirements?			no			\$0	\$0		\$0	\$0	\$0	\$0	
586		* Is room name / number designation at every door?			no			\$0	\$0		\$0	\$0	\$0	\$0	
587		Toilet Compartments:		Fair				\$0	\$0		\$0	\$0	\$0	\$0	
588		Operable Partitions:		Poor				\$7,200	\$7,920	1	\$7,920	\$0	\$0	\$0	The accordion type, carpeted partition in Room 200 has reached the end of its' useful life. District should consider the frequency of which this is used. Cost assumes replacement with single panel manually operated partition.
589		Toilet and Shower Accessories:		Fair				\$0	\$0		\$0	\$0	\$0	\$0	
590		Gym Equipment:		Fair				\$0	\$0		\$0	\$0	\$0	\$0	
591		Science Lab Equipment:		Fair				\$0	\$0		\$0	\$0	\$0	\$0	
592		Projection Screens:		Fair				\$0	\$0		\$0	\$0	\$0	\$0	
593		Food Service Equipment:		Poor				\$300,000	\$330,000	1	\$330,000	\$0	\$0	\$0	Kitchen: The kitchen area is poorly organized and doesn't meet the needs of the school. Recommend renovating space to provide better circulation and provide usable storage. Cost includes new wash line, hood and kitchen equipment. Existing serving line replaced in the renovations project to be reused.
594		Home and Careers Equipment:		Fair				\$0	\$0		\$0	\$0	\$0	\$0	
595		Loading Dock Equipment:		Fair				\$30,000	\$33,000	1	\$33,000	\$0	\$0	\$0	The District would like a loading dock for food delivery to speed up delivery from the main distribution area of the High School. Recommend renovating receiving area adjacent to current kitchen in conjunction with kitchen renovation. Includes recommended fire separation of receiving area from corridor.
596		Window Treatments:		Good				\$0	\$0		\$0	\$0	\$0	\$0	

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597		Stage Curtains:		Fair				\$0			\$0	\$0	\$0	\$0	
598		Stage Rigging:		Fair				\$0			\$0	\$0	\$0	\$0	
598		Casework: Cubbies		Poor				\$150,000		1	\$165,000	\$0	\$0	\$0	Corridor: The coat hooks in the hallways are a fire hazard. Recommend installing individual cubbies in each classroom to allow for student coat storage. Individual wardrobes in Elementary School application are generally more desirable than open closets. Organization of materials is improved and segregation of apparel also serves to help prevent the spread of lice. Cost includes adding 22 individual wardrobes and cubbies at 18 classrooms.
599		Casework: Base Cabinets		Fair				\$37,500		1	\$41,250	\$0	\$0	\$0	Base cabinets and coat closets in rooms 115, 119, 209, 203, 213, 215, 216, building are worn, damaged, and do not address the specific storage needs of individual spaces. Replacement should be considered as part of the overall upgrade of this building. Replace all cabinetry with high quality wood based units with high-pressure plastic laminate surfaces.
600		Countertops:		Fair				\$0			\$0	\$0	\$0	\$0	
601		Musical Instrument Storage:		Fair				\$0			\$0	\$0	\$0	\$0	
602		Library Furniture:		Fair				\$0			\$0	\$0	\$0	\$0	
603		Auditorium Seating:						\$0			\$0	\$0	\$0	\$0	
604		Bleacher Inspection			not recommended			\$0			\$0	\$0	\$0	\$0	
605		Bleachers:		Fair				\$0			\$0	\$0	\$0	\$0	
606		Wall Pads:		Good				\$0			\$0	\$0	\$0	\$0	
607															
608	BCS	Electrical Systems						\$88,000		S	\$0	\$110,000	\$0	\$0	
609	52	Interior Electrical distribution (H):	Yes	Excellent		2011	30	\$0			\$0	\$0	\$0	\$0	
610	52b	* Does the interior electrical supply meet current needs?			yes			\$0			\$0	\$0	\$0	\$0	
611		* Is the main distribution panel adequate?			yes			\$0			\$0	\$0	\$0	\$0	
612		* Are the power panels and circuit wiring adequate?			yes			\$0			\$0	\$0	\$0	\$0	
613		* Do teaching spaces have adequate receptacles?			yes			\$0			\$0	\$0	\$0	\$0	
614		*Is there any cloth wiring?			no			\$0			\$0	\$0	\$0	\$0	
615		* Are step down transformers lightly loaded?			n/a			\$0			\$0	\$0	\$0	\$0	
616		* Do the bus heater controls have automated controls and are the quantities of outlets adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
617		* Is there an emergency generator system supplying power to lighting and / or kitchen refrigeration equipment and / or heating system?			yes			\$0			\$0	\$0	\$0	\$0	
618		*Electrical equipment, fixtures, auxiliary apparatus and controls and wiring systems, and the installation of same, shall be operable and in good condition without recurring problems. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
619		*Receptacles (NEC Requirements): Do existing receptacles need to be replaced with ground fault interrupting (GFI) receptacles? If yes, provide list of locations.			yes			\$0			\$0	\$0	\$0	\$0	

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620		*Are there adequate emergency-off mushroom buttons in shops to cut power to equipment?			n/a			\$0			\$0	\$0	\$0	\$0	
621	53	Lighting fixtures		Satisfactory	All Interior/exterior Lighting to be replaced in an upcoming EPC project Currently at SED for review	2016	20	\$0			\$0	\$0	\$0	\$0	
622		* Building Interior Lighting: Is lighting energy efficient and adequate?			yes			\$0			\$0	\$0	\$0	\$0	
623		* Building Exterior Lighting: Is lighting vandalproof, energy efficient and adequate?			yes			\$0			\$0	\$0	\$0	\$0	
624		* Is the stage dimming system and lighting system adequate?			no			\$53,000		2	\$0	\$66,250	\$0	\$0	Provide a 24 circuit stage dimming system and replace all existing stage lightign with LED lighting fixtures wityh DMX controls
625		Light Levels: Level of artificial lighting in teaching areas shall be a minimum of 30 fc, maintained. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
626		Electrically operated partitions have safety controls in accordance with 155.25 ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
627		Energy efficiency / alternative energy:						\$0			\$0	\$0	\$0	\$0	
628		* Are lights energy efficient?			yes			\$0			\$0	\$0	\$0	\$0	
629		* Occupancy sensors?			yes			\$0			\$0	\$0	\$0	\$0	
630		* Are daylight harvesting controls installed?			no			\$0			\$0	\$0	\$0	\$0	
631		* Dual level illumination in all teaching spaces?			yes			\$0			\$0	\$0	\$0	\$0	
632		* Is there a photovoltaic (PV) system serving the building?			no			\$35,000		2	\$0	\$43,750	\$0	\$0	Provide a 10 kW photovoltaic solar power system on roof. 10 Kw selected at size as this is the largests size that SED will provide aid for in a capital construction project
633		* Is there a wind turbine system serving the building?			no			\$0			\$0	\$0	\$0	\$0	
634		Lightning Protection: Does the building have lightning protection and if yes, what is its condition?	No	n/a				\$0			\$0	\$0	\$0	\$0	
635															
636	BCS	Technology						\$125,000		5	\$0	\$156,250	\$0	\$0	
637	54	Communications Systems (H):	Yes	Satisfactory		2011	20	\$0		2	\$0	\$0	\$0	\$0	
638	54b	* Are the communications systems adequate?			yes										Upgrade existing and add new PoE netowk switches to support additional wireless access points and security cameras, and also to replace end of life switches. - SMART Bond?
639		Computer network switches: Are they adequate?			yes			\$42,000		2	\$0	\$52,500	\$0	\$0	
640		Computer network wiring: Is it adequate?			yes			\$0			\$0	\$0	\$0	\$0	
641		Broadband Internet connectivity: Is it adequate?			yes			\$0			\$0	\$0	\$0	\$0	Provide wireless access points in all classrooms that do not currently have one.
642		Wireless LAN Network: Is it adequate?			yes			\$16,000		2	\$0	\$20,000	\$0	\$0	
643		Intercom system: Is it adequate?			yes			\$0			\$0	\$0	\$0	\$0	
644		Phone system:						\$0			\$0	\$0	\$0	\$0	Upgrade all classroom phones to VoIP phones.
645		* Is the phone system adequate?			yes			\$38,500		2	\$0	\$48,125	\$0	\$0	
646		* VoIP?			yes			\$0			\$0	\$0	\$0	\$0	

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647		Telephone: A telephone shall be provided in all buildings having student occupancy. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
648		Clock system:						\$0			\$0	\$0	\$0	\$0	
649		* Is the clock system adequate?			yes			\$0			\$0	\$0	\$0	\$0	
650		* Wireless GPS?			yes			\$0			\$0	\$0	\$0	\$0	
651		Does the auditorium have an adequate assistive listening system ?			no			\$2,500		2	\$0	\$3,125	\$0	\$0	
652		Is the auditorium sound system adequate?			yes			\$0			\$0	\$0	\$0	\$0	
653		Does the building have an adequate video on demand system?			yes			\$0			\$0	\$0	\$0	\$0	
654		Do the classrooms have an adequate video on demand display and computer controller?			yes			\$0			\$0	\$0	\$0	\$0	Provide interactive whiteboards or 80" touch screen panels in all rooms that do not currently have them - SMART Bond?
655		Smartboards: Are they adequately located in the facility?			yes			\$26,000		2	\$0	\$32,500	\$0	\$0	
656		Television System: Should the existing system be replaced with a new broadband cable television distribution system?			no			\$0			\$0	\$0	\$0	\$0	
657															
658	BCS	Security						\$30,000		5	\$0	\$37,500	\$0	\$0	
659		Visibility of Site Access Points: Is there a clear line of sight from administrative/full time staffed locations to site access points			no			\$0			\$0	\$0	\$0	\$0	
660		Site Features: Are features avoided that could prevent surveillance (large plantings), provide hiding places for weapons (loose rocks-gravel), or unintended access (elements to aid climbing on roofs)?			yes			\$0			\$0	\$0	\$0	\$0	
661		Vehicular Access: Are vehicles kept away from building walls?			no			\$0			\$0	\$0	\$0	\$0	
662		Exterior Signage: Is a clear path to main entry identified?			no			\$0			\$0	\$0	\$0	\$0	
663		Main Entry: Is there a secure monitored entry vestibule (ID / sign in required)?			yes			\$0			\$0	\$0	\$0	\$0	
664		Is there a staff rear exit and safe room?			no			\$0			\$0	\$0	\$0	\$0	
665		Public Access / Service Areas: Is it designed to avoid unintended public access to student spaces?			no			\$0			\$0	\$0	\$0	\$0	
666		Locking and Alarm Systems for High Risk Areas: Are they in place for main office and other spaces accessible to visitors, Nurse's office, Cafeteria, Computer labs, Industrial Arts areas, Science labs, Boiler and Electric rooms, phone closets?						\$0			\$0	\$0	\$0	\$0	
667		Emergency Communications: Do all occupied spaces have emergency power supply for phones and PA system?			yes			\$0			\$0	\$0	\$0	\$0	
668		Intrusion Detection: Are system in place? On emergency power?			yes			\$0			\$0	\$0	\$0	\$0	

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669		Visitor Management System: System in place?			yes			\$0			\$0	\$0	\$0	\$0		
670		Video Surveillance System: Is the CCTV system adequate?			yes			\$25,000		2	\$0	\$31,250	\$0	\$0	Provide additional interior and exterior IP security cameras	
671		Access Control System: Is the system adequate?			yes			\$5,000		2	\$0	\$6,250	\$0	\$0	Provide additional access control doors.	
672																
673																
	BCS	TOTALS BY PRIORITY:							\$4,996,250		S	\$4,278,395	\$851,875	\$365,250	\$16,380	
	BCS	BUILDING TOTAL:									S	\$5,495,520				
28		Estimated capital construction expenses anticipated for this building through 2015 - 2016 school year excluding maintenance:			\$0											
29		Overall building rating														
30		Was overall building rating established after consultation with health and safety committee?														

KEY:

Denotes code items that are required to be assessed on NYSED Form FP-EEB and to be in conformance as part of a Capital Project. These health and safety in existing educational facilities items are requirements of Part 155.7 of the regulations.

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A.B. Parker Elementary

BUILDING CONDITION SURVEY INFORMATION

1	Name of School District	:	Cortland Enlarged City School District
2	BEDS District Code	:	11020001
3	Building Name	:	A.B. Parker Elementary
4	Building ID	:	0-006
5	Survey Inspection Date	:	7/31/2011
6	Building 911 Address	:	89 Madison Street
7	City	:	Cortland
8	Zip Code	:	13045
9	Certification Expiration Date	:	4/1/2016
10	Certificate of Occupancy Status (A - Annual, T - Temporary, N - None)	:	Annual

Building Age and Gross Square Footage (GSF)

11	Year of Original Building	:	1928
12	GSF of Building as Currently Configured	:	50573
13	No. of Floors	:	3
14	How many full-time and part-time custodians are employed at the school (or work in the building)?		
14a	Full-time Custodian	:	3
14b	Part-time Custodian	:	0

Building Ownership and Occupancy Status

15	Building Ownership*	:	
<input checked="" type="checkbox"/>	a. Owned and Used by District	<input type="checkbox"/>	c. Owned by District, Part Used by District, Part Leased to Non-District Entity
<input type="checkbox"/>	b. Owned by District and Leased to Non-District entity	<input type="checkbox"/>	d. Owned by Non-District Entity and Leased to District

DISTRICT

16	For which of the following purposes is the building currently used?		
16a	Used for Student Instructional Purposes	<input checked="" type="checkbox"/>	
16b	Used for District Administration	<input type="checkbox"/>	
16c	Used for Other District Purpose(s)	<input type="checkbox"/>	Describe here: Bus Maintenance and Storage
16d	Used by Other Organization(s)	<input type="checkbox"/>	

Building Users

17	How many students were registered to receive instruction in this building as of October 1, 2015? (Does not include evening class students)*	:	308
18	Of these registered students, how many receive most of their instruction in:		

18a	Permanent Instructional Spaces (i.e. Regular Classrooms)	:	308
18b	Temporary Instruction Spaces (i.e. Portable or Demountable Classrooms) Attached to the Building	:	0
18c	Non-Instructional Spaces Used as Instructional Spaces:	:	0

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

- Cafeteria
- Gymnasium
- Administrative Space
- Library
- Lobby
- Stairwell
- Storage Space
- Other

Comments:
K-6th

19	Grades Housed:	:	K-6th
20	For how many instruction days during the 2014-15 school year (July 1 through June 30) was the building closed due to facilities failures, system malfunctions, structural problems, etc?	:	
21	Is the building used for instructional purposes in the summer?	:	No
22	Have there been renovations or construction in the building during the past twelve months?	:	Yes
23	Was major construction/renovation work since 2010 conducted when school was in session?	:	Yes

Program Spaces

24	Number of Instructional Classrooms:	:	19
25	Gross Square Footage of All Instructional Classrooms (combined)	:	18,000

26 Other spaces provided (check all that apply)

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

GENERAL CONSTRUCTION SYSTEMS

Replacement Cost: \$10,114,600

Original Building 1928

Construction Classification : A (Fire resistive/Noncombustible).
Total Floor Area : 22,500sf.
Number of Floors : Three; basement, ground and second.
Structural System : Masonry bearing wall.
Floor Construction : Concrete slab and wood framing.
Roof Construction : EPDM, 4" insulation, wood deck on wood sloped structure.
Exterior Wall Construction : Masonry bearing wall.
Interior Wall Construction : Drywall, plaster, painted masonry.
Windows : Aluminum sash/frame
Exterior Doors : Aluminum doors and frames.
Portable Fire Extinguishers : Type, location

Building Addition 1951

Construction Classification : A (Fire resistive/Noncombustible).
Total Floor Area : 22,300sf.
Number of Floors : Two; ground and second.
Structural System : Steel Frame.
Floor Construction : Concrete slab.
Roof Construction : Ballasted built up membrane on gypsum deck with steel web joist.
Exterior Wall Construction : Brick and CMU bearing wall.
Interior Wall Construction : Drywall, plaster, painted masonry.
Windows : Aluminum sash/frame
Exterior Doors : Aluminum doors and frames.
Portable Fire Extinguishers : Type, location

Building Addition 1987

Construction Classification : A (Fire resistive/Noncombustible).
Total Floor Area : 5,900sf.
Number of Floors : Two; ground and second.
Structural System : Steel Frame.
Floor Construction : Concrete slab.
Roof Construction : Ballasted built up membrane on gypsum deck with steel web joist.
Exterior Wall Construction : Brick cavity wall with CMU backup.
Interior Wall Construction : Drywall, painted masonry.
Windows : Aluminum sash/frame
Exterior Doors : Aluminum doors and frames.
Portable Fire Extinguishers : Type, location

Building Addition 1992

Construction Classification : A (Fire resistive/Noncombustible).
Total Floor Area : 7,150sf.
Number of Floors : Two; ground and second.
Structural System : Steel Frame.

Floor Construction	:	Concrete slab.
Roof Construction	:	Ballasted EPDM on steel deck with steel web joist.
Exterior Wall Construction	:	Brick cavity wall with CMU backup.
Interior Wall Construction	:	Drywall, painted masonry.
Windows	:	Aluminum sash/frame
Exterior Doors	:	Aluminum doors and frames.
Portable Fire Extinguishers	:	Type, location

SITE CONDITIONS

A. Acreage:

1 Owned	:	2.6 Acres
2 Leased	:	None

B. Contiguous Sites : none

C. Topography:

1 Type	:	Relatively flat
2 Significant Features	:	residential properties

D. Access:

1 Road	:	Madison Street
2 Bus Loop	:	None.
3 Sidewalks	:	Off of Maple Ave and Madison Street
4 Parent drop-off	:	None.

E. Parking Lots:

1 Location	:	Main parking lot is on north side of the site and accessible from Madison Street
2 Handicapped Access	:	2 parking spaces are designated accessible. 1 curb cut from main parking lot to the sidewalk.

F. Drainage Systems:

1 Type/Location	:	Piped storm system drains to municipal system.
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G. Soil Type and Groundwater:

:	Typical soils: gravelly loam silt
:	Typical depth to ground water -- < 80"

H. Natural Turf Athletic Fields:

1 Exhibition Fields Type/Location	:	Football - None. Soccer - None. Baseball - None. Softball - None. Field Hockey - None. Boys Lacrosse - None. Girls Lacrosse - None.
2 JV Fields	:	None.
3 Modified Fields	:	None.
4 Phys Ed Fields	:	West - No irrigation, No underdrainage
5 Multipurpose fields	:	None.
I. Synthetic Turf Fields	:	None.
J. Tennis Courts:	:	None.
K. Basketball Courts:	:	Two - 1/2 courts South of school
L. Water System:		
1 Type/Location	:	Municipal supply
2 Hydrants	:	Municipal owned
3 Backflow protection	:	Inside building
M. Sanitation System:		
1 Type / Location	:	Municipal connection
N. Irrigation Systems:		
1 Type/Location	:	None. None. None.
2 Supply	:	None.
3 Backflow / Location	:	None
O. Play Structures:		
1 Type / Location	:	Northwest of school - Several types and ages of equipment
2 Type of Safety Surfacing	:	Pea Gravel
3 Handicapped Accessibility	:	At-grade events

MECHANICAL CONSTRUCTION SYSTEMS

A. Primary Systems

1. Fuel

- Original 1928 Building

:Natural Gas
:Burners designed to operate on natural gas or No. 2 fuel oil

2. Heating Plant

- Original 1928 Building

:(2) Cleaver Brooks Low Pressure Steam Fire Tube Boilers
:CB 747-100 with rated input of 4,185,000 BUTH (8/11/1961)
:CBH 200-50 with rated input of 2,092,000 BTUH (9/4/1981)

3. Air Conditioning

- Original 1928 Building

:Administration Suite and Nurse's Office have air conditioning provided in the 2010 capital project.

:Computer Room air conditioning is provided by a self-contained unit ventilator with integral condensing unit.

B. Secondary Systems

1. Classrooms

- Original 1928 Building

:Unit Ventilators provide ventilation air and heat. Relief air path is from the classrooms, to above the ceiling space, exiting the building via a rooftop hood.

- 1951 Addition

:Unit Ventilators provide ventilation air and heat. Relief air path is from the classrooms, to above the ceiling space, exiting the building via a rooftop hood.

- 1987 Addition

:Unit Ventilators provide ventilation air and heat. Relief air path is from the classrooms, to above the ceiling space, exiting the building via a rooftop hood.

- 1991 Addition

:Unit Ventilators provide ventilation air and heat. Relief air path is from the classrooms, to above the ceiling space, exiting the building via a rooftop hood.

2. Library
- Original 1928 Building

:Unit Ventilators provide ventilation air and heat. Relief air path is from the classrooms, to above the ceiling space, exiting the building via a rooftop hood.

3. Gymnasium/Auditorium and Stage
- 1951 Addition

:An air handling unit in the second floor mechanical room provides ventilation air and heat. The stage area is not directly ventilated or heated. Air is returned to the mechanical room from grilles in the front face of the stage. Rooftop hoods in the gym area provide a relief air path.

4. Cafeteria
- Original 1928 Building

:Unit Ventilators provide ventilation air and heat. Relief air path is from the cafeteria to above the ceiling space, exiting the building via a rooftop hood.

- 1987 Addition

:Unit Ventilators provide ventilation air and heat. Relief air path is from the cafeteria to above the ceiling space, exiting the building via a rooftop hood.

5. Locker Rooms
- 1951 Addition

:Boys and Girls Locker Rooms were renovated in the 2010 Capital Project. Blower coil units above the ceilings provide ventilation air and heat. An in-line exhaust fan above the ceiling exhausts the both spaces via a wall louver.

6. Kitchen
- 1951 Addition

:The cooking equipment and the dishwasher have exhaust hoods with fans on the roof. Makeup air is provided by a gas fired makeup air unit on the roof, which was installed in the 2010 capital project.

7. Administration
- Original 1928 Building

:A dedicated air handling unit in the basement provides tempered ventilation air to these spaces using a steam coil and direct expansion cooling coil served by a remote condensing unit.

:Air conditioning and heat is provided by split system, variable refrigerant volume (VRV) units connected to remote condensing units on the roof. Units are located in the ceiling of each space with individual room controls provided.

:Finned tube radiation at the exterior walls provides supplemental heat.

:Renovated in the 2010 capital project.

8. Nurse's Office
- Original 1928 Building

:Part of the administration system.

9. Toilet Rooms
- Original 1928 Building

:Toilet rooms renovated in the 2010 capital project. The first and second floor toilet rooms have exhaust provided.

- 1951 Addition

:Toilet rooms renovated in the 2010 capital project. The first and second floor toilet rooms have exhaust provided.

- 1987 Addition

:Toilet rooms are in each individual classroom and exhaust is provided.

- 1991 Addition

:Toilet rooms are in each individual classroom and exhaust is provided.

10. Janitor Closets
- Original 1928 Building

:Janitor closet located on first floor does not have exhaust provided and the second floor room has exhaust provided from the 2010 capital project. Makeup air is transferred in from the corridors.

- 1951 Addition

:Janitor closet located on the second floor has exhaust provided from the 2010 capital project. Makeup air is transferred in from the corridors.

- 1991 Addition

:Janitor closet located on the second floor has exhaust provided. Makeup air is transferred in from the corridors.

11. Corridors

- Original 1928 Building

:Corridors are part of the classrooms relief air path. Some areas are heated by recessed wall convectors. The main vestibule has cast iron radiators recessed into the walls.

- 1951 Addition

:Corridors are part of the classrooms relief air path. Some areas are heated by recessed wall convectors.

- 1987 Addition

:Corridors are part of the classrooms relief air path. Some areas are heated by recessed wall convectors.

- 1991 Addition

:Corridor has heat provided by recessed wall convectors. The lobby has a fan coil unit recessed into the ceiling.

PLUMBING CONSTRUCTION SYSTEMS

A. ORIGINAL BUILDING 1928

1. Water Supply

a. Source

: Municipal water service provided by City of Cortland.

b. Distribution

: Galvanized steel and copper lines serve the building.

2. Water Softening System

a. Type

: none

b. Location

: none

c. Serves

: none

3. Sewage Disposal

a. Method

: Sewage is discharged to the City of Cortland municipal sewer system.

- 4. Natural Gas:
 - a. Provided By : NYSEG
 - b. Provided For : Building heating, domestic hot water, kitchen use and the emergency generator.

- 5. Fuel Oil
 - a. Provided By : none
 - b. Provided For : none
 - c. Tank Size/Location : none

- 6. Domestic Hot Water
 - a. Provided By : Gas fired storage type water heater connected to two vertical storage tanks. A thermostatic mixing valve regulates hot water supply temperature to the building. An electric booster heater in the kitchen provides 180°F final sanitizing rinse water for the dishwasher. System was replaced in the 2010 capital project.

- 7. Toilet Rooms
 - a. Gang : Gang toilets are on both floors and were renovated in the 2010 capital project.
 - b. Individual : Classrooms in the elementary wing have individual toilets. Separate toilet facilities are provided for the Health Room and for staff use.
 - c. Locker Rooms : Locker rooms were renovated in the 2010 capital project and do not include toilet or shower facilities.

- 8. Drinking Water
 - a. Provided By : Electric water coolers and drinking fountains.
 - b. Location : Electric water coolers in the corridors. Classrooms have sinks with individual drinking fountains.

- 9. Fire Suppression System
 - a. Fire Standpipe : None.
 - b. Sprinkler System : None.
 - c. Kitchen Range Hood : Automatic wet chemical fire suppression system in the kitchen hood.

- 10. Portable Fire Extinguishers
 - a. Type : ABC
 - b. Location : Various

ELECTRICAL / TECHNOLOGY SYSTEMS

A. ORIGINAL BUILDING 1928

1. Service and Distribution:

- a. Service Entrance : Overhead, Secondary
- b. Metering : Secondary
- c. Incoming Service Voltage : 208/120V 3PH
- d. Building Distribution Voltages : 208/120V 3PH
- e. Service Size : 1200 amperes
- f. Main Distribution Panel : Circuit breaker.
- g. Local Panels : Circuit breaker.

2. General Wiring:

- a. Majority of wiring **does** meet National Electrical Code
- b. Location and quantity of convenience receptacles is **adequate**.
- c. Majority of convenience receptacles **are** of the grounded type.
- d. Location and quantity of light switches is **adequate**.

3. Lighting:

- a. Classrooms
- b. Music Classrooms
- c. Cafeteria(s)
- d Library/Media Center
- e. Auditorium
- f Gymnasium(s)
- g Offices
- h Kitchen
- i Corridors
- j. Gang Toilets
- k. Stairs
- l Mechanical Rooms

Type	Occ. Sensors	Daylight Sensors	Level
Flourescent (T8/Electronic Ballast)			60fc (min rec)
Flourescent (T8/Electronic Ballast)			60fc (min rec)
Flourescent (T8/Electronic Ballast)			55fc (min rec)
Flourescent (T8/Electronic Ballast)			45fc (min rec)
Flourescent (T8/Electronic Ballast)			65fc (min rec)
HID			60fc (min rec)
Flourescent (T8/Electronic Ballast)			65fc (min rec)
Flourescent (T8/Electronic Ballast)			40fc (min rec)
Flourescent (T8/Electronic Ballast)			30fc (min rec)
Flourescent (T8/Electronic Ballast)			35fc (min rec)
Flourescent (T8/Electronic Ballast)			35fc (min rec)
Flourescent (T8/Electronic Ballast)			30fc (min rec)

4. Emergency Lighting/Power:

a. Lighting:

	Type
1 Classrooms	Not required
2 Cafeteria(s)	Generator connection
3 Library/Media Center	Generator connection
4 Auditorium	Generator connection
5 Gymnasium(s)	Generator connection
6 Offices	Local battery
7 Kitchen	Generator connection
8 Corridors	Generator connection
9 Gang Toilets	Generator connection
10 Stairs	Generator connection
11 Mechanical Rooms	Not required
12 Exterior Egress	Local battery

b. Power Generator System:

1 Make	:	Kohler
2 Size	:	65 kw
3 Voltage	:	120/208
4 Fuel	:	Natural gas
5 Transfer Switch(s)	:	Automatic
6 Cooling	:	Unducted Radiator
7 Other	:	other

5. Fire Alarm System:

a. Make	:	FCI
b. Equipment	:	Manual stations, Smoke detectors, Beam type smoke detectors, Heat detectors,
1 Initiation Devices	:	Horn/strobes, Strobes.
2 Notification Appliances	:	Door holders, Fan shut down, Kitchen extinguishing system. City box on site, Municipal connection Drill switch, remote annunciator, trouble bell, trouble light
3 Interconnections	:	

6. Clock and Program System:

a. Make	:	Primex
b. Master	:	GPS
c. Program	:	Tone over speakers
d. Secondary Clocks	:	Surface, Semi-recessed, Time-tone enclosures

7. Public Address/Intercom Systems:

- a. Make : Rauland/NEC PBX
- b. Equipment
 - 1 Console : Microphone, telephone.
 - 2 Classrooms : Telephone.

8. Sound System:

- a. Make : Rauland
- b. Equipment
 - 1 Console : AM-FM tuner, tape player, CD player, room selector switches, monitor speaker, level meter, microphone, all-call switch, program channel, intercom channel, amplifier. Telephone, ceiling speakers, wall speakers,
 - 2 Classrooms : time-tone enclosures Speaker jack, Microphone jack, amplifier, wall speakers, ceiling speakers.
 - 3 Stage : Speaker jack, Microphone jack, amplifier, wall speakers, ceiling speakers.
 - 4 Gymnasium : Speaker jack, Microphone jack, amplifier, wall speakers, ceiling speakers.

Code items that are assessed on NYSED Form FP-EEB
 BCS Item
 BCS Drop-down Selection
 Non-BCS Drop-down Selection

Need to confirm escalation percentages. Currently using 5% annual for priorities 1, 2, and 3

Item No.	BCS No.	Virgil Elementary	In Facility?	Condition	Comments	Year of Last Major Work	Rem Useful Life (yrs)	Construction Budget (2015)	Subtotal	Priority	1.1	1.25	1.5	1.05	Remarks
											Priority 1 (0-2 yrs)	Priority 2 (3-5 yrs)	Priority 3 (6-10 yrs)	Other	
1	BCS	Site Utilities						\$19,500		5	\$21,450	\$0	\$0	\$0	
2	37	Water:	Yes	Satisfactory		2011	0	\$0			\$0	\$0	\$0	\$0	Building has two independent well systems with emergency internal crossover connection between them.
3	37a	* Type of Service:			Well										
4		* Shall be operable and in good condition ++			Code-compliant			\$10,000		1	\$11,000	\$0	\$0	\$0	Replace well pump in well #2 at 1953 addition to ensure reliable operation. Pump is reported to be over 15 years old.
5	38	Site Sanitary:	Yes	Satisfactory		1953	18	\$5,000		1	\$5,500	\$0	\$0	\$0	Inspect sanitary sewer line from original building to septic system to determine cause of repeated stoppages and repair as needed. Install new cleanout in line at exit point from building to facilitate servicing line in future.
6	38a	* Type of Service:			Site Septic										
7	39	Site Gas: Does the building have gas service or use liquid petroleum gas?	Yes	Excellent	Natural Gas	2011	56	\$0			\$0	\$0	\$0	\$0	New gas service installed in 2010 capital project.
8	40	Site Fuel Oil: Does the facility have fuel oil tanks?	No	n/a				\$0			\$0	\$0	\$0	\$0	Fuel oil tank was removed in 2010 capital project.
9	40b	* Number above ground													
10	40b	* Capacity above ground													
11	40b	* Number below ground													
12	40b	* Capacity below ground													
13	41	Site Electrical, Including Exterior Distribution:	Yes	Excellent		2011	35	\$0			\$0	\$0	\$0	\$0	
14	41a	* Service Provider(s):			Utility Provided										
15	41b	* Type of Service:			Below Ground										
16		Site Drainage:													
17	42	* Closed drainage pipe stormwater management system	No					\$0			\$0	\$0	\$0	\$0	
18	43	* Open drainage stormwater management system	Yes	Satisfactory		2011	20	\$2,000		1	\$2,200	\$0	\$0	\$0	Poor drainage is an issue at east side of school foundation adjacent to walk. Provide 4" topsoil and 960 sf of sod to correct the situation.
19	44	* Catch basins drop inlets/manholes	Yes	Satisfactory		1992	37	\$2,500		1	\$2,750	\$0	\$0	\$0	Storm Drains: Repair, rod and clean drywells and storm drain piping to facilitate proper drainage throughout site.
20	45	* Culverts	No					\$0			\$0	\$0	\$0	\$0	
21	46	* Outfalls:	No					\$0			\$0	\$0	\$0	\$0	
22	51	** Point of outfall discharge:													
23	52	** Were stormwater outfalls inspected during dry weather for signs of non-stormwater discharge?													
24	47	* Infiltration basins/chambers	Yes	Satisfactory		1982	27	\$0			\$0	\$0	\$0	\$0	
25	48	* Retention basins	No					\$0			\$0	\$0	\$0	\$0	
26	49	* Wetponds	No					\$0			\$0	\$0	\$0	\$0	
27	50	* Manufactured stormwater proprietary units	No					\$0			\$0	\$0	\$0	\$0	
28															

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29	BCS	Other Site Features							\$383,050	5	\$235,455	\$83,875	\$34,725	\$61,950	
30	53	Pavement (Roadways and Parking Lots)	Yes	Unsatisfactory		1992		\$217,250		1	\$217,250	\$0	\$0	\$0	Existing Parking Area and Bus Loop: a. Remove and replace 2671 sy existing asphalt paving for entire length of bus drop-off and south parking area. (\$165,000) B. Remove and replace 950 sy asphalt parking area north of school. (52,250)
31	53a	* Type:													
32		* ADA Pavement Markings	Yes	Satisfactory				\$0			\$0	\$0	\$0	\$0	
33		* ADA Signage	Yes	Satisfactory				\$0			\$0	\$0	\$0	\$0	
34		* General Pavement Markings		Satisfactory				\$0			\$0	\$0	\$0	\$0	
35		* General Site Signage		Satisfactory				\$0			\$0	\$0	\$0	\$0	
36	54	Sidewalks (include curbing)	Yes	Satisfactory		2011	5	\$10,500		1	\$11,550	\$0	\$0	\$0	Tripping Hazard at Asphalt Walks: Remove and replace 196 sy existing asphalt walk behind existing curbing to eliminate potential tripping hazard along east side of school.
37	54a	Concrete			Concrete			\$1,650		3	\$0	\$0	\$2,475	\$0	Provide 5' x 10' concrete landing at door on south end of building.
38	54b	Pads			Concrete			\$9,900		3	\$0	\$0	\$14,850	\$0	Provide new concrete pads in the following locations: a. 10' x 15' Dumpster pad - \$2500 b. (2) 20' x 10' bleacher pads - \$6500
38		* Exit Stoop		Excellent		2011	30	\$0			\$0	\$0	\$0	\$0	
39		*ADA Compliant	Yes					\$0			\$0	\$0	\$0	\$0	
40		*Curbing		Satisfactory		2011	30	\$0			\$0	\$0	\$0	\$0	
41		*Curbing Type:			Concrete										
42	55	Playgrounds	Yes	Satisfactory		2015		\$0							
43		* ADA compliant?			No			\$0			\$0	\$0	\$0	\$0	
44		* Code compliant surface?			Yes			\$0			\$0	\$0	\$0	\$0	
45		* Age appropriate?			Yes			\$0			\$0	\$0	\$0	\$0	
46	56	Athletic fields and play fields	Yes	Satisfactory	Athletic Field Renovation	1982	0	\$60,500		2	\$0	\$75,625	\$0	\$0	: Renovate existing softball natural turf fields to improve playability and athlete safety. Remediation includes: • Spot regrading to level with uniform slope; • Removal of existing stones; • Core aerate compacted subgrade in three passes in different directions; • Topdress with screened topsoil; provide organic and nutritional amendments and overseed. • refurbish infield and pitching mound. • Underdrain at infield
47	56f	* Synthetic turf field present?	No					\$0							
48	56f	* If yes, how many synthetic turf fields?						\$0							
49	56f	* Expected useful life remaining?						\$0							
50	56f	* Type of infill?						\$0							
51	57	Exterior Bleachers / Stadium	Yes	Unsatisfactory	Existing Bleachers Replacement			\$33,000		0	\$0	\$0	\$0	\$34,650	Replace existing portable bleachers at basketball court - removed by district?
52	58	Related structures (such as press boxes, dugouts, climbing walls, etc.)	No					\$0			\$0	\$0	\$0	\$0	
53		* Shot Put: Circle and surface condition						\$0			\$0	\$0	\$0	\$0	
54		* Running Track: Surface type and condition:						\$0			\$0	\$0	\$0	\$0	

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55		* Long Jump / Triple Jump: Sand Pit Condition:						\$0			\$0	\$0	\$0	\$0	
56		* Long Jump / Triple Jump: Running surface type and condition:						\$0			\$0	\$0	\$0	\$0	
57		* Tennis Courts: Court condition, including pavement, surface, nets, posts and fences:						\$0			\$0	\$0	\$0	\$0	
58		* Soccer, Lacrosse, and Football Fields: Field condition, including surface cover, drainage, and irrigation:						\$0			\$0	\$0	\$0	\$0	
59		* Baseball and Softball Fields: Field condition, including surface cover, drainage, and irrigation:						\$0			\$0	\$0	\$0	\$0	
60		** Baseball and Softball Fields: condition of backstop and fencing						\$0			\$0	\$0	\$0	\$0	
61		*** Evidence of structural cracks or spalling at bases?						\$0			\$0	\$0	\$0	\$0	
62		*** Evidence of rot/decay/corrosion of posts?						\$0			\$0	\$0	\$0	\$0	
63		* Home Bleachers: Type and condition						\$0			\$0	\$0	\$0	\$0	
64		** ADA Compliant?						\$0			\$0	\$0	\$0	\$0	
65		** Home Bleacher foundation: condition						\$0			\$0	\$0	\$0	\$0	
66		*** Type:													
67		*** Evidence of structural cracks or spalling?						\$0			\$0	\$0	\$0	\$0	
68		* Away Bleachers: Type and condition						\$0			\$0	\$0	\$0	\$0	
69		** ADA Compliant?						\$0			\$0	\$0	\$0	\$0	
70		** Away Bleacher foundation: condition						\$0			\$0	\$0	\$0	\$0	
71		*** Type:													
72		*** Evidence of structural cracks or spalling?						\$0			\$0	\$0	\$0	\$0	
73		* Basketball Court: court condition, including pavement, surface and basketball goals:	Yes	Unsatisfactory		1992	0	\$6,600		2	\$0	\$8,250	\$0	\$0	Asphalt Pavement Maintenance: Due to age, pavement has become porous and developed some minor cracks. Fill cracks and seal to protect from further deterioration and color coat basketball court.
74		* Discus Cage: All discus events must have a discus cage per SED requirements. Is a cage currently provided at the discus pad?						\$0			\$0	\$0	\$0	\$0	
75		Fire Protection: Fire lanes may be required around buildings by Code and along access roads and parking areas. Do fire hydrants meet SED requirements?			No			\$0			\$0	\$0	\$0	\$0	
76		Fencing / Gates: Is site continuously fenced (with required exit gates), especially at younger students play areas?			No			\$0			\$0	\$0	\$0	\$0	
77		Signage: Is there a clearly marked visitor entry / path and are notifications of security systems (detection / surveillance) in use?			Yes			\$0			\$0	\$0	\$0	\$0	
78		Lighting: Is lighting plentiful and vandalproof?			Yes			\$0			\$0	\$0	\$0	\$0	
79		* Parking Lots Lighting:			Yes			\$0			\$0	\$0	\$0	\$0	

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80		* General Site Lighting:			Yes			\$0			\$0	\$0	\$0	\$0	
81		* Playing fields Lighting:			No			\$0			\$0	\$0	\$0	\$0	
82		Vehicular and pedestrian circulation:						\$0			\$0	\$0	\$0	\$0	
83		* Is there safe separation between vehicles and pedestrians?			Yes			\$0			\$0	\$0	\$0	\$0	
84		* Is there a separate parent drop off area from buses? Is it adequate for the volume of cars?			Yes			\$0			\$0	\$0	\$0	\$0	
85		Retaining Walls:	No					\$0			\$0	\$0	\$0	\$0	
86		* Type:													
87		* Evidence of structural concerns						\$0			\$0	\$0	\$0	\$0	
88		** Unsupported areas?						\$0			\$0	\$0	\$0	\$0	
89		** Cracking / spalling?						\$0			\$0	\$0	\$0	\$0	
90		** Bowing of wall?						\$0			\$0	\$0	\$0	\$0	
91		** Rot / decay / corrosion?						\$0			\$0	\$0	\$0	\$0	
92		** Water penetration / efflorescence?						\$0			\$0	\$0	\$0	\$0	
93		** Heaving of foundation						\$0			\$0	\$0	\$0	\$0	
94		** Excessive deflection						\$0			\$0	\$0	\$0	\$0	
95		Bike Racks		Unsatisfactory				\$5,000		3	\$0	\$0	\$7,500	\$0	Provide powdercoated bike racks .
96		Lawn Area		Satisfactory				\$6,050		1	\$6,655	\$0	\$0	\$0	Existing lawn areas have bare spots, weeds, and need general renovations at north & east lawns. Add 10 cy of topsoil 4" depth and sod areas of new topsoil to raise finish grade along existing curbs at parent drop off.
97		Dumpster Enclosure		n/a				\$6,600		3	\$0	\$0	\$9,900	\$0	Provide new enclosure at dumpster to improve appearance of this area.
98		Studies and Tests:			recommended			\$7,200		o	\$0	\$0	\$0	\$7,560	A comprehensive review of planting and maintenance with recommendations for improvements is recommended, and around proposed utilities. Amount shown is approximate for new plantings.
99		* Topographic & Boundary Survey			recommended			\$11,000		o	\$0	\$0	\$0	\$11,550	
100		* Geotechnical Borings at Asphalt Paving			recommended			\$2,000		o	\$0	\$0	\$0	\$2,100	Provide approximately 4 borings at parking lots and drives
100		* Geotechnical Borings at Athletic Fields						\$0			\$0	\$0	\$0	\$0	
101		* Geotechnical Borings at Septic Field			recommended			\$1,750		o	\$0	\$0	\$0	\$1,838	Provide approximately 3 borings at existing septic field
102		* Turf/Lawn Soil Testing & Consulting Services			recommended			\$750		o	\$0	\$0	\$0	\$788	Provide 3 soil tests and consultant services
102		* Hydrant Flow Tests						\$0			\$0	\$0	\$0	\$0	
103		* Water			recommended			\$3,300		o	\$0	\$0	\$0	\$3,465	Test water, well pumps and casings for integrity.
104															
105	BCS	Substructure							\$6,500	5	\$0	\$8,125	\$0	\$0	
106	59	Foundation (S):		Satisfactory			1992	45	\$6,500	2	\$0	\$8,125	\$0	\$0	Repair lintel above door at pit access from boiler room. Clean exposed re-bar and patch concrete. Repair area of spalled concrete near gym exit door.
107	59a	* Type:			Reinforced Concrete										
108	59b1	* Evidence of structural cracks?			No			\$0			\$0	\$0	\$0	\$0	
109	59b2	* Evidence of heaving / jacking?			No			\$0			\$0	\$0	\$0	\$0	
110	59b3	* Evidence of decay / corrosion?			No			\$0			\$0	\$0	\$0	\$0	
111	59b4	* Evidence of water penetration?			No			\$0			\$0	\$0	\$0	\$0	

		Virgil Elementary													
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112	59b5	* Evidence of unsupported areas?			No			\$0			\$0	\$0	\$0	\$0	
113	59b6	* Evidence of other structural concerns?			No			\$0			\$0	\$0	\$0	\$0	
114		* Evidence of settlement?			No			\$0			\$0	\$0	\$0	\$0	
115		* Evidence of parging coming off?			No			\$0			\$0	\$0	\$0	\$0	
116		* Evidence of bowing of walls?			No			\$0			\$0	\$0	\$0	\$0	
117															
118	BCS	Interior Spaces						\$196,450		5	\$128,755	\$21,375	\$4,050	\$0	
119	69	Interior bearing walls and fire walls (S)	Yes	Satisfactory		1958	30	\$2,700		3	\$0	\$0	\$4,050	\$0	Fire Stopping: Through penetrations of fire-resistance-rated walls shall be sealed to prevent passage of flames, fumes, smoke and hot gases. Conduit in the basement mechanical/electrical rooms appear to penetrate rated walls and/or floor. Firestopping material should be fitted around the conduit and permanently secured in position.
120		* Evidence of structural cracks / spalling / gaps?			No			\$0			\$0	\$0	\$0	\$0	
121		* Evidence of unsupported areas?			No			\$0			\$0	\$0	\$0	\$0	
122		* Evidence of rot / decay / corrosion?			No			\$0			\$0	\$0	\$0	\$0	
123		* Evidence of issues with masonry ties?			No			\$0			\$0	\$0	\$0	\$0	
124		* Evidence of bowing of wall?			No			\$0			\$0	\$0	\$0	\$0	
125	70	Other interior walls	Yes	Satisfactory		2011	15	\$5,000		2	\$0	\$6,250	\$0	\$0	Provide firestopping at electric vault, Repair Plaster in damaged areas throughout the building
126	70	Other interior walls cont.				1950	20	\$12,000							Finishes on walls in gym/auditorium and PE storage are worn and has reached the end of thier useful life. Recommend removing acoustic tiles and painting wall surfaces.
127	75	Ceilings (H)	Yes	Satisfactory		2011	20	\$11,000		1	\$12,100	\$0	\$0	\$0	Ceilings in the cafeteria is water damaged, stained or dingy. Replace ceilings with a suspended ceiling system with acoustical lay in panels to provide system uniformity and to upgrade appearance.
128	75	Ceilings cont						\$2,100		2	\$0	\$2,625	\$0	\$0	Plaster: Minor paint and plaster work is needed in several areas a. Ceilings in both entrance vestibules and walls in the stairs above. b. Remove louvers in gym walls and patch plaster walls.
129		* Water stains?			Yes Yes			\$200		2	\$0	\$250	\$0	\$0	Replace mics. panels throughout school
130		* Sagging panels?						\$9,800		2	\$0	\$12,250	\$0	\$0	2x4 ceiling panels in rooms 27 and 36 have reached the end of their useful life. Recommend replacing with 2x2 ceiling panels to prevent sagging in future. (cost does not include lighting replacement.)
131		* Kitchen Ceiling: Is replacement of a mineral fiber ceiling panel system with non-absorbent, humidity resistant scrubbable panel system required?			Yes			\$3,500		1	\$3,850	\$0	\$0	\$0	Recommend replacing kitchen ceiling tile with scurbbable ceiling tile to meet current heath department requirements.
132	76	Lockers						\$0			\$0	\$0	\$0	\$0	
133		* Corridor Lockers	Yes	Unsatisfactory				\$47,600		1					The wood cubbies located in halways are a fire hazzard and do not meet ADA standards. Recommend replacing these with metal corridor lockers. The corridor width allows for 9"x12" lockers. Price is for 140 lockers. Alternative solution is for cubbies to be placed in classrooms.
134		* PE Lockers	Yes	Satisfactory											

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135	77	Interior Doors :	Yes	Unsatisfactory		1992	10	\$24,000		1	\$26,400	\$0	\$0	\$0	Doors opening to an exit corridor are required to be closed in order to maintain a fire separation with the corridor. In new construction, closers are required on all doors opening into a corridor. Hold-open devices if provided must be automatic. The majority of corridor doors are not rated and have louvers which impact the function of the HVAC systems. Recommend replacing all doors and hardware in classroom wing to meet current code. (Cost assumes 12 single doors and double door to PE storage.) Recommend replacing door and frame accessing crawlspace from kitchen storage room. Door binds on floor and is not connected to wall sufficiently.
136	77b	* Interior door hardware:		Satisfactory				\$2,250		1	\$2,475	\$0	\$0	\$0	Most doors have mortised locksets. Many manufacturers of mortised locksets (or cylindrical locksets) including Best, Yale, Sargent, Corbin/Russwin and Schlage provide retrofit lever kits for locksets with knob handles without changing the entire lockset. Cost includes providing levers for doors on the accessible route. Price includes the replacement of knobs at the PE. Storage room, Kitchen doors to the corridor and cafeteria, and two stage doors.
137		** Door Hardware: Door hardware shall be a type that permits door to be opened from within without use of a key. Replace with compliant hardware if needed. ++			Code-compliant						\$0	\$0	\$0	\$0	
138		** Panic Hardware: Doors in exit ways serving 3 or more spaces of pupil occupancy and places of assembly shall have panic hardware. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
139		** Door Closers: Required fire doors, including all doors opening into a corridor, shall be maintained closed, or on hold opens tied to the fire alarm system. ++			Requires remediation			\$0			\$0	\$0	\$0	\$0	Doorstops, if provided, must be automatic type. Remove doorstops from all doors opening onto a corridor. No cost impact - assumes maintenance function. (cost included in door replacement above)
140		** Interior Door Hardware: Lockdown capable but allow for egress?			Yes			\$0			\$0	\$0	\$0	\$0	
141		** Electronic Door Hardware: Electronic releasing system for interior doors (pupil occupied spaces)? Are building areas segregated for after school activities?			No			\$0			\$0	\$0	\$0	\$0	
142		** Exit Doors: Exit doors shall not be locked, chained, or rendered inoperable from the inside at any time. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
143		* Stair Enclosure Doors: Doors into stair enclosures shall swing in the direction of travel, be self closing, and any glazing shall be safety glazing. ++			Requires remediation			\$48,000		1	\$52,800	\$0	\$0	\$0	Exit Path: Exits must remain unobstructed at all times to allow the building to be evacuated in an emergency. The two stairways of the original building do not have the required landing space at the ground floor. Recommend removing existing hollow metal frames and adding Doors in Corridor C2 to provide required landing space and allow a clearer path of egress.

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144			* Rated Doors: 90 minute fire rated, self closing fire doors are required at boiler, refrigeration, electrical and mechanical equipment rooms, storerooms for fuel and flammable liquid, transformer vaults and rooms housing emergency generators. ++			Requires remediation			\$8,000		1	\$8,800	\$0	\$0	\$0	Rated Doors - B Label: Mechanical equipment rooms, fuel storage rooms, refrigeration, AC, transformer vaults, stages should have a B label door, 2-hour fire rating. Replace all doors and frames in basement level with rated doors. (4 interior) Provide new door and frame at boiler room exterior door. Door does not function (1 FRP door in aluminum frame)
145			* Single Use Toilet Room Doors: Privacy locks and only lock from outside with key?			Yes			\$0			\$0	\$0	\$0	\$0	
146	78		Interior stairs (S)	Yes	Satisfactory		1932	10	\$12,000		1	\$13,200	\$0	\$0	\$0	Original building stair finishes are worn and tread surface and nosing are at the end of their useful life. Recommend replacing rubber stair treads with new rubber stair treads, plaster repair throughout and painting.
147			* Stairway Enclosure: Are stairways enclosed? If yes, do enclosure doors have magnetic holdopens? ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
148			* Handrails: A handrail shall be provided on at least one side of each stairway. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
149			* Storage Under Stairs: There shall be no storage under stairs or landings. ++			Requires remediation	1932	20	\$8,300		1	\$9,130	\$0	\$0	\$0	Stairway Storage: Storage space under any stairs or landings is prohibited in new buildings unless separated from the stairway by two hour rated construction and accessed from another space or the corridor. Install 2 hour fire rated ceiling in the basement storage area under stair. Close off framed opening under stair assembly to prevent storage of material.
150			* Evidence of rot / decay / corrosion of stringers / pans / support steel?			No			\$0			\$0	\$0	\$0	\$0	
151			* Evidence of cracking / spalling of concrete?			No			\$0			\$0	\$0	\$0	\$0	
152	79		Elevator, lifts and escalators (H)	Yes	Excellent		2011	36	\$0			\$0	\$0	\$0	\$0	
153			* Does elevator have elevator lobbies as required by the Building Code of NYS Section 707.14?			Yes			\$0			\$0	\$0	\$0	\$0	Lobbies are not included, elevator is equipped with required smoke screens.
154			* Evidence of rot / decay / corrosion of support structure?			No			\$0			\$0	\$0	\$0	\$0	
155			* Evidence of cracking / spalling of support walls?			No			\$0			\$0	\$0	\$0	\$0	
156	80		Interior Electrical distribution (H): See Electrical Systems section below.													
157	81		Lighting fixtures: See Electrical Systems section below.													
158	82		Communications Systems (H): See Technology Systems section below.													
159	83		Swimming pool and swimming pool systems	No	n/a				\$0			\$0	\$0	\$0	\$0	
160			* Have the pool main drain(s) been modified for compliance with the Virginia Graeme Baker Act?			n/a			\$0			\$0	\$0	\$0	\$0	

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161		* Does the pool have an ASTM F2208 compliant alarm system that is capable of detecting a person entering the water at any point on the surface of the pool and giving an audible alarm?			n/a			\$0			\$0	\$0	\$0	\$0	
162		* Is Swimming Pool main drain anti-entrapment compliant?			n/a			\$0			\$0	\$0	\$0	\$0	
163		* Is piping adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
164		* Is filtration system adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
165		* Is pool water chemistry control system adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
166		* Is safety shower / eyewash adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
167		* Is pool gutter adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
168		Dead End Corridor: Dead end corridor pockets shall not exceed depth of 1.5 times the pocket width. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
169		Two Means of Egress: Spaces of pupil occupancy >500 sf shall have 2 separate means of egress. Typically one door to corridor and another into separate smoke zone, a door directly to exterior, or rescue window. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
170		Means of Egress: No point in a space of pupil occupancy shall exceed a 50' straight-line distance to corridor or exterior door except assembly spaces and library. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
171		Safety Glazing: Glazing within 48" of floor in and adjacent to doors, and other glazed panels within 18" of the floor are required to be safety glazing. Wire glass is not safety glazing. Glazed doors and sidelights shall be marked in accordance with 12 NYCRR Part 21. ++			Requires remediation			\$0			\$0	\$0	\$0	\$0	Cost is included in Item number 141 above
172															
173	BCS	Interior Spaces - Floor Finishes						\$124,310		5	\$96,514	\$26,938	\$22,530	\$0	
174	71	Carpeting:	Yes	Unsatisfactory		1992	2	\$4,140		1	\$4,554	\$0	\$0	\$0	Library carpet floor finish has reached the end of its useful life. Price is based on 90 SY of material, demolition and installation. Abatement is not included.
175	71a	* Where is it located?			Instructional space										
176	72	Resilient Tile or Sheet Flooring:	Yes	Satisfactory		2011	10	\$2,500		2	\$0	\$3,125	\$0	\$0	Flooring: Tripping hazard, Repair wood flooring at Rooms 26 and 34 to resolve tripping hazard and room 31 at exposed area under HVAC equipment.
177	72a	* Where is it located?			Instructional and common space										
178	72b	Resilient Tile or Sheet Flooring cont.						\$14,500		2	\$0	\$18,125	\$0	\$0	Resilient tile flooring in the corridors of the original 1932 building has reached the end of its useful life. Replace worn resilient tile flooring in corridors of original building including the stairs where VAT is present.

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179	72c	Resilient Tile or Sheet Flooring cont.						\$4,550		2	\$0	\$5,688	\$0	\$0	Resilient tile flooring in Music Room 20 has reached the end of its useful life. Replace worn resilient tile flooring with new VCT flooring. Feasibility of removing tile and refinishing wood flooring under. Wood flooring appears to be buckling under the VCT causing seam separation.
180		* Is there VAT in the facility?			Yes										
181		** If yes, is it in good condition?			Yes										
182	73	Hard Flooring (concrete, ceramic tile, stone etc.):	Yes	Unsatisfactory		1932	10	\$3,500		3	\$0	\$0	\$5,250	\$0	Storage rooms B03, and B04 floors painted surfaces are in poor condition. Apply epoxy coating to floors throughout. Cost includes cleaning and etching surface, and filling cracks. Sandblasting of some sections of floor may be necessary to remove oil and grease.
183	73a	* Where is it located?													
184	74	Wood Flooring:	Yes	Satisfactory		1956	0	\$80,000		1	\$88,000	\$0	\$0	\$0	Gymnasium: Rubber flooring in this Gymnasium appears to have surpassed its useful life. The surface is beginning to crack and split. Primary recommendation is to replace with a new maple hardwood flooring system installed over rubber pads. Recommend a "free floating" system which offers very good deflection and shock absorbency thus minimizing impact related injuries while creating a surface suitable for competitive events. It is recommended that the existing rubber flooring be removed prior to installation of this system. An anchored system could be installed which would not require removal of the rubber flooring. Cost of the anchored system is slightly more, however the higher cost may be offset by elimination of demolition of the current floor.
185	74	Wood Flooring cont.				1932	3	\$11,520		3	\$0	\$0	\$17,280	\$0	The wood flooring in Rooms 27 and 34 has become worn. Refinish.
186	74	Wood Flooring cont.				1932	3	\$3,600		1	\$3,960	\$0	\$0	\$0	The wood flooring in Rooms 30 and 31 has become worn. Refinish and patch under removed UV's
187	74a	* Where is it located?			Instructional and common space										Testing of the existing flooring for mercury is recommended to determine necessity and/or extent of abatement. (additional \$2,000)
188															
189	BCS	Building Envelope							\$184,910	5	\$20,911	\$139,875	\$72,000	\$6,300	
190	60	Structural Floors (S):		Satisfactory		1992	3	\$0			\$0	\$0	\$0	\$0	Varies
191	60a	* Type:													Varies - See Information by vintage of building addition
192	60b	* Evidence of structural concerns with Support System: Beams / Joists / Trusses, etc.						\$0			\$0	\$0	\$0	\$0	
193	60b1	** Structural cracks?			No			\$0			\$0	\$0	\$0	\$0	
194	60b2	** Unsupported ends?			No			\$0			\$0	\$0	\$0	\$0	
195	60b3	** Rot / decay / corrosion?			No			\$0			\$0	\$0	\$0	\$0	
196	60b4	** Deflection?			No			\$0			\$0	\$0	\$0	\$0	
197	60b5	** Seriously damaged / missing components?			No			\$0			\$0	\$0	\$0	\$0	
198	60b6	** Other problems?			No			\$0			\$0	\$0	\$0	\$0	
199		** Water penetration?			No			\$0			\$0	\$0	\$0	\$0	

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200		** Is there a crawl space?			No			\$0			\$0	\$0	\$0	\$0	
201	60c	* Evidence of structural concerns with Structural floor deck:						\$0			\$0	\$0	\$0	\$0	
202	60c1	** Structural cracks?			No			\$0			\$0	\$0	\$0	\$0	
203	60c2	** Deflection?			No			\$0			\$0	\$0	\$0	\$0	
204	60c3	** Rot / decay / corrosion?			No			\$0			\$0	\$0	\$0	\$0	
205		** Deck or rebar issues in concrete?			No			\$0			\$0	\$0	\$0	\$0	
206	61	Exterior walls / columns (S):		Unsatisfactory		1992	3	\$40,000		2	\$0	\$50,000	\$0	\$0	Masonry Addition: The CMU addition to the Kitchen does not meet code for fire resistance. Recommend demolishing and reconstructing this area with brick/cmu walls and steel roof framing and deck. In addition, remove the remaining steel framed window in the Storage room 13C and infill with masonry wall.
207	61a	* Material:			Masonry										
208	61b	* Evidence of structural concerns with Support System:						\$0			\$0	\$0	\$0	\$0	
209	61b1	** Structural cracks?			No			\$0			\$0	\$0	\$0	\$0	
210	61b2	** Rot / decay / corrosion?			No			\$0			\$0	\$0	\$0	\$0	
211	61b3	** Other Problems?			No			\$0			\$0	\$0	\$0	\$0	
212		** Water penetration?			No			\$0			\$0	\$0	\$0	\$0	
213		** Bowing of wall?			No			\$0			\$0	\$0	\$0	\$0	
214	61c	* Evidence of structural concerns with exterior cladding:									\$0	\$0	\$0	\$0	
215	61c1	** Cracks / gaps?			No			\$0			\$0	\$0	\$0	\$0	
216	61c2	** Inadequate flashing?			No			\$0			\$0	\$0	\$0	\$0	
217	61c3	** Efflorescence?			No			\$0			\$0	\$0	\$0	\$0	
218	61c4	** Moisture penetration?			No			\$0			\$0	\$0	\$0	\$0	
219	61c5	** Rot / decay / corrosion?			No			\$0			\$0	\$0	\$0	\$0	
220	61c6	** Other problems?			Yes			\$3,600		1	\$3,960	\$0	\$0	\$0	Brick Replacement: Minor spalling and/or broken brick faces and deterioration of mortar joints is noted at the building corner outside Room 2 and at Cafeteria. Replace damaged brick.
221		** Unsupported areas?			No			\$0			\$0	\$0	\$0	\$0	
222		** Bowing of wall?			No			\$0			\$0	\$0	\$0	\$0	
223		** Issues with masonry ties?			No			\$0			\$0	\$0	\$0	\$0	
224		** Issues with Brick Expansion Joints?			Yes			\$2,200		2	\$0	\$2,750	\$0	\$0	Control Joints: Both additions (classroom and cafeteria) show signs of cracking at the corners of the buildings. Recommend saw cutting of control joints at 4 feet from corners and at window locations. Seal joints and repair/repoint existing masonry cracking at these locations.

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225		** Require repointing?			Yes			\$15,000		2	\$0	\$18,750	\$0	\$0	Brick - Cleaning / Repoint: Some minor spalling of mortared brick joints was noted. Remove loose mortar and repoint joint. If reinforcing wire is exposed in the joint it should be removed or coated to minimize corrosion that promotes mortar spall. Cost includes the following: a. Clean and repoint wall of main office addition at "Boys" entrance (20sf) b. Clean and repoint wall of main office addition to the left of the main entrance. (30sf) c. Clean and repoint all Brick sills at Main office addition (50sf) d. Clean and repoint water damaged area outside room 5 (15sf) e. Clean and repoint at building corners of Classroom wing (60sf) f. Repoint under all windows of the original building (400sf) g. Clean and repoint areas around downspouts (180sf) h. Clean and repoint water damaged area near kitchen storage addition. (40sf)
226		** Require repointing?			Yes			\$1,500		2	\$0	\$1,875	\$0	\$0	Brick/Stonework: Minor brick and cast stone restoration is required. Consider repointing brick and replacing case stone where necessary, clean brick on original building and reseal all stone joints.
227		* Energy efficiency:						\$0			\$0	\$0	\$0	\$0	
228		** Is there sufficient insulation?			n/a			\$2,660		1	\$2,926	\$0	\$0	\$0	Recommend replacing wall below window in room number 1. The existing wall is single wyth CMU construction that is beginning to show signs of deterioration and provides limited thermal resistance.
229		** Is insulation continuous or are there thermal bridges?			No			\$0			\$0	\$0	\$0	\$0	
230		* Air and moisture penetration:						\$6,000		0	\$0	\$0	\$0	\$6,300	A comprehensive review of the overall building envelope to determine opportunities to eliminate the negative affects of infiltration into and out of building. This is to focus on the roof-wall interface, caulking of windows and roof mounted equipment, weather-stripping and wall penetrations.
231		** Is there a continuous air barrier system?			No			\$0			\$0	\$0	\$0	\$0	
232		** Is there adequate sealant at all penetrations?			No			\$1,500		1	\$1,650	\$0	\$0	\$0	Seal wall penetration at Classroom 14, at electric penetrations above the gym exit, and joint between the original building and the main office addition.
233		** Are there weeps if a cavity wall?			Yes			\$3,000		3	\$0	\$0	\$4,500	\$0	Sealant - Weep Holes: Sealant has been placed at weep holes in several locations. Remove sealant and clean weeps of debris.
234		**Is flashing adequate?			Yes			\$0			\$0	\$0	\$0	\$0	
235		** If a cavity wall, is there sufficient air space?			unknown			\$0			\$0	\$0	\$0	\$0	
236		** Is there a continuous vapor barrier, and is it in the correct location?			unknown			\$0			\$0	\$0	\$0	\$0	

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237	62	Chimneys (S)	Yes	Satisfactory		2011	20	\$0			\$0	\$0	\$0	\$0	New metal flue pipes installed into existing masonry chimney in 2010 capital project.
238	62a	* Construction Type:			Masonry										
239		* If masonry / concrete, evidence of structural concerns						\$0			\$0	\$0	\$0	\$0	
240		** Cracking / spalling?			no			\$0			\$0	\$0	\$0	\$0	
241		** Rot / decay / corrosion?			no			\$0			\$0	\$0	\$0	\$0	
242		** Water penetration / efflorescence?			no			\$0			\$0	\$0	\$0	\$0	
243		** gaps / popping bricks?			no			\$0			\$0	\$0	\$0	\$0	
244		* If steel / metal, evidence of structural concerns						\$0			\$0	\$0	\$0	\$0	
245		** Corrosion / rot / decay?						\$0			\$0	\$0	\$0	\$0	
246		** Deflection / bowing?						\$0			\$0	\$0	\$0	\$0	
247	63	Parapets (S)	Yes	Satisfactory		1932	20	\$0			\$0	\$0	\$0	\$0	
248	63a	* Construction Type:			Masonry										
249		* If masonry / concrete, evidence of structural concerns						\$0			\$0	\$0	\$0	\$0	
250		** Cracking / spalling?			no			\$0			\$0	\$0	\$0	\$0	
251		** Rot / decay / corrosion?			no			\$0			\$0	\$0	\$0	\$0	
252		** Water penetration / efflorescence?			no			\$0			\$0	\$0	\$0	\$0	
253		** gaps / popping bricks?			no			\$0			\$0	\$0	\$0	\$0	
254		* If steel / metal, evidence of structural concerns						\$0			\$0	\$0	\$0	\$0	
255		** Corrosion / rot / decay?						\$0			\$0	\$0	\$0	\$0	
256		** Deflection / bowing?						\$0			\$0	\$0	\$0	\$0	
257	64	Exterior Doors:				1992	16	\$40,000		2	\$0	\$50,000	\$0	\$0	Exterior doors are in poor condition. Replace doors and frames at original building and classroom addition with new insulated weatherstripped doors to upgrade reliability and energy efficiency. Cost includes panic hardware, continuous hinges and closers. Cost also includes replacing weather stripping at main office door. - Need to address security access, At top of ramp?
258	64a	* Exterior door units: Identify overall condition		Satisfactory							\$0	\$0	\$0		
259	64b	* Exterior door hardware: Identify overall condition		Satisfactory				\$12,000		2	\$0	\$15,000	\$0		The secondary vestibule door hardware from the teacher's parking lot has failed. Replace hardware and closers, clean and paint frame at rust damage.
260	64c	* Do any exit doors have magnetic locking devices?			No										
261	64d	* Are Safety/Security features adequate?			No										
262		* Panic Hardware: Doors in exit ways serving 3 or more spaces of pupil occupancy and places of assembly shall have panic hardware. ++			No			\$0			\$0	\$0	\$0	\$0	
263		* Exit Doors: Exit doors shall not be locked, chained, or rendered inoperable from the inside at any time. ++			No			\$0			\$0	\$0	\$0	\$0	

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264		* Door Hardening: Are exterior doors hardened? Do they auto lock?			No			\$0			\$0	\$0	\$0	\$0	
265		* Exit Door Hardware: Are no pulls on "exit only" doors?			No			\$0			\$0	\$0	\$0	\$0	
266		* Thresholds:			Yes			\$1,200		2	\$0	\$1,500	\$0	\$0	Concrete: Concrete has spalled at the threshold of Gymnasium exterior door. Remove loose concrete and patch to match existing.
267		* Overhead Doors:	No	Satisfactory				\$0			\$0	\$0	\$0	\$0	
268		* Evidence of structural concerns						\$0			\$0	\$0	\$0	\$0	
269		** Support / connection to framing?						\$0			\$0	\$0	\$0	\$0	
270		** Rot / decay / corrosion?						\$0			\$0	\$0	\$0	\$0	
271		** Excessive deflection?						\$0			\$0	\$0	\$0	\$0	
272		* Courtyard Exits: Courtyards < 700 sf shall have at least one exit equipped with panic hardware on the court side. Courtyards > 700 sf require two remote exits with panic hardware on the court side such that doors can always be opened from the court side without the use of a key. ++			n/a			\$0			\$0			\$0	
273		* Safety Glazing: Glazing within 48" of floor in and adjacent to doors, and other glazed panels within 18" of the floor are required to be safety glazing. Wire glass is not safety glazing. Glazed doors and sidelights shall be marked in accordance with 12 NYCRR Part 21. ++						\$0			\$0			\$0	
274		* Energy efficiency:						\$0			\$0	\$0	\$0	\$0	
275		** Are the door frames well sealed?			Yes			\$0			\$0	\$0	\$0	\$0	
276		** If aluminum, thermally broken?			Yes			\$0			\$0	\$0	\$0	\$0	
277		** Energy efficient glazing?			Yes			\$0			\$0	\$0	\$0	\$0	
278		** Appropriate hardware including thresholds?			Yes			\$0			\$0	\$0	\$0	\$0	
279	65	Exterior Steps, Stairs and Ramps:	Yes	Satisfactory		2011	34	\$0			\$0	\$0	\$0	\$0	
280		* Evidence of structural concerns						\$0			\$0	\$0	\$0	\$0	
281		** Cracking / spalling of concrete?			No			\$0			\$0	\$0	\$0	\$0	
282		** Cracking spalling of railing bases?			No			\$0			\$0	\$0	\$0	\$0	
283		** Rot / decay / corrosion of nosing?			No			\$0			\$0	\$0	\$0	\$0	
284		** Rot / decay / corrosion of handrail?			No			\$0			\$0	\$0	\$0	\$0	
285		** Rot / decay / corrosion of railing sleeves?			No			\$0			\$0	\$0	\$0	\$0	
286	66	Fire Escapes (S)	Yes	Satisfactory				\$0			\$0	\$0	\$0	\$0	
287	66c	* Are safety features adequate?						\$0			\$0	\$0	\$0	\$0	
288		* Evidence of structural concerns						\$0			\$0	\$0	\$0	\$0	
289		** Attachment to wall / structure?						\$0			\$0	\$0	\$0	\$0	
290		** Rot / decay / corrosion?						\$0			\$0	\$0	\$0	\$0	
291		Fire escapes: Are they provided, and if yes, are they enclosed, open, steel or wood? ++						\$0			\$0	\$0	\$0	\$0	

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292		Fire escapes: If provided, are they structurally sound and in good repair? ++						\$0			\$0	\$0	\$0	\$0	
293	67	Windows:	Yes	Satisfactory		2011	34			1	\$0	\$0	\$0	\$0	
294	67a	* Type:													
295	67c	* Are all rescue windows operable?													
296		* Rescue Windows: Required emergency rescue windows and related hardware facilitate egress and are appropriately marked. Minimum of 6 sf and 24" clear each direction. Indicate size of clear opening: ++			Requires remediation			\$38,000		3	\$0	\$0	\$57,000	\$0	Rescue Window: Every space of pupil occupancy over 500 sf shall have two separate means of egress from such space. Pupil occupancy space is any room housing pupils on a regular basis, other than a library, a place of assembly or small rooms where no more than ten pupils are under direct, responsible, adult supervision. The operable panels of the cafeteria windows are very large and hard to operate for most adults. Replace windows with smaller operable units that are operable by children using the space.
297		* Window Security: Is glazing laminated or tinted, or are there shades at student occupied rooms?			No			\$0			\$0	\$0	\$0	\$0	Shades are present in the majority of rooms.
298		* Window Sash Locks: Are window sashes self locking?			Yes			\$0			\$0	\$0	\$0	\$0	
299		* Large Group Space Security: Is there the ability to block outside visual access to large group spaces? "Smart glass" is an option			Yes			\$0			\$0	\$0	\$0	\$0	
300		* Energy efficiency:						\$0			\$0	\$0	\$0	\$0	
301		** Are the window frames well sealed?			Yes			\$0			\$0	\$0	\$0	\$0	
302		** If aluminum, thermally broken?			Yes			\$0			\$0	\$0	\$0	\$0	
303		** Energy efficient glazing?			Yes			\$0			\$0	\$0	\$0	\$0	
304		* Air and moisture penetration:						\$0			\$0	\$0	\$0	\$0	
305		** Proper flashing at the head and sill?			Yes			\$0			\$0	\$0	\$0	\$0	
306		** Weeps?			Yes			\$0			\$0	\$0	\$0	\$0	
307		** Signs of water penetration?			No			\$0			\$0	\$0	\$0	\$0	
308		Lintels: are lintels in good shape?			yes			\$6,000		3	\$0	\$0	\$9,000	\$0	Repair lintel above existing Bilco door pit access from boiler room. Clean exposed re-bar and patch concrete.
309		* Evidence of structural concerns						\$0			\$0	\$0	\$0	\$0	
310		** Cracking / spalling around lintel?			Yes			\$0			\$0	\$0	\$0	\$0	
311		** Rot / decay / corrosion?			Yes			\$0			\$0	\$0	\$0	\$0	
312		** Excessive deflection?			No			\$0			\$0	\$0	\$0	\$0	
313	68	Roofs and Skylights (S)		Excellent		2014	29				\$0	\$0	\$0	\$0	
314	68a	* Type of roof construction:			Multiple types (list under remarks)										Refer to information by building vintage.
315	68b	* Type of roofing material:			Other (specify)										EPDM
316	68c	* Evidence of structural concerns with Support System:						\$0			\$0	\$0	\$0	\$0	
317	68c1	** Structural cracks?			No			\$0			\$0	\$0	\$0	\$0	
318	68c2	** Unsupported ends?			No			\$0			\$0	\$0	\$0	\$0	
319	68c3	** Rot / decay / corrosion?			No			\$0			\$0	\$0	\$0	\$0	

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320	68c4	** Deflection?			No			\$0			\$0	\$0	\$0	\$0	
321	68c5	** Seriously damaged / missing components?			No			\$0			\$0	\$0	\$0	\$0	
322	68c6	** Other problems?			No			\$0			\$0	\$0	\$0	\$0	
323	68d	* Evidence of structural concerns with Structural roof deck						\$0			\$0	\$0	\$0	\$0	
324	68d1	** Structural cracks?			No			\$0			\$0	\$0	\$0	\$0	
325	68d2	** Deflection?			No			\$0			\$0	\$0	\$0	\$0	
326	68d3	** Rot / decay / corrosion?			No			\$0			\$0	\$0	\$0	\$0	
327	68h	* Evidence of concerns with roofing, skylights, flashing and drains:						\$0			\$0	\$0	\$0	\$0	
328	68h1	** Failures / splits / cracks?			No			\$0			\$0	\$0	\$0	\$0	
329	68h2	** Rot / decay / corrosion?			No			\$0			\$0	\$0	\$0	\$0	
330	68h3	** Inadequate flashing / curbs / pitch pockets?			No			\$0			\$0	\$0	\$0	\$0	
331	68h4	** Inadequate or poorly functioning roof drains			No			\$0			\$0	\$0	\$0	\$0	
332	68h5	** Evidence of water penetration /active leaks			n/a			\$0			\$0	\$0	\$0	\$0	
333	68h6	** Other concerns?			No			\$0			\$0	\$0	\$0	\$0	
334		* Ladders: Are all roofs accessible? Cages if required by OSHA?			yes			\$1,000		3	\$0	\$0	\$1,500	\$0	Recommend painting roof access ladder to prolong life and prevent further rusting.
335		* Are ladders adequately fastened to wall / structure?			yes			\$0			\$0	\$0	\$0	\$0	
336		* Energy efficiency: Is there sufficient insulation? Is insulation continuous or are there thermal bridges?			yes			\$0			\$0	\$0	\$0	\$0	
337		*Roof drains:						\$0			\$0	\$0	\$0	\$0	
338		** Does roofing slope adequately to drains?			yes			\$0			\$0	\$0	\$0	\$0	
339		** What is the condition of the drains?		Satisfactory				\$5,000		1	\$5,500	\$0	\$0	\$0	North roof drain above the auditorium roof was clogged with debris from adjacent trees. Recommend removing or trimming back trees to prevent this. Adjacency to property line may not allow for sufficient resolution.
340		* Mechanical equipment: Are curbs adequate height and flashed?			yes			\$0			\$0	\$0	\$0	\$0	
341	68e	Does the building have skylights?	Yes	Satisfactory		2011	14	\$0			\$0	\$0	\$0	\$0	
342	68f	* If yes, what material are the skylights made of?			Plastic										
343		* Evidence of:						\$0			\$0	\$0	\$0	\$0	
344		** Water penetration?			no			\$0			\$0	\$0	\$0	\$0	
345		** Rot / decay / corrosion?			no			\$0			\$0	\$0	\$0	\$0	
346		Exterior Soffits:						\$6,250		1	\$6,875	\$0	\$0	\$0	Wood soffits are present at the east and south entrances. Recommend replacing with aluminum style soffit. Review of record drawings is needed to determine if soffits are insulated or ventilated.
347															
348	BCS	Plumbing (Excluding HVAC Systems)						\$31,500		5	\$28,050	\$0	\$9,000	\$0	
349	84	Water distribution system (H):	Yes	Satisfactory		2011	46	\$0			\$0	\$0	\$0	\$0	
350	84a	* Type of pipes:			multiple types (not under										copper and galvanized steel
351		* Shall be operable and in good condition. ++			Code-compliant						\$0	\$0	\$0	\$0	

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352		* Cross Connection Control: Does the main water service have a RPZ backflow preventer and what is it's condition?	n/a	n/a				\$0			\$0	\$0	\$0	\$0	RPZ backflow preventer not required on non-municipal on-site water supply system. Well water supply lines have check valves to prevent backflow.
353		* Cross Connection Control: Does the boiler water make-up line have a RPZ backflow preventer and what is it's condition?	Yes	Satisfactory				\$0			\$0	\$0	\$0	\$0	
354		* Isolation Valves: Are they adequate?			Yes			\$0			\$0	\$0	\$0	\$0	
355		* Water Meter: Is there a need to meter boiler water make-up, irrigation, or water service if on a well? What is the condition of the existing meter?	Yes	Satisfactory				\$0			\$0	\$0	\$0	\$0	Each well water supply line has a water meter.
356		* Make-Up Water Softener: Is one required?			yes			\$15,000		1	\$16,500	\$0	\$0	\$0	Provide an automatic water softening system for the domestic hot water feed and for boiler makeup water to reduce scale formation in heating equipment and piping.
357		* Full Building Water Softener: Is one required?			no			\$0			\$0	\$0	\$0	\$0	
358		* Water Piping Sample: Is survey recommended?			no			\$0			\$0	\$0	\$0	\$0	
359		* Water Analysis: Is testing recommended?			yes			\$0			\$0	\$0	\$0	\$0	As required by Health Department for on-site water supply and disinfection system.
360	85	Plumbing drainage system (H):	Yes	Satisfactory		2011		\$0			\$0	\$0	\$0	\$0	
361	85a	* Type of pipes:			multiple types (not under										cast iron, galvanized steel, copper
362		* Art Room Sinks: Are there plaster traps and if yes what is their condition?	No	n/a				\$1,000		3	\$0	\$0	\$1,500	\$0	Provide a plaster trap in the drain of the Art Room sink to prevent accumulations of material that may cause drain line stoppages.
363		* Grease Interceptor: Is the grease interceptor at the kitchen pot sink adequate?			no			\$10,000		1	\$11,000	\$0	\$0	\$0	Replace grease trap in kitchen with a more modern and effective unit to prevent drainline stoppages.
364		* Kitchen Waste: Are sinks used for food prep separated from the drainage system?			no			\$500		1	\$550	\$0	\$0	\$0	Revise drain from main sink in kitchen area to provide a suitable air gap.
365		* Sewage Ejector System: Is it adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
366		* Boiler Room Sump Pump: Is it adequate?			unknown			\$5,000		3	\$0	\$0	\$7,500	\$0	Replace outdated duplex sump pump system in boiler room
367		* Wet Crawl Space: Is a sump pump system in crawlspace required to eliminate standing ground water??			no			\$0			\$0	\$0	\$0	\$0	
368		* Drain Pipe Testing: Is testing recommended?			not recommended			\$0			\$0	\$0	\$0	\$0	
369	86	Hot water heaters (H):	Yes	Satisfactory		2011	6	\$0			\$0	\$0	\$0	\$0	
370	86a	* Type of Fuel:			Natural Gas										
371		* Summer Water Heater: Is it adequate?			n/a			\$0			\$0	\$0	\$0	\$0	Domestic water heating system is already independent of building heating system.
372		* Domestic Hot Water: Is it adequate?			yes			\$0			\$0	\$0	\$0	\$0	Gas fired storage type water heater was replaced in the 2010 capital project.

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373		* Kitchen Booster Heater: Is it adequate?			yes			\$0			\$0	\$0	\$0	\$0	Electric booster heater is being replaced with a gas fired booster heater in the 2016 Energy Performance Contract.
374	87	Plumbing fixtures (including toilets, urinals, lavatories, etc.)	Yes	Satisfactory		2011	26	\$0			\$0	\$0	\$0	\$0	
375		* Shall be operable and in good condition. ++			Code-compliant						\$0	\$0	\$0	\$0	
376		* Kitchen Hand Washing Station: Does existing have hands free faucet?			yes			\$0			\$0	\$0	\$0	\$0	
377		* Health Room Hand Washing Station: Does existing have hands free faucet?			yes			\$0			\$0	\$0	\$0	\$0	
378		* Boiler Room Eyewash: Is it adequate?			yes			\$0			\$0	\$0	\$0	\$0	Eyewash fixture installed in 2010 capital project.
379		* Shop Eyewash: Is it adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
380		* Vacuum Breakers: Do the exterior hose bibbs, janitor closet sink faucets have vacuum breakers to guard against back-siphonage into the potable water supply?			no			\$0			\$0	\$0	\$0	\$0	
381		* Science Lab Faucets: Do they have integral vacuum breakers?			n/a			\$0			\$0	\$0	\$0	\$0	
382		Sanitary systems shall be operable and in good condition. ++			Requires remediation			\$0			\$0	\$0	\$0	\$0	See recommendation above for investigation work recommended and addition of exterior cleanout on sanitary sewer line to septic tank.
383		Gas Pressure: Gas entering building shall be low pressure, i.e. 1/2 psig or less ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
384															
385	BCS	HVAC Systems						\$10,000		S	\$11,000	\$0	\$0	\$0	
386	88	HVAC Systems type:													
387	88a	* Does this building have a central HVAC system?	No												
388	88b	* What type of technology does it use?													
389	89	Heat generating systems (H):	Yes	Excellent		2011	26	\$0			\$0	\$0	\$0	\$0	
390	89a	* Heat generation source:			Boiler - hot water										Condensing hot water boilers installed in the 2010 capital project.
391		* Shall be operable and in good condition. ++			Code-compliant										
392		* If heat generation source is a boiler:													
393		** Are the pressure relief valves adequate?			yes			\$0			\$0	\$0	\$0	\$0	
394		** Is the boiler room exhaust adequate?			yes			\$0			\$0	\$0	\$0	\$0	
395		** Are burner alarms adequate?			yes			\$0			\$0	\$0	\$0	\$0	
396		** Are burner emergency switches adequate?			yes			\$0			\$0	\$0	\$0	\$0	New emergency boiler shutdown switches will be provided in the 2016 Energy Performance Contract.
397		** Is combustion air intake adequate?			yes			\$0			\$0	\$0	\$0	\$0	
398		** Are gas safety cutouts adequate?			yes			\$0			\$0	\$0	\$0	\$0	
399		** Are low water cut-off manual reset switches adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
400		** Is boiler room make-up air adequate?			yes			\$0			\$0	\$0	\$0	\$0	
401		** Are remote burner alarms adequate?			yes			\$0			\$0	\$0	\$0	\$0	
402		** Are boiler relief valve test chains adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
403		** Are burners adequate?			yes			\$0			\$0	\$0	\$0	\$0	

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404		** Are boiler door gaskets adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
405		** Is water meter on make-up water line to the boiler adequate?			yes			\$0			\$0	\$0	\$0	\$0	Makeup water provided by glycol fill station.
406	90	Heating Fuel / energy Systems (H):	Yes	Excellent	Natural gas	2011	46	\$0			\$0	\$0	\$0	\$0	
407		* Shall be operable and in good condition. ++			Code-compliant						\$0	\$0	\$0	\$0	
408		* Are fire safety valves adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
409		* Do the science labs have emergency gas shut-off capability?			n/a			\$0			\$0	\$0	\$0	\$0	Gas has been disconnected to the former science labs.
410	91	Cooling / air conditioning generating systems	Yes	Excellent	Administrative offices and Nurse's Office	2011	16	\$0			\$0	\$0	\$0	\$0	
411		* Shall be operable and in good condition. ++			Code-compliant						\$0	\$0	\$0	\$0	
412		* Required A/C: Is air conditioning provided in student-occupied, interior rooms to maintain 74° F ambient temperature?			n/a			\$0			\$0	\$0	\$0	\$0	
413		*Are server / data rooms cooling adequate?			yes			\$0			\$0	\$0	\$0	\$0	
414		* Is administration cooling adequate?			yes			\$0			\$0	\$0	\$0	\$0	
415		*Is library cooling adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
416		* Is auditorium cooling adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
417	92	Air handling and ventilation equipment: supply units, exhaust units, relief / return units, etc. (H)	Yes	Excellent		2011	36	\$0			\$0	\$0	\$0	\$0	
418		Ventilation Occupied Spaces: Ventilation with fresh air shall be provided in all occupied spaces. ++			Code-compliant			\$5,000		1	\$5,500	\$0	\$0	\$0	Provide a hot water unit heater in the P.E. Storage/Office to supplement the heat supply from the existing blower coil unit.
419		* Shall be operable and in good condition. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
420		* Is dryer venting adequate?			yes			\$0			\$0	\$0	\$0	\$0	
421		* Is dust collection system with make up air adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
422		* Is kiln exhaust system adequate?			yes			\$0			\$0	\$0	\$0	\$0	
423		* Are toilet room exhaust systems adequate?			yes			\$0			\$0	\$0	\$0	\$0	
424		* Is kitchen grease hood and exhaust system adequate?			no			\$0			\$0	\$0	\$0	\$0	See recommendation in equipment section.
425		* Is range exhaust system adequate?			no			\$0			\$0	\$0	\$0	\$0	see above
426		* Are circulations pumps adequate?			yes			\$0			\$0	\$0	\$0	\$0	
427		* Are condensate pumps adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
428		* Are UV filters adequate?			yes			\$0			\$0	\$0	\$0	\$0	
429		* Are power exhaust systems in place and adequate?			yes			\$0			\$0	\$0	\$0	\$0	
430		* Are unit ventilators adequate?			yes			\$0			\$0	\$0	\$0	\$0	
431		* Are fin tube radiation systems adequate?			yes			\$0			\$0	\$0	\$0	\$0	
432		* Are air handling units adequate?			yes			\$0			\$0	\$0	\$0	\$0	
433		* Are root top units adequate?			yes			\$0			\$0	\$0	\$0	\$0	
434		* Are heat pumps adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
435		* Are motors adequate?			yes			\$0			\$0	\$0	\$0	\$0	

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436	93	Piped heating and cooling distribution systems: piping, pumps, radiators, convectors, traps, insulation, etc. (H)	Yes	Excellent		2011	36	\$0			\$0	\$0	\$0	\$0	Heating piping replaced in 2010 capital project.
437		* Shall be operable and in good condition. ++			Code-compliant						\$0	\$0	\$0	\$0	
438		* If steam, are steam traps adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
439		* Are variable speed drives adequate?			yes			\$0			\$0	\$0	\$0	\$0	
440	94	Ducted heating and cooling distribution systems: ductwork, control dampers, fire/smoke dampers, VAVs, insulation, etc. (H)	Yes	Excellent		2011	36	\$0			\$0	\$0	\$0	\$0	
441		* Shall be operable and in good condition. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
442		Unused Ducts: Unused duct work shall be sealed off at each floor level with fire resistive materials. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
443		* Are there fire dampers and access doors on all ductwork penetrations of the boiler room walls?			n/a			\$0			\$0	\$0	\$0	\$0	
444	95	HVAC control systems (H):	Yes	Excellent		2011	16	\$0			\$0	\$0	\$0	\$0	
445		Controls: All primary controls for fuel-burning equipment shall operate on a 120-volt, single-phase, grounded circuit. Such controls generally include the hold-in coil of the motor starter, the solenoid coil for the pilot valve, the solenoid coil for the main fuel valve or the actuator for the motorized fuel valve, the ignition transformer, and the modulator transformer. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	The 2016 Energy Performance Contract will connect all existing HVAC equipment and new equipment being provided in that contract to the district's Building Automation System.
446		* Are thermostats adequate?			yes			\$0			\$0	\$0	\$0	\$0	
447		* Are unit ventilator controls adequate?			yes			\$0			\$0	\$0	\$0	\$0	
448		* Are temperature controls adequate?			yes			\$0			\$0	\$0	\$0	\$0	
449		* Are burner controls adequate?			yes			\$0			\$0	\$0	\$0	\$0	
450		* Is refrigerated air dryer in temperature control air supply adequate?			n/a			\$0			\$0	\$0	\$0	\$0	Electronic control system.
451		* Is automatic alternator for temperature control compressor in boiler room adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
452		* Should heating and ventilating system be checked and balanced to restore ventilation rates and air distribution to appropriate levels?			yes			\$5,000		1	\$5,500	\$0	\$0	\$0	Powered relief air exhaust system in 1953 addition is unable to control properly due to louvers in classroom doors. See separate recommendation for replacement of classroom doors with labeled, non-louvered doors. System should be rebalanced after replacement of doors has been completed.
453		Mechanical, heat-producing and cooling equipment, auxiliary apparatus and controls, and the installation of same shall be operable and in good condition. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	

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454		Flame Safeguard: Provide electronic flame safeguard controls for the gas (oil) fired boilers, so upon flame failure a response in 2 to 4 seconds to cut off the fuel supply through the burner and the main fuel valve. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
455		Heating Units: Direct Fired: Direct fired fuel-burning heating units shall not be used in any space of pupil occupancy. ++			n/a			\$0			\$0	\$0	\$0	\$0	
456		Yearly Inspection: Pursuant to SED requirements, Boards of Education shall make provision for at least yearly inspection of all mechanical, electrical, and automatic equipment and flame safeguard controls for burners and boilers by competent personnel or by control service contracts to make sure that the systems operate properly and efficiently.						\$0			\$0	\$0	\$0	\$0	
457		Energy efficiency:						\$0			\$0	\$0	\$0	\$0	
458		* Are boilers energy efficient?			yes			\$0			\$0	\$0	\$0	\$0	
459		* Are pipes insulated?			yes			\$0			\$0	\$0	\$0	\$0	
460		* Are controls part of an energy management system?			yes			\$0			\$0	\$0	\$0	\$0	
461		* Is there an energy recovery unit for dedicated outside air system?			no			\$0			\$0	\$0	\$0	\$0	
462		* Is there carbon dioxide demand ventilation control system?			no			\$0			\$0	\$0	\$0	\$0	
463		* Do the UVs have economizer controls?			yes			\$0			\$0	\$0	\$0	\$0	
464		* Is there on-site renewable energy?			no			\$0			\$0	\$0	\$0	\$0	
465															
466	BCS	Fire Safety Systems						\$0	\$0	S	\$0	\$0	\$0	\$0	
467	96	Fire Alarm Systems (H)	Yes	Excellent		2011	20	\$0			\$0	\$0	\$0	\$0	
468		* Alarm Pull Stations: Are they mounted at ADA height (48")?			yes			\$0			\$0	\$0	\$0	\$0	
469		* Strobes: Are strobes located in all student occupied spaces?			yes			\$0			\$0	\$0	\$0	\$0	
470		* Alarm Pull Stations (NYS Requirements): Do fire alarm pull stations need to be installed? If yes, provide list of locations.			yes			\$0			\$0	\$0	\$0	\$0	
471		* Heat detectors: Are additional heat detectors required?			yes			\$0			\$0	\$0	\$0	\$0	
472	97	Smoke detection systems (H)	Yes	Excellent		2011	20	\$0			\$0	\$0	\$0	\$0	
473		* Smoke detectors: Are additional smoke detectors required?			no			\$0			\$0	\$0	\$0	\$0	
474	98	Fire suppression system: sprinklers, standpipes, kitchen hoods, etc. (H)	Yes	Satisfactory		1991	0	\$0			\$0	\$0	\$0	\$0	
475		* Fire Hoses: Are there fire hoses in corridor cabinets which are not required by code and should be removed?			no			\$0			\$0	\$0	\$0	\$0	Standpipe system has been abandoned.
476		* Kitchen Hood Fire Suppression: Is it adequate?			yes			\$0			\$0	\$0	\$0	\$0	See separate recommendation for replacement of kitchen hood.

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477		* Stage Sprinkler: Is it adequate?			n/a			\$0			\$0	\$0	\$0	\$0	Stage area does not have flyspace which would require sprinkler protection.
478	99	Emergency exit lighting systems (H):	Yes	Satisfactory		2011	15	\$0			\$0	\$0	\$0	\$0	
479	100	Emergency / standby power systems (H):	Yes	Satisfactory		2011	20	\$0			\$0	\$0	\$0	\$0	
480		Exit Signs: (a) Buildings of 1 to 6 classrooms shall have exit signs (b) Buildings with more than 6 classrooms shall have exit lights. Places of assembly shall have exit lights. ++			n/a			\$0			\$0	\$0	\$0	\$0	
481		Emergency lighting shall be provided in all places of assembly for over 100 occupants or over 1800 sf and in all exit ways leading from such places. Emergency lighting complies with Section 1029 of the Fire Code of NY State. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
482		Fire alarm: Buildings of 1 to 6 classrooms shall be equipped with an approved manual or a manually operated electrical fire alarm which is capable of sounding for such a period of time as to assure evacuation of all occupants. ++			n/a			\$0			\$0	\$0	\$0	\$0	
483		Fire alarm: Buildings of 7 or more classrooms shall be equipped with an approved manually operated electric alarm system, which may include automatic detection, which will continue to sound for at least 30 seconds or until the tripped station is returned to normal. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
484		Fire Extinguishers: Provide fire extinguishers at areas of fire hazard and at each floor level so that no point in corridor or stair is >75' to corridor located extinguisher. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
485															
486	BCS	Accessibility						\$19,000		S	\$0	\$0	\$6,000	\$0	
487	101	Exterior 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?						\$5,000		1					Entrances: The entrance to the classroom wing from the parking lot is paved. Recommend providing a concrete landing at the door location.

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488	102	Interior Route (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, gyms, auditorium(s)), nurse's office, main office, and restroom facilities. Services including drinking fountains, telephones, and other amenities. Is there an accessible interior route as specified above?						\$10,000		2					Stairs: Although an elevator is available, stair use may be preferable to some physically and visually impaired persons, and necessary in the event of an emergency. To improve stairway safety and promote access by ambulatory disabled persons provide the following at both stairs: Provide wall mounted handrail extension at top and bottom of stairs and at landings so that handrails extend 12" beyond top and bottom risers.
489		* Toilet Rooms: Are they ADA compliant?			yes			\$0			\$0	\$0	\$0	\$0	
490		* Classroom sinks: Are they ADA compliant?			yes			\$4,000		3	\$0	\$0	\$6,000	\$0	Recommend providing ADA hand wash station in cafeteria similar to other buildings in the district to enhance hygiene practices.
491		* Water Coolers: Are they ADA compliant?			no			\$0			\$0	\$0	\$0	\$0	
492		* Swimming Pool: Is the pool accessible?			n/a			\$0			\$0	\$0	\$0	\$0	
493		* Auditorium Stage: Is the stage accessible?			yes			\$0			\$0	\$0	\$0	\$0	
494	103	Additional information on accessibility: If the building lacks accessible interior or exterior routes: cost of improvements needed to provide accessible exterior and interior routes as specified above.						\$0			\$0	\$0	\$0	\$0	
495															
496	BCS	Environment / Comfort / Health							\$0		\$0	\$0	\$0	\$0	
497	104	General Appearance: Overall rating and comments		Good											
498	105	Cleanliness: Overall rating and comments		Good											
499	106	Mats / Grills:													
500	106	* Are there walk off mats, grills in entryway?			yes										
501	106	* If yes, at least 6 feet long?			yes										
502	107	Acoustics: Is there noise in classrooms from hallway?	No					\$0			\$0	\$0	\$0	\$0	
503		* Are there excessive reverberation resulting from hard surfaces?			no										
504		* Are partitions full height and have acoustical sealant to prevent excessive sound transfer?			unknown										
505		* If there is an auditorium, is the acoustics acceptable?			yes										
506		* Is the acoustics acceptable in the music rooms?			yes										
507		* Is the HVAC system decibel level acceptable?			yes										
508	108	Lighting quality:													
509	108a	* Types of lighting in general purpose classrooms			Florescent - full spectrum										
510	108b	Are there blinds in the classrooms to prevent glare?	Yes												

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511	108c	* Rating of overall lighting in building		Good											
512	109	Evidence of vermin:													
513	109a	* Is there evidence of active infestations of rodents?	No												
514	109b	* Is there evidence of active infestations of wood-boring or wood-eating insects?	No												
515	109c	* Is there evidence of active infestations of cockroaches?	No												
516	109d	* Is there evidence of active infestations of other vermin?	No												
517	BCS	Indoor Air Quality						\$0	\$0	S	\$0	\$0	\$0	\$0	
518	97	Mold:						\$0	\$0		\$0	\$0	\$0	\$0	
519	97a	* Are there visible stains, mold or water damage? If yes, where? Comments?	No					\$0	\$0		\$0	\$0	\$0	\$0	
520	97b	** If yes, where?													
521	97e	* Are any interior surfaces constructed of any Paper-faced products?	Yes					\$0	\$0		\$0	\$0	\$0	\$0	
522	97f	* Are interior surfaces constructed of any Cellulose products (typically ceiling tiles)?	Yes					\$0	\$0		\$0	\$0	\$0	\$0	
523	111	Humidity / Moisture:													
524	111	* Are any of the following found in or around the following area?													
525	111a	** Classrooms	No												
526	111a	***Active leak(s) in roof	No												
527	111a	***Active leak(s) in plumbing	No												
528	111a	***Moisture Condensation	No												
529	111b	** In Other areas:	No												
530	111b	***Active leak(s) in roof													
531	111b	***Active leak(s) in plumbing	No												
532	111b	***Moisture Condensation	No												
533	111c	* Rating of humidity / moisture condition in building?													
534	112	Ventilation: fresh air intake locations, air filters, etc.													
535	112a	* Are fresh air intakes near the bus loading, truck delivery or garbage storage/disposal areas?			No										
536	112b	* Is there accumulated dirt, dust or debris?			No										
537	112c	* Are fresh air intakes free of blockage?			Yes										
538	112d	* Is there accumulated dirt, dust or debris in ductwork?			No										
539	112e	* Are dampers functioning as designed?			Yes										
540	112f	* Condition of air filters?		Good											
541	112g	* Is outside air is adequate for occupant load?			Yes										
542	112h	* Rating of ventilation / indoor air quality:		Good											
543	113	Indoor air quality (IAQ) plan:													
544	113a	Does the school district use EPA's tools for IAQ, or some other IAQ management program?			Yes										
545	113b	Has the district assigned IAQ responsibilities to designated individuals?			Yes										
546	113c	Are designated individuals trained in IAQ?			Yes										Director of Facilities

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547	114	Integrated Pest Management (IPM):													
548	114	* Does the school practice IPM?			Yes										
549	114a	* Is vegetation kept 1 foot away from the building?			Yes										
550	114b	* Are devices and holes in walls, floors and ceilings checked for pest entry?			Yes										
551	114c	* Is there a certified pesticide applicator on staff?			No										
552	114d	* Are pesticides used in the building, and if yes, how are they typically applied?	No												
553	114e	* Are pesticides used on the grounds?	No												
554	114e	* If yes, was an emergency exemption granted by the Board of Education?													
555	115	Radon: Does the school have a passive radon mitigation system installed (was built with radon resistant features)?			No										
556	115a	* Has this facility been tested for the presence of radon?			Yes										
557	115b	* Were any of the results of the test greater than or equal to 4 picocuries per liter (pCi/L)?			No										
558	115c	* If yes, did the school take steps to mitigate these elevated radon levels?													
559															
560	BCS	American Red Cross						\$0		S	\$0	\$0	\$0	\$0	
561	116	American Red Cross:													
562	116a	* Is there a written agreement with the American Red Cross for the use of this building as an emergency shelter?	No												
563	116b	* Does this building have an emergency generator to support sheltering operations? (lights, HVAC etc.), and if yes, where?	Yes		Multiple types (list under remarks)										Boilers, Pumps, EM Lightng, Fire Alarm, PA, Telephone
564	116c	* Does this facility have a cooking/food preparation kitchen, and if yes, the area is outfitted for:	Yes		Full Preparation										
565	116d	* Check items powered by emergency generator:													
566	116e	* Potable water provided by municipal system?			No										
567	116e	* Potable water provided by on site wells?			Yes										
568	116e	* If on site wells are present, are the wells connected to emergency generator?			Yes										
569	116f	* Sanitary System Gravity discharge?			Yes										
570	116f	* Sanitary System force main pumping station?			No										
571	116f	* If pumping station exists, are they connected to emergency generator?			n/a										
572															

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573	BCS	Space Adequacy / Program Needs							\$0	S	\$0	\$0	\$0	\$0	
574	27	Space Adequacy: Rating of space adequacy and comments:		Fair											
575		Space sizes: Are spaces predominately within SED standards?			yes			\$0			\$0	\$0	\$0	\$0	
576		Space quantity: Are there sufficient number of each type of space needed?			yes			\$0			\$0	\$0	\$0	\$0	
577		Educational program: Are spaced adequate for meeting the district's current educational program?			yes			\$0			\$0	\$0	\$0	\$0	
578		Educational goals: Are spaced adequate for meeting the district's future educational program, goals and needs?			yes			\$0			\$0	\$0	\$0	\$0	
579		Pre-K: Does the facility accommodate pre-k programs?			no			\$0			\$0	\$0	\$0	\$0	
580		Transportable classrooms: Does the facility have transportable classrooms?			no			\$0			\$0	\$0	\$0	\$0	
581															
582	BCS	Equipment							\$255,000	S	\$96,800	\$53,750	\$181,500	\$3,150	
583		Visual Display Surfaces: Chalk and whiteboards		Good				\$0			\$0	\$0	\$0	\$0	
584		Display Cases:		Fair				\$0			\$0	\$0	\$0	\$0	
585		Signage:		Fair				\$0			\$0	\$0	\$0	\$0	
586		* Is there instructional signage / wayfinding maps for visitors?			no			\$0			\$0	\$0	\$0	\$0	
587		* Does signage meet ADA requirements?			no			\$0			\$0	\$0	\$0	\$0	
588		* Is room name / number designation at every door?			no			\$0			\$0	\$0	\$0	\$0	
589		Toilet Compartments:		Fair				\$0			\$0	\$0	\$0	\$0	
590		Operable Partitions:		Fair				\$0			\$0	\$0	\$0	\$0	
591		Toilet and Shower Accessories:		Good				\$0			\$0	\$0	\$0	\$0	
592		Gym Equipment:		Fair				\$0			\$0	\$0	\$0	\$0	
593		Science Lab Equipment:		Fair				\$0			\$0	\$0	\$0	\$0	
594		Projection Screens:		Fair				\$0			\$0	\$0	\$0	\$0	
595		Food Service Equipment:		Fair				\$88,000		1	\$96,800	\$0	\$0	\$0	Kitchen Equipment: Replace stove and hood. (Cost is an allowance, final pricing needs to be discussed with District to determine needs.)
596		Home and Careers Equipment:						\$0			\$0	\$0	\$0	\$0	
597		Loading Dock Equipment:						\$0			\$0	\$0	\$0	\$0	
598		Window Treatments:		Good				\$0			\$0	\$0	\$0	\$0	
599		Stage Curtains:		Fair				\$0			\$0	\$0	\$0	\$0	
600		Stage Rigging:		Fair				\$3,000		0	\$0	\$0	\$0	\$3,150	The existing stage rigging appears to be suspended from the plaster ceiling. Retain a qualified rigging specialist to provide a recommended course of action for replacement or reconfiguration of the rigging system. Amount shown is an allowance for rigging specialist and structural investigation. (Note: ceiling plaster is asbestos containing)
601		Casework: Base Cabinets		Poor				\$43,000		2	\$0	\$53,750	\$0	\$0	Base cabinets and science casework in rooms 27 and 36 are worn, damaged, and do not address the specific storage needs of individual spaces. Replacement should be considered as part of the overall upgrade of this building. Replace all cabinetry with high quality wood based units with high-pressure plastic laminate surfaces. Includes built-in wheelchair accessible stations.

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602		Countertops:		Fair				\$0			\$0	\$0	\$0	\$0	
603		Musical Instrument Storage:		Fair				\$0			\$0	\$0	\$0	\$0	
604		Library Furniture:		Fair				\$120,000		3	\$0	\$0	\$180,000	\$0	The Library as a core facility, and an important part of the educational experience, should be dedicated to providing an accessible, active learning center, in addition to maintaining the facilities for the storage, control, and dissemination of audiovisual equipment used for other programs. Adequate space should be allocated to provide the materials, resources and furnishings necessary to support a modern Elementary School Library. Consider the following: a. Circulation desk. b. New casework/shelving. Consider some smaller workstations and tables to foster individualized study (space dependent). c. Paint and Modular carpet tiles.
604		Auditorium Seating:						\$0			\$0	\$0	\$0	\$0	
605		Speaker Cage:		Poor				\$1,000		3	\$0	\$0	\$1,500	\$0	The existing speaker at corner of PE Storage room 15B appears to be abandoned. Recommend removing as it is currently a nesting place for birds.
606		Bleacher Inspection			not recommended			\$0			\$0	\$0	\$0	\$0	
607		Bleachers:		Fair				\$0			\$0	\$0	\$0	\$0	
608		Wall Pads:		Good				\$0			\$0	\$0	\$0	\$0	
609															
610	BCS	Electrical Systems						\$88,000		5	\$0	\$110,000	\$0	\$0	
611	52	Interior Electrical distribution (H):	Yes	Excellent		2011	30	\$0			\$0	\$0	\$0	\$0	
612	52b	* Does the interior electrical supply meet current needs?			yes			\$0			\$0	\$0	\$0	\$0	
613		* Is the main distribution panel adequate?			yes			\$0			\$0	\$0	\$0	\$0	
614		* Are the power panels and circuit wiring adequate?			yes			\$0			\$0	\$0	\$0	\$0	
615		* Do teaching spaces have adequate receptacles?			yes			\$0			\$0	\$0	\$0	\$0	
616		*Is there any cloth wiring?			no			\$0			\$0	\$0	\$0	\$0	
617		* Are step down transformers lightly loaded?			n/a			\$0			\$0	\$0	\$0	\$0	
618		* Do the bus heater controls have automated controls and are the quantities of outlets adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
619		* Is there an emergency generator system supplying power to lighting and / or kitchen refrigeration equipment and / or heating system?			yes			\$0			\$0	\$0	\$0	\$0	
620		*Electrical equipment, fixtures, auxiliary apparatus and controls and wiring systems, and the installation of same, shall be operable and in good condition without recurring problems. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	

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621		*Receptacles (NEC Requirements): Do existing receptacles need to be replaced with ground fault interrupting (GFI) receptacles? If yes, provide list of locations.			yes			\$0			\$0	\$0	\$0	\$0	
622		*Are there adequate emergency-off mushroom buttons in shops to cut power to equipment?			n/a			\$0			\$0	\$0	\$0	\$0	
623	53	Lighting fixtures		Satisfactory	All Interior/exterior Lighting to be replaced in an upcoming EPC project Currently at SED for review	2016	20	\$0			\$0	\$0	\$0	\$0	
624		* Building Interior Lighting: Is lighting energy efficient and adequate?			yes			\$0			\$0	\$0	\$0	\$0	
625		* Building Exterior Lighting: Is lighting vandalproof, energy efficient and adequate?			yes			\$0			\$0	\$0	\$0	\$0	
626		* Is the stage dimming system and lighting system adequate?			no			\$53,000		2	\$0	\$66,250	\$0	\$0	Provide a 24 circuit stage dimming system and replace all existing stage lighting with LED lighting fixtures with DMX controls
627		Light Levels: Level of artificial lighting in teaching areas shall be a minimum of 30 fc, maintained. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
628		Electrically operated partitions have safety controls in accordance with 155.25 ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
629		Energy efficiency / alternative energy:						\$0			\$0	\$0	\$0	\$0	
630		* Are lights energy efficient?			yes			\$0			\$0	\$0	\$0	\$0	
631		* Occupancy sensors?			yes			\$0			\$0	\$0	\$0	\$0	
632		* Are daylight harvesting controls installed?			no			\$0			\$0	\$0	\$0	\$0	
633		* Dual level illumination in all teaching spaces?			yes			\$0			\$0	\$0	\$0	\$0	
634		* Is there a photovoltaic (PV) system serving the building?			no			\$35,000		2	\$0	\$43,750	\$0	\$0	Provide a 10 kW photovoltaic solar power system on roof. 10 Kw selected at size as this is the largest size that SED will provide aid for in a capital construction project
635		* Is there a wind turbine system serving the building?			no			\$0			\$0	\$0	\$0	\$0	
636		Lightning Protection: Does the building have lightning protection and if yes, what is its condition?	No	n/a				\$0			\$0	\$0	\$0	\$0	
637															
638	BCS	Technology						\$85,100		5	\$0	\$106,375	\$0	\$0	
639	54	Communications Systems (H):	Yes	Satisfactory		2011	20	\$0			\$0	\$0	\$0	\$0	
640	54b	* Are the communications systems adequate?			yes										Upgrade existing and add new PoE network switches to support additional wireless access points and security cameras, and also to replace end of life switches.
641		Computer network switches: Are they adequate?			yes			\$23,000		2	\$0	\$28,750	\$0	\$0	SMART BOND?
642		Computer network wiring: Is it adequate?			yes			\$0			\$0	\$0	\$0	\$0	
643		Broadband Internet connectivity: Is it adequate?			yes			\$0		2	\$0	\$0	\$0	\$0	Provide wireless access points in all classrooms that do not currently have one, need to confirm
644		Wireless LAN Network: Is it adequate?			yes			\$9,600		2	\$0	\$12,000	\$0	\$0	SMART BOND?

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645		Intercom system: Is it adequate?			yes			\$0			\$0	\$0	\$0	\$0	
646		Phone system:						\$0			\$0	\$0	\$0	\$0	Upgrade all classroom phones to VoIP phones.
647		* Is the phone system adequate?			yes			\$24,000		2	\$0	\$30,000	\$0	\$0	
648		* VoIP?			yes			\$0			\$0	\$0	\$0	\$0	
649		Telephone: A telephone shall be provided in all buildings having student occupancy. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
650		Clock system:						\$0			\$0	\$0	\$0	\$0	
651		* Is the clock system adequate?			yes			\$0			\$0	\$0	\$0	\$0	
652		* Wireless GPS?			yes			\$0			\$0	\$0	\$0	\$0	
653		Does the auditorium have an adequate assistive listening system?			no			\$2,500		2	\$0	\$3,125	\$0	\$0	
654		Is the auditorium sound system adequate?			yes			\$0			\$0	\$0	\$0	\$0	
655		Does the building have an adequate video on demand system?			yes			\$0			\$0	\$0	\$0	\$0	
656		Do the classrooms have an adequate video on demand display and computer controller?			yes			\$0			\$0	\$0	\$0	\$0	Provide interactive whiteboards or 80" touch screen panels in all rooms that do not currently have them
657		Smartboards: Are they adequately located in the facility?			yes			\$26,000		2	\$0	\$32,500	\$0	\$0	SMART BOND?
658		Television System: Should the existing system be replaced with a new broadband cable television distribution system?			no			\$0			\$0	\$0	\$0	\$0	
659															
660	BCS	Security							\$30,000	5	\$0	\$37,500	\$0	\$0	
661		Visibility of Site Access Points: Is there a clear line of sight from administrative/full time staffed locations to site access points			yes			\$0			\$0	\$0	\$0	\$0	
662		Site Features: Are features avoided that could prevent surveillance (large plantings), provide hiding places for weapons (loose rocks-gravel), or unintended access (elements to aid climbing on roofs)?			no			\$0		1	\$0	\$0	\$0	\$0	Need to assess.
663		Vehicular Access: Are vehicles kept away from building walls?			no			\$0		1	\$0	\$0	\$0	\$0	Need to assess.
664		Exterior Signage: Is a clear path to main entry identified?			yes			\$0			\$0	\$0	\$0	\$0	
665		Main Entry: Is there a secure monitored entry vestibule (ID / sign in required)?						\$0			\$0	\$0	\$0	\$0	
666		Is there a staff rear exit and safe room?			no			\$0		1	\$0	\$0	\$0	\$0	Need to assess.
667		Public Access / Service Areas: Is it designed to avoid unintended public access to student spaces?			yes			\$0			\$0	\$0	\$0	\$0	

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668		Locking and Alarm Systems for High Risk Areas: Are they in place for main office and other spaces accessible to visitors, Nurse's office, Cafeteria, Computer labs, Industrial Arts areas, Science labs, Boiler and Electric rooms, phone closets?			yes			\$0			\$0	\$0	\$0	\$0	
669		Emergency Communications: Do all occupied spaces have emergency power supply for phones and PA system?			yes			\$0			\$0	\$0	\$0	\$0	
670		Intrusion Detection: Are system in place? On emergency power?			yes			\$0			\$0	\$0	\$0	\$0	
671		Visitor Management System: System in place?			yes			\$0			\$0	\$0	\$0	\$0	
672		Video Surveillance System: Is the CCTV system adequate?			yes			\$25,000		2	\$0	\$31,250	\$0	\$0	Provide additional interior and exterior IP security cameras
673		Access Control System: Is the system adequate?			yes			\$5,000		2	\$0	\$6,250	\$0	\$0	Provide additional access control doors.
674															
675															
	BCS	TOTALS BY PRIORITY:						\$1,433,320		s	\$638,935	\$587,813	\$329,805	\$71,400	
	BCS	BUILDING TOTAL:								s	\$1,556,553				
28		Estimated capital construction expenses anticipated for this building through 2015 - 2016 school year excluding maintenance:			\$0										
29		Overall building rating													
30		Was overall building rating established after consultation with health and safety committee?													

KEY:

Denotes code items that are required to be assessed on NYSED Form FP-EEB and to be in conformance as part of a Capital Project. These health and safety in existing educational facilities items are requirements of Part 155.7 of the regulations.

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Virgil Elementary

BUILDING CONDITION SURVEY INFORMATION

1	Name of School District	:	Cortland Enlarged City School District
2	BEDS District Code	:	11020001
3	Building Name	:	Virgil Elementary
4	Building ID	:	0-009
5	Survey Inspection Date	:	8/26/2015
6	Building 911 Address	:	1208 Church Street
7	City	:	Virgil
8	Zip Code	:	13045
9	Certification Expiration Date	:	4/1/2016
10	Certificate of Occupancy Status (A - Annual, T - Temporary, N - None)	:	A

Building Age and Gross Square Footage (GSF)

11	Year of Original Building	:	1932
12	GSF of Building as Currently Configured	:	34654
13	No. of Floors	:	2
14	How many full-time and part-time custodians are employed at the school (or work in the building)?		
14a	Full-time Custodian	:	2
14b	Part-time Custodian	:	0

Building Ownership and Occupancy Status

15	Building Ownership*	:	
<input checked="" type="checkbox"/>	a. Owned and Used by District	<input type="checkbox"/>	c. Owned by District, Part Used by District, Part Leased to Non-District Entity
<input type="checkbox"/>	b. Owned by District and Leased to Non-District entity	<input type="checkbox"/>	d. Owned by Non-District Entity and Leased to District

DISTRICT

16	For which of the following purposes is the building currently used?		
16a	Used for Student Instructional Purposes	<input checked="" type="checkbox"/>	
16b	Used for District Administration	<input type="checkbox"/>	
16c	Used for Other District Purpose(s)	<input type="checkbox"/>	Describe here: Bus Maintenance and Storage
16d	Used by Other Organization(s)	<input type="checkbox"/>	

Building Users

17	How many students were registered to receive instruction in this building as of October 1, 2015? (Does not include evening class students)*	:	135
18	Of these registered students, how many receive most of their instruction in:		

18a Permanent Instructional Spaces (i.e. Regular Classrooms) : 135

18b Temporary Instruction Spaces (i.e. Portable or Demountable Classrooms) Attached to the Building : 0

18c Non-Instructional Spaces Used as Instructional Spaces: : 0

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

- Cafeteria
- Gymnasium
- Administrative Space
- Library
- Lobby
- Stairwell
- Storage Space
- Other

Comments:

K-6TH

19 Grades Housed: : K-6TH

20 For how many instruction days during the 2014-15 school year (July 1 through June 30) was the building closed due to facilities failures, system malfunctions, structural problems, etc? : 0

21 Is the building used for instructional purposes in the summer? : No

22 Have there been renovations or construction in the building during the past twelve months? : Y

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

Program Spaces

24 Number of Instructional Classrooms: : 13

25 Gross Square Footage of All Instructional Classrooms (combined) : 13,000

26 Other spaces provided (check all that apply)

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

GENERAL CONSTRUCTION SYSTEMS

Replacement Cost: \$6,930,800

Original Building 1930

Construction Classification : A (Fire resistive/Noncombustible).
Total Floor Area : 27,300sf.
Number of Floors : Three; basement, ground, and second.
Structural System : Masonry bearing wall
Floor Construction : Wood deck on wood joist
Roof Construction : Ballasted membrane on wood deck on wood joist
Exterior Wall Construction : Brick/CMU
Interior Wall Construction : Drywall, plaster, painted masonry.
Windows : Aluminum sash/frame
Exterior Doors : Hollow metal doors and frames.
Portable Fire Extinguishers : Type, location

Building Addition 1953

Construction Classification : A (Fire resistive/Noncombustible).
Total Floor Area : 12,000sf.
Number of Floors : One; ground.
Structural System : Masonry bearing wall
Floor Construction : Concrete Slab.
Roof Construction : EPDM on gypsum deck and metal framing
Exterior Wall Construction : Brick/CMU.
Interior Wall Construction : Drywall, plaster, painted masonry.
Windows : Aluminum sash/frame.
Exterior Doors : Aluminum doors and frames.
Portable Fire Extinguishers : Type, location

Building Addition 1960

Construction Classification : A (Fire resistive/Noncombustible).
Total Floor Area : 1,500 sf.
Number of Floors : One; ground.
Structural System : Masonry bearing wall.
Floor Construction : Concrete Slab.
Roof Construction : EPDM on gypsum deck and metal framing
Exterior Wall Construction : Brick/CMU.
Interior Wall Construction : Drywall, plaster, painted masonry.
Windows : Aluminum sash/frame.
Exterior Doors : Aluminum doors and frames.
Portable Fire Extinguishers : Type, location

Building Addition 1986

Construction Classification : A (Fire resistive/Noncombustible).
Total Floor Area : 2,300 sf.
Number of Floors : One; ground.
Structural System : Steel Frame

Floor Construction	:	Concrete Slab.
Roof Construction	:	EPDM on metal deck and steel joist/framing.
Exterior Wall Construction	:	Brick/CMU cavity wall.
Interior Wall Construction	:	Drywall, painted masonry.
Windows	:	Aluminum sash/frame, .
Exterior Doors	:	Aluminum doors and frames.
Portable Fire Extinguishers	:	Type, location

SITE CONDITIONS

A. Acreage:

1 Owned	:	7.5 Acres
2 Leased	:	None

B. Contiguous Sites : none

C. Topography:

1 Type	:	Relatively flat, tiered
2 Significant Features	:	cemetary, residential properties

D. Access:

1 Road	:	Church Street
2 Bus Loop	:	NYS RTE 392
3 Sidewalks	:	Off of NYS RTE 392
4 Parent drop-off	:	Off of Church Street

E. Parking Lots:

1 Location	:	Main parking lot is on SOUTH side of the site and accessible from NYS RTE 392 Secondary parking north of school
2 Handicapped Access	:	1 parking spaces are designated accessible. 1 curb cut from north parking lot parking lot to the sidewalk.

F. Drainage Systems:

1 Type/Location	:	Subsurface storage Detention areas
-----------------	---	---------------------------------------

G. Soil Type and Groundwater:

:	Typical soils: gravelly loam
:	Typical depth to ground water: > 80"

H. Natural Turf Athletic Fields:

- 1 Exhibition Fields Type/Location : Football - None
: Soccer - None
: Baseball - None
: Softball - South of school
: Field Hockey - None
: Boys Lacrosse - None
: Girls Lacrosse - None
- 2 JV Fields : None
- 3 Modified Fields : None
- 4 Phys Ed Fields : South of school
- 5 Multipurpose fields : South of school

I. Synthetic Turf Fields

: None

J. Tennis Courts:

: None

K. Basketball Courts:

: 1 - Southwest of school

L. Water System:

- 1 Type/Location : Two independent on-site well systems with internal emergency cross-connection
- 2 Hydrants : None - 20,000 gallon fire water tank
: Municipal owned
- 3 Backflow protection : Inside building

M. Sanitation System:

- 1 Type / Location : On-site system(s) -- (septic tanks and leaching pits)

N. Irrigation Systems:

- 1 Type/Location : none
- 2 Supply : none
- 3 Backflow / Location : none

O. Play Structures:

- 1 Type / Location : work out stations and play structures
- 2 Type of Safety Surfacing : Pea Gravel
- 3 Handicapped Accessibility : At-grade events

MECHANICAL CONSTRUCTION SYSTEMS

A. Primary Systems

1. Fuel
 - Original 1930 Building
 - :Natural Gas
 - :Burners designed to operate on natural gas or propane.
2. Heating Plant
 - Original 1930 Building
 - :(2) CAMUS high efficiency, condensing hot water boilers
 - :DR-NH-200-MSI-10048 (2010 capital project)
 - :Rated input 2,000,000 BUTH each
3. Air Conditioning
 - Original 1930 Building
 - :Administration Suite and Nurse's Office areas have air conditioning provided in the 2010 capital project.
 - :Computer Room and Server Room have air conditioning provided in the 2010 capital project.

B. Secondary Systems

1. Classrooms
 - Original 1930 Building
 - :Unit Ventilators provide ventilation air and heat. Relief air path and economizer cooling provided by power roof exhauster with variable speed drive on fan.
 - :Renovated in the 2010 capital project
 - 1953 Addition
 - :Unit Ventilators provide ventilation air and heat. Relief air path and economizer cooling provided by power roof exhauster with variable speed drive on fan.
 - :Renovated in the 2010 capital project
2. Library
 - Original 1930 Building
 - :Unit Ventilators provide ventilation air and heat. Relief air path and economizer cooling provided by power roof exhauster with variable speed drive on fan.
 - :Renovated in the 2010 capital project

3. Gymnasium/Auditorium/Stage
- Original 1930 Building

:Rooftop air handling unit provides ventilation air and heating. Power roof exhauster and rooftop hood provide relief air path for ventilation air. Fin tube radiation under windows provides supplemental heat.

:Renovated in the 2010 capital

4. Cafeteria
- Original 1930 Building

:Unit Ventilators (3) provide ventilation air and heat. Relief air path and economizer cooling provided by power roof exhauster and rooftop hood.

:Renovated in the 2010 capital project

5. Locker Rooms
- Original 1930 Building

:Boys and Girls Locker Rooms heated by fan coil units in the ceiling.

:Ventilation air is transferred into locker rooms by exhaust fans and exhausted to outdoors via wall louvers.

:Renovated in 2010 capital project.

6. Kitchen
- Original 1930 Building

:The cooking equipment and the dishwasher have exhaust hoods with fans on the roof. Makeup air is provided by transfer air from the adjacent cafeteria.

7. Administration
- Original 1930 Building

:A dedicated 100% outside air rooftop air handling unit provides tempered ventilation air to these spaces using a hot water heating coil and direct expansion cooling coil served by a remote condensing unit.

:Air conditioning and heat is provided by split system, variable refrigerant volume (VRV) units connected to remote condensing units on the roof. Units are located in the ceiling of each space with individual room controls provided.

:Finned tube radiation at the exterior walls provides supplemental heat.

:Renovated in the 2010 capital project.

8. Nurse's Office
- Original 1930 Building

:Part of the administration system.

9. Toilet Rooms
- Original 1930 Building

:First and second floors are heated by convectors. Exhaust provided and makeup air is transferred in from the corridors.

:Renovated in the 2010 capital project.

- 1953 Addition

:Heated by fan coil units in the ceiling. Exhaust provided and makeup air is transferred in from the corridors.

:Renovated in the 2010 capital project.

10. Janitor Closets
- Original 1930 Building and 1953 Addition

:Located on each floor. Exhaust provided and makeup air is transferred in from the corridors.

:Renovated in the 2010 capital project.

11. Corridors
- Original 1930 Building

:Blower coil units located above the ceiling provide ventilation air and heat.

:Renovated in the 2010 capital project.

- 1953 Addition

: A blower coil unit located above the ceiling provides ventilation air and heat.

:Renovated in the 2010 capital project.

PLUMBING CONSTRUCTION SYSTEMS

A. ORIGINAL BUILDING 1930

1. Water Supply

a. Source

: Provided from two independent on-site wells with an internal emergency cross-over connection.

b. Distribution

: Copper and Galvanized steel mains supply fixtures and equipment in the building.

2. Water Softening System

a. Type

: none

b. Location

: none

c. Serves

: none

3. Sewage Disposal

a. Method

: On-site septic tank(s)

4. Natural Gas:

a. Provided By

: Columbia Gas as of 2011

b. Provided For

: Building heating, domestic hot water, kitchen and emergency generator.

5. Fuel Oil

: Underground tank removed in 2010 capital project.

6. Domestic Hot Water

a. Provided By

: Gas fired storage type water heater with a thermostatic mixing valve to regulate hot water supply temperature to the building. An electric booster heater in the kitchen provides 180°F final sanitizing rinse water for the dishwasher.

- 7. Toilet Rooms
 - a. Gang : Boys and Girls gang toilets were updated in 2010 and meet ADA requirements.
 - b. Individual : Classrooms in the elementary wing have individual toilets. Separate toilet facilities are provided for the Health Room and for staff use.
 - c. Locker Rooms : Toilet facilities for student use.
- 8. Drinking Water
 - a. Provided By : Electric water coolers and drinking fountains.
 - b. Location : Corridors, cafeteria and elementary classrooms.
- 9. Fire Suppression System
 - a. Fire Standpipe : None.
 - b. Sprinkler System : None.
 - c. Kitchen Range Hood : Automatic wet chemical fire suppression system in the kitchen hood.
- 10. Portable Fire Extinguishers
 - a. Type : ABC
 - b. Location : Various Locations

ELECTRICAL / TECHNOLOGY SYSTEMS

A. ORIGINAL BUILDING 1930

- 1. Service and Distribution:
 - a. Service Entrance : Overhead, Secondary
 - b. Metering : Secondary
 - c. Incoming Service Voltage : 208/120V 3PH
 - d. Building Distribution Voltages : 208/120V 3PH
 - e. Service Size : 1200 amperes
 - f. Main Distribution Panel : Circuit breaker.
 - g. Local Panels : Circuit breaker.
- 2. General Wiring:
 - a. Majority of wiring **does** meet National Electrical Code
 - b. Location and quantity of convenience receptacles is **adequate**.
 - c. Majority of convenience receptacles **are** of the grounded type.
 - d. Location and quantity of light switches is **adequate**.

3. Lighting:

- a. Classrooms
- b. Music Classrooms
- c. Cafeteria(s)
- d Library/Media Center
- e. Auditorium
- f Gymnasium(s)
- g Offices
- h Kitchen
- i Corridors
- j. Gang Toilets
- k. Stairs
- l Mechanical Rooms

Type	Occ. Sensors	Daylight Sensors	Level
Flourescent (T8/Electronic Ballast)			60fc (min rec)
Flourescent (T8/Electronic Ballast)			60fc (min rec)
Flourescent (T8/Electronic Ballast)			55fc (min rec)
Flourescent (T8/Electronic Ballast)			45fc (min rec)
Flourescent (T8/Electronic Ballast)			65fc (min rec)
HID			60fc (min rec)
Flourescent (T8/Electronic Ballast)			65fc (min rec)
Flourescent (T8/Electronic Ballast)			40fc (min rec)
Flourescent (T8/Electronic Ballast)			30fc (min rec)
Flourescent (T8/Electronic Ballast)			35fc (min rec)
Flourescent (T8/Electronic Ballast)			35fc (min rec)
Flourescent (T8/Electronic Ballast)			30fc (min rec)

4. Emergency Lighting/Power:

a. Lighting:

- 1 Classrooms
- 2 Cafeteria(s)
- 3 Library/Media Center
- 4 Auditorium
- 5 Gymnasium(s)
- 6 Offices
- 7 Kitchen
- 8 Corridors
- 9 Gang Toilets
- 10 Stairs
- 11 Mechanical Rooms
- 12 Exterior Egress

Type
Not required
Generator connection
Generator connection
Generator connection
Generator connection
Local battery
Generator connection
Generator connection
Generator connection
Generator connection
Not required
Local battery

b. Power Generator System:

- 1 Make : Kohler
- 2 Size : 65 kw
- 3 Voltage : 120/208
- 4 Fuel : Natural gas
- 5 Transfer Switch(s) : Automatic
- 6 Cooling : Unducted Radiator
- 7 Other : other

- 5. Fire Alarm System:
 - a. Make : FCI
 - b. Equipment
 - 1 Initiation Devices : Manual stations, Smoke detectors, Beam type smoke detectors, Heat detectors,
 - 2 Notification Appliances : Horn/strobes, Strobes.
Door holders, Fan shut down, Kitchen extinguishing system. City box on site,
 - 3 Interconnections : Municipal connection Drill switch, remote annunciator, trouble bell, trouble light

- 6. Clock and Program System:
 - a. Make : Primex
 - b. Master : GPS
 - c. Program : Tone over speakers
 - d. Secondary Clocks : Surface, Semi-recessed, Time-tone enclosures

- 7. Public Address/Intercom Systems:
 - a. Make : Rauland/NEC PBX
 - b. Equipment
 - 1 Console : Microphone, telephone.
 - 2 Classrooms : Telephone.

- 8. Sound System:
 - a. Make : Rauland
 - b. Equipment
 - 1 Console : AM-FM tuner, tape player, CD player, room selector switches, monitor speaker, level meter, microphone, all-call switch, program channel, intercom channel, amplifier.
 - 2 Classrooms : Telephone, ceiling speakers, wall speakers, time-tone enclosures
 - 3 Stage : Speaker jack, Microphone jack, amplifier, wall speakers, ceiling speakers.
 - 4 Gymnasium : Speaker jack, Microphone jack, amplifier, wall speakers, ceiling speakers.

Code items that are assessed on NYSED Form FP-EEB

Item No.	BCS No.	Kaufman / Bus Garage	In Facility?	Condition	Comments	Year of Last Major Work	Rem Useful Life (yrs)	Construction Budget (2015)	Subtotal	Priority	Priority 1 (0-2 yrs)	Priority 2 (3-5 yrs)	Priority 3 (6-10 yrs)	Other	Remarks
1	BCS	Site Utilities						\$194,000		5	\$210,650	\$0	\$3,750	\$0	
2	37	Water:	Yes	Satisfactory		1973	18	\$0			\$0	\$0	\$0	\$0	
3	37a	* Type of Service:			Municipal or Utility Provided										
4		* Shall be operable and in good condition ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
5	38	Site Sanitary:	Yes	Satisfactory		1973	18	\$0			\$0	\$0	\$0	\$0	
6	38a	* Type of Service:			Municipal or Utility Sewer										
7	39	Site Gas: Does the building have gas service or use liquid petroleum gas?	Yes	Satisfactory	Natural gas	1973	18	\$0			\$0	\$0	\$0	\$0	
8	40	Site Fuel Oil: Does the facility have fuel oil tanks?	No	n/a				\$1,500		1	\$1,650	\$0	\$0	\$0	Waste oil tank: Adjust rim to provide positive drainage away from rim and patch adjacent asphalt
9	40b	* Number above ground						\$15,000		1	\$16,500	\$0	\$0	\$0	Replace the gasoline and diesel fuel dispenser pump that has exceeded its normally anticipated lifespan.
10	40b	* Capacity above ground													
11	40b	* Number below ground													
12	40b	* Capacity below ground													
13	41	Site Electrical, Including Exterior Distribution:						\$175,000		1	\$192,500	\$0	\$0	\$0	
14	41a	* Service Provider(s):													
15	41b	* Type of Service:													
16		Site Drainage:													
17	42	* Closed drainage pipe stormwater management system	Yes	Satisfactory		1973	10	\$2,500		3	\$0	\$0	\$3,750	\$0	Rod and clean storm drain piping to facilitate proper drainage throughout site
18	43	* Open drainage stormwater management system	No					\$0			\$0	\$0	\$0	\$0	
19	44	* Catch basins drop inlets/manholes	Yes	Satisfactory		1973	10	\$0			\$0	\$0	\$0	\$0	
20	45	* Culverts	Yes	Satisfactory		1973	10	\$0			\$0	\$0	\$0	\$0	
21	46	* Outfalls:	No					\$0			\$0	\$0	\$0	\$0	
22	51	** Point of outfall discharge:													
23	52	** Were stormwater outfalls inspected during dry weather for signs of non-stormwater discharge?													
24	47	* Infiltration basins/chambers	No					\$0			\$0	\$0	\$0	\$0	
25	48	* Retention basins	No					\$0			\$0	\$0	\$0	\$0	
26	49	* Wetponds	No					\$0			\$0	\$0	\$0	\$0	
27	50	* Manufactured stormwater proprietary units	No					\$0			\$0	\$0	\$0	\$0	
28															
29	BCS	Other Site Features						\$121,000		5	\$122,100	\$0	\$12,750	\$1,575	
30	53	Pavement (Roadways and Parking Lots)	Yes	Satisfactory		1973	5	\$16,000		1	\$17,600	\$0	\$0	\$0	Due to age, pavement has become porous and developed some minor cracks. Fill cracks and seal to protect from further deterioration and re-stripe parking lines throughout bus facility site - 7,300 sy.
31	53	Pavement (Roadways and Parking Lots)						\$95,000		1	\$104,500	\$0	\$0	\$0	Expand bus parking area and storm utilities to the east - 220'x 60' = 1,467 sy - NEED TO CONFIRM OVERALL SIZE
32	53a	* Type:			Asphalt										
33		* ADA Pavement Markings	Yes	Unsatisfactory				\$0			\$0	\$0	\$0	\$0	

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34		* ADA Signage	No	Unsatisfactory				\$0			\$0	\$0	\$0	\$0	
35		* General Pavement Markings		Unsatisfactory				\$0			\$0	\$0	\$0	\$0	
36		* General Site Signage		Satisfactory				\$0			\$0	\$0	\$0	\$0	
37	54	Sidewalks (include curbing)	Yes	Satisfactory		1985	20	\$0			\$0	\$0	\$0	\$0	
38	54a	* Type:			Concrete										
39		* Exit Stoop		Satisfactory				\$0			\$0	\$0	\$0	\$0	
40		*ADA Compliant	Yes					\$0			\$0	\$0	\$0	\$0	
41		*Curbing		Satisfactory				\$0			\$0	\$0	\$0	\$0	
42		*Curbing Type:			Concrete										
43	55	Playgrounds	n/a					\$0			\$0	\$0	\$0	\$0	
44		* ADA compliant?						\$0			\$0	\$0	\$0	\$0	
45		* Code compliant surface?						\$0			\$0	\$0	\$0	\$0	
46		* Age appropriate?						\$0			\$0	\$0	\$0	\$0	
47	56	Athletic fields and play fields	n/a					\$0			\$0	\$0	\$0	\$0	
48	56f	* Synthetic turf field present?						\$0							
49	56f	* If yes, how many synthetic turf fields?						\$0							
50	56f	* Expected useful life remaining?						\$0							
51	56f	* Type of infill?						\$0							
52	57	Exterior Bleachers / Stadium	n/a					\$0			\$0	\$0	\$0	\$0	
53	58	Related structures (such as press boxes, dugouts, climbing walls, etc.)	n/a					\$0			\$0	\$0	\$0	\$0	
54		* Shot Put: Circle and surface condition						\$0			\$0	\$0	\$0	\$0	
55		* Running Track: Surface type and condition:						\$0			\$0	\$0	\$0	\$0	
56		* Long Jump / Triple Jump: Sand Pit Condition:						\$0			\$0	\$0	\$0	\$0	
57		* Long Jump / Triple Jump: Running surface type and condition:						\$0			\$0	\$0	\$0	\$0	
58		* Tennis Courts: Court condition, including pavement, surface, nets, posts and fences:						\$0			\$0	\$0	\$0	\$0	
59		* Soccer, Lacrosse, and Football Fields: Field condition, including surface cover, drainage, and irrigation:						\$0			\$0	\$0	\$0	\$0	
60		* Baseball and Softball Fields: Field condition, including surface cover, drainage, and irrigation:						\$0			\$0	\$0	\$0	\$0	
61		** Baseball and Softball Fields: condition of backstop and fencing						\$0			\$0	\$0	\$0	\$0	
62		*** Evidence of structural cracks or spalling at bases?						\$0			\$0	\$0	\$0	\$0	
63		*** Evidence of rot/decay/corrosion of posts?						\$0			\$0	\$0	\$0	\$0	
64		* Home Bleachers: Type and condition						\$0			\$0	\$0	\$0	\$0	
65		** ADA Compliant?						\$0			\$0	\$0	\$0	\$0	
66		** Home Bleacher foundation: condition						\$0			\$0	\$0	\$0	\$0	
67		*** Type:													
68		*** Evidence of structural cracks or spalling?						\$0			\$0	\$0	\$0	\$0	
69		* Away Bleachers: Type and condition						\$0			\$0	\$0	\$0	\$0	

Item No.	BCS No.	Kaufman / Bus Garage	In Facility?	Condition	Comments	Year of Last Major Work	Rem Useful Life (yrs)	Construction Budget (2015)	Subtotal	Priority	Priority 1 (0-2 yrs)	Priority 2 (3-5 yrs)	Priority 3 (6-10 yrs)	Other	Remarks
70		** ADA Compliant?						\$0			\$0	\$0	\$0	\$0	
71		** Away Bleacher foundation: condition						\$0			\$0	\$0	\$0	\$0	
72		*** Type:													
73		*** Evidence of structural cracks or spalling?						\$0			\$0	\$0	\$0	\$0	
74		* Basketball Court: court condition, including pavement, surface and basketball goals:						\$0			\$0	\$0	\$0	\$0	
75		* Discus Cage: All discus events must have a discus cage per SED requirements. Is a cage currently provided at the discus pad?						\$0			\$0	\$0	\$0	\$0	
76		Fire Protection: Fire lanes may be required around buildings by Code and along access roads and parking areas. Do fire hydrants meet SED requirements?						\$0			\$0	\$0	\$0	\$0	
77		Fencing / Gates: Is site continuously fenced (with required exit gates), especially at younger students play areas?						\$0			\$0	\$0	\$0	\$0	
78		Signage: Is there a clearly marked visitor entry / path and are notifications of security systems (detection / surveillance) in use?			No			\$1,500		3	\$0	\$0	\$2,250	\$0	Orientation Signage System: Provide attractive post and panel signage system to provide orientation and direction for vehicular or pedestrian traffic and identifies the building as a district building.
79		Lighting: Is lighting plentiful and vandalproof?						\$0			\$0	\$0	\$0	\$0	
80		* Parking Lots Lighting:						\$0			\$0	\$0	\$0	\$0	
81		* General Site Lighting:						\$0			\$0	\$0	\$0	\$0	
82		* Playing fields Lighting:						\$0			\$0	\$0	\$0	\$0	
83		Vehicular and pedestrian circulation:						\$0			\$0	\$0	\$0	\$0	
84		* Is there safe separation between vehicles and pedestrians?						\$0			\$0	\$0	\$0	\$0	
85		* Is there a separate parent drop off area from buses? Is it adequate for the volume of cars?						\$0			\$0	\$0	\$0	\$0	
86		Retaining Walls:	n/a					\$0			\$0	\$0	\$0	\$0	
87		* Type:													
88		* Evidence of structural concerns						\$0			\$0	\$0	\$0	\$0	
89		** Unsupported areas?						\$0			\$0	\$0	\$0	\$0	
90		** Cracking / spalling?						\$0			\$0	\$0	\$0	\$0	
91		** Bowing of wall?						\$0			\$0	\$0	\$0	\$0	
92		** Rot / decay / corrosion?						\$0			\$0	\$0	\$0	\$0	
93		** Water penetration / efflorescence?						\$0			\$0	\$0	\$0	\$0	
94		** Heaving of foundation						\$0			\$0	\$0	\$0	\$0	
95		** Excessive deflection						\$0			\$0	\$0	\$0	\$0	
96		Bike Racks		n/a				\$0			\$0	\$0	\$0	\$0	
97		Lawn Area		Satisfactory				\$1,000		3	\$0	\$0	\$1,500	\$0	Water Station ; raise finish grade with topsoil to remove low areas and install sod.
98		Dumpster Enclosure		n/a				\$6,000		3	\$0	\$0	\$9,000	\$0	
99		Studies and Tests:													
100		* Topographic & Boundary Survey			not recommended			\$0			\$0	\$0	\$0	\$0	

Item No.	BCS No.	Kaufman / Bus Garage	In Facility?	Condition	Comments	Year of Last Major Work	Rem Useful Life (yrs)	Construction Budget (2015)	Subtotal	Priority	Priority 1 (0-2 yrs)	Priority 2 (3-5 yrs)	Priority 3 (6-10 yrs)	Other	Remarks
101		* Geotechnical Borings at Asphalt Paving			recommended			\$1,500		o	\$0	\$0	\$0	\$1,575	Provide approximately 3 pavement borings at parking lots and drives.
102		* Geotechnical Borings at Athletic Fields			not recommended			\$0			\$0	\$0	\$0	\$0	
103		* Turf/Lawn Soil Testing & Consulting Services			not recommended			\$0			\$0	\$0	\$0	\$0	
104		* Hydrant Flow Tests			not recommended			\$0			\$0	\$0	\$0	\$0	
105															
106	BCS	Substructure						\$0	\$0	S	\$0	\$0	\$0	\$0	
107	59	Foundation (S):		Satisfactory		1975	30	\$0			\$0	\$0	\$0	\$0	
108	59a	* Type:			Reinforced Concrete										
109	59b1	* Evidence of structural cracks?			No			\$0			\$0	\$0	\$0	\$0	
110	59b2	* Evidence of heaving / jacking?			No			\$0			\$0	\$0	\$0	\$0	
111	59b3	* Evidence of decay / corrosion?			No			\$0			\$0	\$0	\$0	\$0	
112	59b4	* Evidence of water penetration?			No			\$0			\$0	\$0	\$0	\$0	
113	59b5	* Evidence of unsupported areas?			No			\$0			\$0	\$0	\$0	\$0	
114	59b6	* Evidence of other structural concerns?			No			\$0			\$0	\$0	\$0	\$0	
115		* Evidence of settlement?			No			\$0			\$0	\$0	\$0	\$0	
116		* Evidence of parging coming off?			No			\$0			\$0	\$0	\$0	\$0	
117		* Evidence of bowing of walls?			No			\$0			\$0	\$0	\$0	\$0	
118															
119	BCS	Interior Spaces						\$176,000	\$176,000	S	\$92,400	\$115,000	\$0	\$0	
120	69	Interior bearing walls and fire walls (S)	Yes	Satisfactory		1973	25	\$0			\$0	\$0	\$0	\$0	
121		* Evidence of structural cracks / spalling / gaps?			Yes			\$7,500		1	\$8,250	\$0	\$0	\$0	Full height CMU wall between Bus Storage and Service bay shows signs of water infiltration and step cracks. Recommend adding control joints, repair step cracks and correct water infiltration from roof.
122		* Evidence of unsupported areas?			No			\$0			\$0	\$0	\$0	\$0	
123		* Evidence of rot / decay / corrosion?			No			\$0			\$0	\$0	\$0	\$0	
124		* Evidence of issues with masonry ties?			No			\$0			\$0	\$0	\$0	\$0	
125		* Evidence of bowing of wall?			No			\$0			\$0	\$0	\$0	\$0	
126	70	Other interior walls	Yes	Satisfactory		1973	15	\$36,000		1	\$39,600	\$0	\$0	\$0	Rated Wall: There is a hole in the rated wall separating the General Office and Bus Storage bay and water damage at corner of Storage 129. Repair hole with 2 hour rated construction. Recommend resilient panel extending to 10' above floor to protect wall from impact and water damage.

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127	75	Ceilings (H)	Yes	Satisfactory		1973	5	\$68,000		2	\$0	\$85,000	\$0	\$0	Ceilings in several areas were water damaged, stained or dingy. Consider replacing ceiling tiles in the following: Replace ceilings in small offices and entire second floor area with a suspended ceiling system with acoustical lay in panels to provide system uniformity and to upgrade appearance. This price includes lighting replacement.
128		* Water stains?			No			\$0			\$0	\$0	\$0	\$0	
129		* Sagging tile?			Yes			\$0			\$0	\$0	\$0	\$0	
130		* Kitchen Ceiling: Is replacement of a mineral fiber ceiling panel system with non-absorbent, humidity resistant scrubbable panel system required?			n/a			\$0			\$0	\$0	\$0	\$0	
131	76	Lockers	n/a					\$0			\$0	\$0	\$0	\$0	
132		* Corridor Lockers													
133		* PE Lockers													
134	77	Interior Doors :	Yes	Satisfactory		1975	5	\$40,500		1	\$44,550	\$0	\$0	\$0	The office area consists primarily of wood doors and frames. Replace with hollow metal frames and wood doors and lever hardware to further aid handicapped accessibility. Most doors do not have proper ratings or required closers. Cost includes closer at south door exiting the General Office.
135	77b	* Interior door hardware:		Unsatisfactory											
136		** Door Hardware: Door hardware shall be a type that permits door to be opened from within without use of a key. Replace with compliant hardware if needed. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
137		** Panic Hardware: Doors in exit ways serving 3 or more spaces of pupil occupancy and places of assembly shall have panic hardware. ++	n/a					\$0			\$0	\$0	\$0	\$0	
138		** Door Closers: Required fire doors, including all doors opening into a corridor, shall be maintained closed, or on hold opens tied to the fire alarm system. ++	n/a					\$0			\$0	\$0	\$0	\$0	
139		** Interior Door Hardware: Lockdown capable but allow for egress?	n/a					\$0			\$0	\$0	\$0	\$0	
140		** Electronic Door Hardware: Electronic releasing system for interior doors (pupil occupied spaces)? Are building areas segregated for after school activities?	n/a					\$0			\$0	\$0	\$0	\$0	
141		** Exit Doors: Exit doors shall not be locked, chained, or rendered inoperable from the inside at any time. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
142		* Stair Enclosure Doors: Doors into stair enclosures shall swing in the direction of travel, be self closing, and any glazing shall be safety glazing. ++			Requires remediation			\$0			\$0	\$0	\$0	\$0	
143		* Rated Doors: 90 minute fire rated, self closing fire doors are required at boiler, refrigeration, electrical and mechanical equipment rooms, storerooms for fuel and flammable liquid, transformer vaults and rooms housing emergency generators. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	

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144		* Single Use Toilet Room Doors: Privacy locks and only lock from outside with key?			Yes			\$0			\$0	\$0	\$0	\$0	
145	78	Interior stairs (S)	Yes	Unsatisfactory		1973	0	\$24,000		2	\$0	\$30,000	\$0	\$0	a. Rooms under mezzanine areas having occasional occupancy should be provided with ceilings having 1 hour rated construction. (Break room and Office) b. Replace wood framed stairs at Bus Storage bay with steel stairs.
146		* Stairway Enclosure: Are stairways enclosed? If yes, do enclosure doors have magnetic holdopens? ++	n/a		Requires remediation			\$0			\$0	\$0	\$0	\$0	
147		* Handrails: A handrail shall be provided on at least one side of each stairway. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
148		* Storage Under Stairs: There shall be no storage under stairs or landings. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
149		* Evidence of rot / decay / corrosion of stringers / pans / support steel?			No			\$0			\$0	\$0	\$0	\$0	
150		* Evidence of cracking / spalling of concrete?			No			\$0			\$0	\$0	\$0	\$0	
151	79	Elevator, lifts and escalators (H)	n/a					\$0			\$0	\$0	\$0	\$0	
152		* Does elevator have elevator lobbies as required by the Building Code of NYS Section 707.14?						\$0			\$0	\$0	\$0	\$0	
153		* Evidence of rot / decay / corrosion of support structure?						\$0			\$0	\$0	\$0	\$0	
154		* Evidence of cracking / spalling of support walls?						\$0			\$0	\$0	\$0	\$0	
155	80	Interior Electrical distribution (H): See Electrical Systems section below.													
156	81	Lighting fixtures: See Electrical Systems section below.													
157	82	Communications Systems (H): See Technology Systems section below.													
158	83	Swimming pool and swimming pool systems	No	n/a				\$0			\$0	\$0	\$0	\$0	
159		* Have the pool main drain(s) been modified for compliance with the Virginia Graeme Baker Act?			n/a			\$0			\$0	\$0	\$0	\$0	
160		* Does the pool have an ASTM F2208 compliant alarm system that is capable of detecting a person entering the water at any point on the surface of the pool and giving an audible alarm?			n/a			\$0			\$0	\$0	\$0	\$0	
161		* Is Swimming Pool main drain anti-entrapment compliant?			n/a			\$0			\$0	\$0	\$0	\$0	
162		* Is piping adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
163		* Is filtration system adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
164		* Is pool water chemistry control system adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
165		* Is safety shower / eyewash adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
166		* Is pool gutter adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
167		Dead End Corridor: Dead end corridor pockets shall not exceed depth of 1.5 times the pocket width. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	

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168		Two Means of Egress: Spaces of pupil occupancy >500 sf shall have 2 separate means of egress. Typically one door to corridor and another into separate smoke zone, a door directly to exterior, or rescue window. ++	n/a					\$0			\$0	\$0	\$0	\$0	
169		Means of Egress: No point in a space of pupil occupancy shall exceed a 50' straight-line distance to corridor or exterior door except assembly spaces and library. ++	n/a					\$0			\$0	\$0	\$0	\$0	
170		Safety Glazing: Glazing within 48" of floor in and adjacent to doors, and other glazed panels within 18" of the floor are required to be safety glazing. Wire glass is not safety glazing. Glazed doors and sidelights shall be marked in accordance with 12 NYCRR Part 21. ++	n/a					\$0			\$0	\$0	\$0	\$0	
171															
172	BCS	Interior Spaces - Floor Finishes						\$18,200		S	\$20,020	\$0	\$0	\$0	
173	71	Carpeting:	Yes	Satisfactory		1995	5	\$15,200		1	\$16,720	\$0	\$0	\$0	Replace carpet in response to worn condition. (Conf 126, General Office, Copy 116, Lounge, room 104, Office 107.)
174	71a	* Where is it located?													
175	72	Resilient Tile or Sheet Flooring:	Yes	Satisfactory		1973	5	\$0			\$0	\$0	\$0	\$0	
176	72a	* Where is it located?													
177		* Is there VAT in the facility?													
178		** If yes, is it in good condition?													
179	73	Hard Flooring (concrete, ceramic tile, stone etc.):	Yes	Satisfactory		1973	30	\$3,000		1	\$3,300	\$0	\$0	\$0	Spill protection: Storage room 137 was observed to contain fluids. This area should be curbed to contain any fluid spills from spreading to other areas.
180	73a	* Where is it located?													
181	74	Wood Flooring:	No					\$0			\$0	\$0	\$0	\$0	
182	74a	* Where is it located?													
183															
184	BCS	Building Envelope						\$265,800		S	\$252,120	\$40,125	\$6,750	\$0	
185	60	Structural Floors (S):		Satisfactory		1973	20	\$4,000		3	\$0	\$0	\$6,000	\$0	Second Floor Loading: Second floor area being used for heavy storage and mechanical room space - NYS Building Code requires 250 PSF live load capacity for heavy storage - recommend structural investigation to determine capacity of wood framed floor system for code compliance. Possible replacement of second floor wood framing with steel framing. (Pricing is for study only. Pricing for steel framing is not included.)
186	60a	* Type:			wood deck on wood joists										
187	60b	* Evidence of structural concerns with Support System: Beams / Joists / Trusses, etc.			Yes			\$32,000		1	\$35,200	\$0	\$0	\$0	Steel column bases, base plates, etc show evidence of heavy rusting. Recommend sandblasting all column bases throughout facility, prime and paint. Recommend straightening/reinforcing column in service bay and re-support of hose reels to alleviate eccentric load.
188	60b1	** Structural cracks?			No			\$0			\$0	\$0	\$0	\$0	
189	60b2	** Unsupported ends?			No			\$0			\$0	\$0	\$0	\$0	
190	60b3	** Rot / decay / corrosion?			No			\$0			\$0	\$0	\$0	\$0	
191	60b4	** Deflection?			No			\$0			\$0	\$0	\$0	\$0	

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192	60b5	** Seriously damaged / missing components?			No			\$0			\$0	\$0	\$0	\$0	
193	60b6	** Other problems?			No			\$0			\$0	\$0	\$0	\$0	
194		** Water penetration?			no			\$0			\$0	\$0	\$0	\$0	
195		** Is there a crawl space?			no			\$0			\$0	\$0	\$0	\$0	
196	60c	* Evidence of structural concerns with Structural floor deck:						\$0			\$0	\$0	\$0	\$0	
197	60c1	** Structural cracks?			No			\$0			\$0	\$0	\$0	\$0	
198	60c2	** Deflection?			No			\$0			\$0	\$0	\$0	\$0	
199	60c3	** Rot / decay / corrosion?			No			\$0			\$0	\$0	\$0	\$0	
200		** Deck or rebar issues in concrete?			no			\$0			\$0	\$0	\$0	\$0	
201	61	Exterior walls / columns (S):		Satisfactory		1973	10	\$17,500		2	\$0	\$21,875	\$0	\$0	Planter at main entrance has failed because of freeze thaw cycles and water from gutter system being drained into it. Recommend removing it in its entirety and providing lower planting bed. Cost includes replacement of steel column for canopy above and foundation at this location.
202	61a	* Material:			Multiple types (list under remarks)										Masonry, Metal
203	61b	* Evidence of structural concerns with Support System:						\$0			\$0	\$0	\$0	\$0	
204	61b1	** Structural cracks?			No			\$0			\$0	\$0	\$0	\$0	
205	61b2	** Rot / decay / corrosion?			No			\$0			\$0	\$0	\$0	\$0	
206	61b3	** Other Problems?			No			\$0			\$0	\$0	\$0	\$0	
207		** Water penetration?			no			\$0			\$0	\$0	\$0	\$0	
208		** Bowing of wall?			no			\$0			\$0	\$0	\$0	\$0	
209	61c	* Evidence of structural concerns with exterior cladding:						\$0			\$0	\$0	\$0	\$0	
210	61c1	** Cracks / gaps?			No			\$0			\$0	\$0	\$0	\$0	
211	61c2	** Inadequate flashing?			No			\$0			\$0	\$0	\$0	\$0	
212	61c3	** Efflorescence?			No			\$0			\$0	\$0	\$0	\$0	
213	61c4	** Moisture penetration?			No			\$0			\$0	\$0	\$0	\$0	
214	61c5	** Rot / decay / corrosion?			No			\$0			\$0	\$0	\$0	\$0	
215	61c6	** Other problems?			Yes			\$500		3	\$0	\$0	\$750	\$0	Metal coping at top of wall near main entrance is missing cover. Replace with new coping to match roof color.
216		** Unsupported areas?			no			\$0			\$0	\$0	\$0	\$0	
217		** Bowing of wall?			no			\$0			\$0	\$0	\$0	\$0	
218		** Issues with masonry ties?			no			\$0			\$0	\$0	\$0	\$0	
219		** Issues with Brick Expansion Joints?			no			\$0			\$0	\$0	\$0	\$0	
220		** Require repointing?			yes			\$8,400		2	\$0	\$10,500	\$0	\$0	Clean and repoint bottom 3' on North side of building and bottom 2' on South side of building in areas of water staining.
221		* Energy efficiency:						\$0			\$0	\$0	\$0	\$0	
222		** Is there sufficient insulation?			no			\$0			\$0	\$0	\$0	\$0	
223		** Is insulation continuous or are there thermal bridges?			no			\$0			\$0	\$0	\$0	\$0	
224		* Air and moisture penetration:						\$0			\$0	\$0	\$0	\$0	
225		** Is there a continuous air barrier system?			no			\$0			\$0	\$0	\$0	\$0	

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226		** Is there adequate sealant at all penetrations?			no			\$0			\$0	\$0	\$0	\$0	
227		** Are there weeps if a cavity wall?			yes			\$0			\$0	\$0	\$0	\$0	
228		**Is flashing adequate?			yes			\$0			\$0	\$0	\$0	\$0	
229		** If a cavity wall, is there sufficient air space?			yes			\$0			\$0	\$0	\$0	\$0	
230		** Is there a continuous vapor barrier, and is it in the correct location?			no			\$0			\$0	\$0	\$0	\$0	
231	62	Chimneys (S)	No					\$0			\$0	\$0	\$0	\$0	
232	62a	* Construction Type:													
233		* If masonry / concrete, evidence of structural concerns						\$0			\$0	\$0	\$0	\$0	
234		** Cracking / spalling?						\$0			\$0	\$0	\$0	\$0	
235		** Rot / decay / corrosion?						\$0			\$0	\$0	\$0	\$0	
236		** Water penetration / efflorescence?						\$0			\$0	\$0	\$0	\$0	
237		** gaps / popping bricks?						\$0			\$0	\$0	\$0	\$0	
238		* If steel / metal, evidence of structural concerns						\$0			\$0	\$0	\$0	\$0	
239		** Corrosion / rot / decay?						\$0			\$0	\$0	\$0	\$0	
240		** Deflection / bowing?						\$0			\$0	\$0	\$0	\$0	
241	63	Parapets (S)	No					\$0			\$0	\$0	\$0	\$0	
242	63a	* Construction Type:													
243		* If masonry / concrete, evidence of structural concerns						\$0			\$0	\$0	\$0	\$0	
244		** Cracking / spalling?						\$0			\$0	\$0	\$0	\$0	
245		** Rot / decay / corrosion?						\$0			\$0	\$0	\$0	\$0	
246		** Water penetration / efflorescence?						\$0			\$0	\$0	\$0	\$0	
247		** gaps / popping bricks?						\$0			\$0	\$0	\$0	\$0	
248		* If steel / metal, evidence of structural concerns						\$0			\$0	\$0	\$0	\$0	
249		** Corrosion / rot / decay?						\$0			\$0	\$0	\$0	\$0	
250		** Deflection / bowing?						\$0			\$0	\$0	\$0	\$0	
251	64	Exterior Doors:		Satisfactory		1973	5	\$26,000		1	\$28,600	\$0	\$0	\$0	Hollow metal door and frames at Rooms 136, 137, corridor 117 and office 115 are rusted and should be replaced with termally broken doors. Weather stripping at door exiting Corridor 117 has failed, replace. Includes security card access.
252	64a	* Exterior door units: Identify overall condition		Satisfactory											
253	64b	* Exterior door hardware: Identify overall condition		Satisfactory											
254	64c	* Do any exit doors have magnetic locking devices?			No										
255	64d	* Are Safety/Security features adequate?			No										
256		* Panic Hardware: Doors in exit ways serving 3 or more spaces of pupil occupancy and places of assembly shall have panic hardware. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	

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257		* Exit Doors: Exit doors shall not be locked, chained, or rendered inoperable from the inside at any time. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
258		* Door Hardening: Are exterior doors hardened? Do they auto lock?			yes			\$0			\$0	\$0	\$0	\$0	
259		* Exit Door Hardware: Are no pulls on "exit only" doors?			yes			\$0			\$0	\$0	\$0	\$0	
260		* Overhead Doors:	Yes	Satisfactory				\$36,000		1	\$39,600	\$0	\$0	\$0	Steel channel jambs at North side of the building have rusted through. Recommend replacing bottom 4'-0".
261		* Evidence of structural concerns						\$7,500		1	\$8,250	\$0	\$0	\$0	Lintels at all overhead doors should be cleaned and painted to inhibit further rusting.
262		** Support / connection to framing?			no			\$0			\$0	\$0	\$0	\$0	
263		** Rot / decay / corrosion?			no			\$0			\$0	\$0	\$0	\$0	
264		** Excessive deflection?			no			\$0			\$0	\$0	\$0	\$0	
265		* Courtyard Exits: Courtyards < 700 sf shall have at least one exit equipped with panic hardware on the court side. Courtyards > 700 sf require two remote exits with panic hardware on the court side such that doors can always be opened from the court side without the use of a key. ++	n/a		no			\$0			\$0	\$0	\$0	\$0	
266		* Safety Glazing: Glazing within 48" of floor in and adjacent to doors, and other glazed panels within 18" of the floor are required to be safety glazing. Wire glass is not safety glazing. Glazed doors and sidelights shall be marked in accordance with 12 NYCRR Part 21. ++	n/a		no			\$0			\$0	\$0	\$0	\$0	
267		* Energy efficiency:						\$0			\$0	\$0	\$0	\$0	
268		** Are the door frames well sealed?			no			\$0			\$0	\$0	\$0	\$0	
269		** If aluminum, thermally broken?			no			\$0			\$0	\$0	\$0	\$0	
270		** Energy efficient glazing?			yes			\$0			\$0	\$0	\$0	\$0	
271		** Appropriate hardware including thresholds?			yes			\$0			\$0	\$0	\$0	\$0	
272	65	Exterior Steps, Stairs and Ramps:	No					\$0			\$0	\$0	\$0	\$0	
273		* Evidence of structural concerns						\$0			\$0	\$0	\$0	\$0	
274		** Cracking / spalling of concrete?						\$0			\$0	\$0	\$0	\$0	
275		** Cracking / spalling of railing bases?						\$0			\$0	\$0	\$0	\$0	
276		** Rot / decay / corrosion of nosing?						\$0			\$0	\$0	\$0	\$0	
277		** Rot / decay / corrosion of handrail?						\$0			\$0	\$0	\$0	\$0	
278		** Rot / decay / corrosion of railing sleeves?						\$0			\$0	\$0	\$0	\$0	
279	66	Fire Escapes (S)	No					\$0			\$0	\$0	\$0	\$0	
280	66c	* Are safety features adequate?						\$0			\$0	\$0	\$0	\$0	
281		* Evidence of structural concerns						\$0			\$0	\$0	\$0	\$0	
282		** Attachment to wall / structure?						\$0			\$0	\$0	\$0	\$0	
283		** Rot / decay / corrosion?						\$0			\$0	\$0	\$0	\$0	
284		Fire escapes: Are they provided, and if yes, are they enclosed, open, steel or wood? ++						\$0			\$0	\$0	\$0	\$0	

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285		Fire escapes: If provided, are they structurally sound and in good repair? ++						\$0			\$0	\$0	\$0	\$0	
285	67	Louvers:	No	Satisfactory		1973	0	\$1,500		1	\$1,650	\$0	\$0	\$0	Louver trim is missing at two louvers on west side of building. Cost is to provide trim and seal perimeter to weather tight.
286	67	Windows:	No	Satisfactory		1973	10	\$6,200		1	\$6,820	\$0	\$0	\$0	Much of the exterior window sealant has weathered, brittle, and cracked or split. Sealant to be replaced to maintain weather tight condition.
287	67a	* Type:			Aluminum										
288	67c	* Are all rescue windows operable?			n/a										
289		* Rescue Windows: Required emergency rescue windows and related hardware facilitate egress and are appropriately marked. Minimum of 6 sf and 24" clear each direction. Indicate size of clear opening: ++			n/a			\$0			\$0	\$0	\$0	\$0	
290		* Window Security: Is glazing laminated or tinted, or are there shades at student occupied rooms?			n/a			\$0			\$0	\$0	\$0	\$0	
291		* Window Sash Locks: Are window sashes self locking?			no			\$0			\$0	\$0	\$0	\$0	
292		* Large Group Space Security: Is there the ability to block outside visual access to large group spaces? "Smart glass" is an option			n/a			\$0			\$0	\$0	\$0	\$0	
293		*Energy efficiency:						\$0			\$0	\$0	\$0	\$0	
294		** Are the window frames well sealed?			no			\$0			\$0	\$0	\$0	\$0	
295		** If aluminum, thermally broken?			no			\$0			\$0	\$0	\$0	\$0	
296		** Energy efficient glazing?			no			\$0			\$0	\$0	\$0	\$0	
297		*Air and moisture penetration:						\$0			\$0	\$0	\$0	\$0	
298		** Proper flashing at the head and sill?			yes			\$0			\$0	\$0	\$0	\$0	
299		** Weeps?			yes			\$0			\$0	\$0	\$0	\$0	
300		** Signs of water penetration?			no			\$0			\$0	\$0	\$0	\$0	
301		Lintels: are lintels in good shape?						\$0			\$0	\$0	\$0	\$0	
302		* Evidence of structural concerns						\$0			\$0	\$0	\$0	\$0	
303		** Cracking / spalling around lintel?			no			\$0			\$0	\$0	\$0	\$0	
304		** Rot / decay / corrosion?			no			\$0			\$0	\$0	\$0	\$0	
305		** Excessive deflection?			no			\$0			\$0	\$0	\$0	\$0	
306	68	Roofs and Skylights (S)		Satisfactory		1973	0	\$120,000		1	\$132,000	\$0	\$0	\$0	Metal roof has reached the end of it's useful life and needs replacing. Pricing includes new fascia and gutter system. Need to assess proper insulation and attic ventilation to minimize ice and snow build-up
307	68a	* Type of roof construction:			Other (specify)										Metal Roof panels on metal framing
308	68b	* Type of roofing material:			Other (specify)										Metal
309	68c	* Evidence of structural concerns with Support System:						\$0			\$0	\$0	\$0	\$0	
310	68c1	** Structural cracks?			No			\$0			\$0	\$0	\$0	\$0	
311	68c2	** Unsupported ends?			No			\$0			\$0	\$0	\$0	\$0	
312	68c3	** Rot / decay / corrosion?			No			\$0			\$0	\$0	\$0	\$0	
313	68c4	** Deflection?			No			\$0			\$0	\$0	\$0	\$0	

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314	68c5	** Seriously damaged / missing components?			No			\$0			\$0	\$0	\$0	\$0	
315	68c6	** Other problems?			No			\$0			\$0	\$0	\$0	\$0	
316	68d	* Evidence of structural concerns with Structural roof deck						\$0			\$0	\$0	\$0	\$0	
317	68d1	** Structural cracks?			No			\$0			\$0	\$0	\$0	\$0	
318	68d2	** Deflection?			No			\$0			\$0	\$0	\$0	\$0	
319	68d3	** Rot / decay / corrosion?			No			\$0			\$0	\$0	\$0	\$0	
320	68h	* Evidence of concerns with roofing, skylights, flashing and drains:						\$0			\$0	\$0	\$0	\$0	
321	68h1	** Failures / splits / cracks?			No			\$0			\$0	\$0	\$0	\$0	
322	68h2	** Rot / decay / corrosion?			No			\$0			\$0	\$0	\$0	\$0	
323	68h3	** Inadequate flashing / curbs / pitch pockets?			No			\$0			\$0	\$0	\$0	\$0	
324	68h4	** Inadequate or poorly functioning roof drains			No			\$0			\$0	\$0	\$0	\$0	
325	68h5	** Evidence of water penetration /active leaks			No			\$0			\$0	\$0	\$0	\$0	
326	68h6	** Other concerns?			No			\$0			\$0	\$0	\$0	\$0	
327		* Ladders: Are all roofs accessible? Cages if required by OSHA?			n/a			\$0			\$0	\$0	\$0	\$0	
328		* Are ladders adequately fastened to wall / structure?						\$0			\$0	\$0	\$0	\$0	
329		* Energy efficiency: Is there sufficient insulation? Is insulation continuous or are there thermal bridges?			no			\$0			\$0	\$0	\$0	\$0	
330		*Roof drains:						\$0			\$0	\$0	\$0	\$0	
331		** Does roofing slope adequately to drains?			n/a			\$0			\$0	\$0	\$0	\$0	
332		** What is the condition of the drains?						\$0			\$0	\$0	\$0	\$0	
333		* Mechanical equipment: Are curbs adequate height and flashed?						\$0			\$0	\$0	\$0	\$0	
334	68e	Does the building have skylights?	No					\$0			\$0	\$0	\$0	\$0	
335	68f	* If yes, what material are the skylights made of?													
336		* Evidence of:						\$0			\$0	\$0	\$0	\$0	
337		** Water penetration?						\$0			\$0	\$0	\$0	\$0	
338		** Rot / decay / corrosion?						\$0			\$0	\$0	\$0	\$0	
339		Exterior Soffits:						\$6,200		2	\$0	\$7,750	\$0	\$0	Existing wood soffits and fascia are weathered and rotted in some areas. Replace with new aluminum soffits.
340															
341	BCS	Plumbing (Excluding HVAC Systems)						\$68,000		5	\$36,300	\$12,500	\$37,500	\$0	
342	84	Water distribution system (H):	Yes	Satisfactory		1967	2	\$0			\$0	\$0	\$0	\$0	
343	84a	* Type of pipes:			multiple types (not under remarks)										galvanized steel, copper
344		* Shall be operable and in good condition. ++			Code-compliant			\$10,000		1	\$11,000	\$0	\$0	\$0	Relocate pressure booster system to boiler room to isolate objectionable noise that prevents system from being used.
345		* Cross Connection Control: Does the main water service have a RPZ backflow preventer and what is it's condition?	Yes	Satisfactory				\$0			\$0	\$0	\$0	\$0	

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346		* Cross Connection Control: Does the boiler water make-up line have a RPZ backflow preventer and what is its condition?	No	n/a				\$1,000		1	\$1,100	\$0	\$0	\$0	Replace double check valve assembly with reduced pressure zone (RPZ) device to protect potable water system in building.
347		* Isolation Valves: Are they adequate?			Yes			\$0			\$0	\$0	\$0	\$0	
348		* Water Meter: Is there a need to meter boiler water make-up, irrigation, or water service if on a well? What is the condition of the existing meter?	No	n/a				\$0			\$0	\$0	\$0	\$0	
349		* Make-Up Water Softener: Is one required?			no			\$0			\$0	\$0	\$0	\$0	Water softening system for bus wash equipment was installed in the 2010 capital project.
350		* Full Building Water Softener: Is one required?			no			\$0			\$0	\$0	\$0	\$0	
351		* Water Piping Sample: Is survey recommended?			no			\$0			\$0	\$0	\$0	\$0	
352		* Water Analysis: Is testing recommended?			no			\$0			\$0	\$0	\$0	\$0	Municipal water supply
353	85	Plumbing drainage system (H):	Yes	Unsatisfactory		1967	2	\$20,000		1	\$22,000	\$0	\$0	\$0	Replace deteriorated trench drain system in garage area with new trench drain system (approx. 50 lin. Ft.)
354	85a	* Type of pipes:			multiple types (list under remarks)										cast iron, galvanized steel, copper
355		* Art Room Sinks: Are there plaster traps and if yes what is their condition?	No	n/a				\$0			\$0	\$0	\$0	\$0	
356		* Oil/Water Separator: Is the oil/water separator in the service bay adequate?			no			\$25,000		3	\$0	\$0	\$37,500	\$0	Remove the oil/water separator in the bus service bay and install a new double wall fiberglass oil/water separator outside the building and connect to the municipal sanitary sewer at Pendleton Street. New separator will include an electronic monitoring system.
357		* Kitchen Waste: Are sinks used for food prep separated from the drainage system?			n/a			\$0			\$0	\$0	\$0	\$0	
358		* Sewage Ejector System: Is it adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
359		* Boiler Room Sump Pump: Is it adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
360		* Wet Crawl Space: Is a sump pump system in crawlspace required to eliminate standing ground water??			n/a			\$0			\$0	\$0	\$0	\$0	
361		* Drain Pipe Testing: Is testing recommended?			not recommended			\$0			\$0	\$0	\$0	\$0	Sanitary sewer replacement for administration area toilet rooms is included in accessibility recommendations contained in that section of this report.
362	86	Hot water heaters (H):	Yes	Satisfactory		1998	0	\$10,000		2	\$0	\$12,500	\$0	\$0	Replace the gas fired water heater serving garage area, which has exceeded its normally anticipated lifespan.
363	86a	* Type of Fuel:			Multiple types (list under remarks)										Gas heater for garage area, electric heater for office area
364		* Summer Water Heater: Is it adequate?			n/a			\$0			\$0	\$0	\$0	\$0	Domestic water heating system is already independent of building heating system.

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365		* Domestic Hot Water: Is it adequate?			yes			\$0			\$0	\$0	\$0	\$0	
366		* Kitchen Booster Heater: Is it adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
367	87	Plumbing fixtures (including toilets, urinals, lavatories, etc.)	Yes	Unsatisfactory		1967	0	\$0			\$0	\$0	\$0	\$0	
368		* Shall be operable and in good condition. ++			Requires remediation			\$0			\$0	\$0	\$0	\$0	Toilet rooms in the administration area have a history of poor drainline performance and are not in compliance with ADA accessibility requirements. Refer to accessibility section of this report for recommendations and budget for a complete renovation of these toilet rooms which will include drain pipe replacement under the floor and pressure assist type toilets to improve flushing action and help alleviate occasional stoppages.
369		* Kitchen Hand Washing Station: Does existing have hands free faucet?			n/a			\$0			\$0	\$0	\$0	\$0	
370		* Health Room Hand Washing Station: Does existing have hands free faucet?			n/a			\$0			\$0	\$0	\$0	\$0	
371		* Boiler Room Eyewash: Is it adequate?			no			\$2,000		1	\$2,200	\$0	\$0	\$0	Provide emergency eyewash fixture with water tempering valve in boiler room.
372		* Shop Eyewash: Is it adequate?			yes			\$0			\$0	\$0	\$0	\$0	Shower/eyewash wand is attached to a sink in the bus service area.
373		* Vacuum Breakers: Do the exterior hose bibbs, janitor closet sink faucets have vacuum breakers to guard against back-siphonage into the potable water supply?			yes			\$0			\$0	\$0	\$0	\$0	
374		* Science Lab Faucets: Do they have integral vacuum breakers?			n/a			\$0			\$0	\$0	\$0	\$0	
375		Sanitary systems shall be operable and in good condition. ++			Requires remediation			\$0			\$0	\$0	\$0	\$0	Sanitary sewer replacement for administration area toilet rooms is included in accessibility recommendations contained in that section of this report.
376		Gas Pressure: Gas entering building shall be low pressure, i.e. 1/2 psig or less ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
377															
378	BCS	HVAC Systems						\$132,000		S	\$90,200	\$62,500	\$0	\$0	
379	88	HVAC Systems type:													
380	88a	* Does this building have a central HVAC system?	Yes												A multi-zone air handling unit with 3 zones, DX cooling and hot water heat serves the internal office areas and the Board Meeting Room on the ground floor. A single zone rooftop unit with electric reheat serves the second floor offices.
381	88b	* What type of technology does it use?			Dual-Duct or Multi-Zone										

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382	89	Heat generating systems (H):	Yes	Satisfactory		1982	0	\$75,000		1	\$82,500	\$0	\$0	\$0	Firetube boiler has exceeded its normally anticipated lifespan. Replacement of hot water unit heaters in garage area with gas fired infra-red heaters in the 2016 Energy Performance Contract will significantly reduce boiler load. Replace the firetube boiler with two small gas fired, high efficiency boilers to more closely match the reduced heating load and to provide emergency redundancy. Include a heat exchanger connected to the glycol snow/ice melting system to provide backup for the dedicated glycol boiler.
383	89a	* Heat generation source:			Boiler - Hot Water			\$0			\$0	\$0	\$0	\$0	
384		* Shall be operable and in good condition. ++			Code-compliant										
385		* If heat generation source is a boiler:													
386		** Are the pressure relief valves adequate?			yes			\$0			\$0	\$0	\$0	\$0	
387		** Is the boiler room exhaust adequate?			no			\$5,000		1	\$5,500	\$0	\$0	\$0	Prtovide an exhaust system for the boiler room.
388		** Are burner alarms adequate?			yes			\$0			\$0	\$0	\$0	\$0	
389		** Are burner emergency switches adequate?			no			\$0			\$0	\$0	\$0	\$0	New emergency boiler shutdown switches will be provided in the 2016 Energy Performance Contract.
390		** Is combustion air intake adequate?			yes			\$0			\$0	\$0	\$0	\$0	New boilers recommended above will include combustion air ducted in from the outside.
391		** Are gas safety cutouts adequate?			yes			\$0			\$0	\$0	\$0	\$0	
392		** Are low water cut-off manual reset switches adequate?			yes			\$0			\$0	\$0	\$0	\$0	
393		** Is boiler room make-up air adequate?			yes			\$0			\$0	\$0	\$0	\$0	
394		** Are remote burner alarms adequate?			unknown			\$0			\$0	\$0	\$0	\$0	
395		** Are boiler relief valve test chains adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
396		** Are burners adequate?			yes			\$0			\$0	\$0	\$0	\$0	
397		** Are boiler door gaskets adequate?			yes			\$0			\$0	\$0	\$0	\$0	
398		** Is water meter on make-up water line to the boiler adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
399	90	Heating Fuel / energy Systems (H):	Yes	Satisfactory	Natural gas	1982	17	\$0			\$0	\$0	\$0	\$0	
400		* Shall be operable and in good condition. ++			Code-compliant						\$0	\$0	\$0	\$0	
401		* Are fire safety valves adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
402		* Do the science labs have emergency gas shut-off capability?			n/a			\$0			\$0	\$0	\$0	\$0	
403	91	Cooling / air conditioning generating systems	Yes	Satisfactory		1987	0	\$0			\$0	\$0	\$0	\$0	PTAC units in perimeter offices are being replaced with new units in the 2016 Energy Performance Contract.
404		* Shall be operable and in good condition. ++			Code-compliant						\$0	\$0	\$0	\$0	Remote condensing unit for first floor air handling unit is being replaced in the 2016 Energy Performance Contract.
405		* Required A/C: Is air conditioning provided in student-occupied, interior rooms to maintain 74° F ambient temperature?			n/a			\$0			\$0	\$0	\$0	\$0	Single zone rooftop unit serving second floor offices is being replaced in the 2016 Energy Performance Contract.

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406		*Are server / data rooms cooling adequate?			yes			\$0			\$0	\$0	\$0	\$0	
407		* Is administration cooling adequate?			no			\$50,000		2	\$0	\$62,500	\$0	\$0	Provide ductless split-system air conditioners in Board Room to provide supplemental cooling when large numbers of people exceed the cooling capacity of the existing multi-zone air handling system.
408		*Is library cooling adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
409		* Is auditorium cooling adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
410	92	Air handling and ventilation equipment: supply units, exhaust units, relief / return units, etc. (H)	Yes	Satisfactory		1987	12	\$0			\$0	\$0	\$0	\$0	
411		Ventilation Occupied Spaces: Ventilation with fresh air shall be provided in all occupied spaces. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
412		* Shall be operable and in good condition. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
413		* Is dryer venting adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
414		* Is dust collection system with make up air adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
415		* Is kiln exhaust system adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
416		* Are toilet room exhaust systems adequate?			no			\$2,000		1	\$2,200	\$0	\$0	\$0	Replace the exhaust fan for the garage area toilets with a larger fan to improve system effectiveness.
417		* Is kitchen grease hood and exhaust system adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
418		* Is range exhaust system adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
419		* Are circulations pumps adequate?			yes			\$0			\$0	\$0	\$0	\$0	
420		* Are condensate pumps adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
421		* Are UV filters adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
422		* Are power exhaust systems in place and adequate?			yes			\$0			\$0	\$0	\$0	\$0	
423		* Are unit ventilators adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
424		* Are fin tube radiation systems adequate?			yes			\$0			\$0	\$0	\$0	\$0	
425		* Are air handling units adequate?			yes			\$0			\$0	\$0	\$0	\$0	
426		* Are root top units adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
427		* Are heat pumps adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
428		* Are motors adequate?			yes			\$0			\$0	\$0	\$0	\$0	
429	93	Piped heating and cooling distribution systems: piping, pumps, radiators, convectors, traps, insulation, etc. (H)	Yes	Satisfactory		1987	12	\$0			\$0	\$0	\$0	\$0	
430		* Shall be operable and in good condition. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
431		* If steam, are steam traps adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
432		* Are variable speed drives adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
433	94	Ducted heating and cooling distribution systems: ductwork, control dampers, fire/smoke dampers, VAVs, insulation, etc. (H)	Yes	Satisfactory		1987	12	\$0			\$0	\$0	\$0	\$0	

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434		* Shall be operable and in good condition. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
435		Unused Ducts: Unused duct work shall be sealed off at each floor level with fire resistive materials. ++			n/a			\$0			\$0	\$0	\$0	\$0	
436		* Are there fire dampers and access doors on all ductwork penetrations of the boiler room walls?			n/a			\$0			\$0	\$0	\$0	\$0	
437	95	HVAC control systems (H):	Yes	Satisfactory				\$0			\$0	\$0	\$0	\$0	
438		Controls: All primary controls for fuel-burning equipment shall operate on a 120-volt, single-phase, grounded circuit. Such controls generally include the hold-in coil of the motor starter, the solenoid coil for the pilot valve, the solenoid coil for the main fuel valve or the actuator for the motorized fuel valve, the ignition transformer, and the modulator transformer. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	The 2016 Energy Performance Contract will connect all existing HVAC equipment and new equipment being provided in that contract to the district's Building Automation System.
439		* Are thermostats adequate?			yes			\$0			\$0	\$0	\$0	\$0	
440		* Are unit ventilator controls adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
441		* Are temperature controls adequate?			yes			\$0			\$0	\$0	\$0	\$0	
442		* Are burner controls adequate?			yes			\$0			\$0	\$0	\$0	\$0	
443		* Is refrigerated air dryer in temperature control air supply adequate?			yes			\$0			\$0	\$0	\$0	\$0	
444		* Is automatic alternator for temperature control compressor in boiler room adequate?			yes			\$0			\$0	\$0	\$0	\$0	
445		* Should heating and ventilating system be checked and balanced to restore ventilation rates and air distribution to appropriate levels?						\$0			\$0	\$0	\$0	\$0	
446		Mechanical, heat-producing and cooling equipment, auxiliary apparatus and controls, and the installation of same shall be operable and in good condition. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
447		Flame Safeguard: Provide electronic flame safeguard controls for the gas (oil) fired boilers, so upon flame failure a response in 2 to 4 seconds to cut off the fuel supply through the burner and the main fuel valve. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
448		Heating Units: Direct Fired: Direct fired fuel-burning heating units shall not be used in any space of pupil occupancy. ++			n/a			\$0			\$0	\$0	\$0	\$0	

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449		Yearly Inspection: Pursuant to SED requirements, Boards of Education shall make provision for at least yearly inspection of all mechanical, electrical, and automatic equipment and flame safeguard controls for burners and boilers by competent personnel or by control service contracts to make sure that the systems operate properly and efficiently.						\$0			\$0	\$0	\$0	\$0	
450		Energy efficiency:						\$0			\$0	\$0	\$0	\$0	
451		* Are boilers energy efficient?			no			\$0			\$0	\$0	\$0	\$0	See boiler replacement recommendation listed above.
452		* Are pipes insulated?			yes			\$0			\$0	\$0	\$0	\$0	
453		* Are controls part of an energy management system?			yes			\$0			\$0	\$0	\$0	\$0	
454		* Is there an energy recovery unit for dedicated outside air system?			n/a			\$0			\$0	\$0	\$0	\$0	
455		* Is there carbon dioxide demand ventilation control system?			n/a			\$0			\$0	\$0	\$0	\$0	
456		* Do the UVs have economizer controls?			n/a			\$0			\$0	\$0	\$0	\$0	
457		* Is there on-site renewable energy?			no			\$0			\$0	\$0	\$0	\$0	
458															
459	BCS	Fire Safety Systems						\$15,000	\$15,000	S	\$16,500	\$0	\$0	\$0	
460	96	Fire Alarm Systems (H)						\$0			\$0	\$0	\$0	\$0	
461		* Alarm Pull Stations: Are they mounted at ADA height (48")?						\$0			\$0	\$0	\$0	\$0	
462		* Strobes: Are strobes located in all student occupied spaces?						\$0			\$0	\$0	\$0	\$0	
463		* Alarm Pull Stations (NYS Requirements): Do fire alarm pull stations need to be installed? If yes, provide list of locations.						\$0			\$0	\$0	\$0	\$0	
464		* Heat detectors: Are additional heat detectors required?						\$0			\$0	\$0	\$0	\$0	
465	97	Smoke detection systems (H)						\$0			\$0	\$0	\$0	\$0	
466		* Smoke detectors: Are additional smoke detectors required?						\$0			\$0	\$0	\$0	\$0	
467	98	Fire suppression system: sprinklers, standpipes, kitchen hoods, etc. (H)	No	n/a				\$15,000		1	\$16,500	\$0	\$0	\$0	Add fire suppression system to fuel dispenser island.
468		* Fire Hoses: Are there fire hoses in corridor cabinets which are not required by code and should be removed?			no			\$0			\$0	\$0	\$0	\$0	
469		* Kitchen Hood Fire Suppression: Is it adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
470		* Stage Sprinkler: Is it adequate?			n/a			\$0			\$0	\$0	\$0	\$0	
471	99	Emergency exit lighting systems (H):						\$0			\$0	\$0	\$0	\$0	
472	100	Emergency / standby power systems (H):						\$0			\$0	\$0	\$0	\$0	

Item No.	BCS No.	Kaufman / Bus Garage	In Facility?	Condition	Comments	Year of Last Major Work	Rem Useful Life (yrs)	Construction Budget (2015)	Subtotal	Priority	Priority 1 (0-2 yrs)	Priority 2 (3-5 yrs)	Priority 3 (6-10 yrs)	Other	Remarks
473		Exit Signs: (a) Buildings of 1 to 6 classrooms shall have exit signs (b) Buildings with more than 6 classrooms shall have exit lights. Places of assembly shall have exit lights. ++						\$0			\$0	\$0	\$0	\$0	
474		Emergency lighting shall be provided in all places of assembly for over 100 occupants or over 1800 sf and in all exit ways leading from such places. Emergency lighting complies with Section 1029 of the Fire Code of NY State. ++						\$0			\$0	\$0	\$0	\$0	
475		Fire alarm: Buildings of 1 to 6 classrooms shall be equipped with an approved manual or a manually operated electrical fire alarm which is capable of sounding for such a period of time as to assure evacuation of all occupants. ++						\$0			\$0	\$0	\$0	\$0	
476		Fire alarm: Buildings of 7 or more classrooms shall be equipped with an approved manually operated electric alarm system, which may include automatic detection, which will continue to sound for at least 30 seconds or until the tripped station is returned to normal. ++						\$0			\$0	\$0	\$0	\$0	
477		Fire Extinguishers: Provide fire extinguishers at areas of fire hazard and at each floor level so that no point in corridor or stair is >75' to corridor located extinguisher. ++			Code-compliant			\$0			\$0	\$0	\$0	\$0	
478															
479	BCS	Accessibility							\$121,875	S	\$96,938	\$42,188	\$0	\$0	
480	101	Exterior 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										

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481	102	Interior Route (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, gyms, auditorium(s)), nurse's office, main office, and restroom facilities. Services including drinking fountains, telephones, and other amenities. Is there an accessible interior route as specified above?			No										
482		* Toilet Rooms: Are they ADA compliant?			no			\$79,625		1	\$87,588	\$0	\$0	\$0	Toilet rooms in the administration area are not ADA compliant. Larger rooms are not due to the required door approach being encroached by the lavatories. This can be corrected by adding electronic door operators. Recommend renovating 450sf including corridor space to allow free access to rear conference room from the lobby space. Plumbing needs to be evaluated and potential replacement to correct slow drainage condition. (additional \$11,000 - see plumbing recommendations)
483		* Toilet Rooms: Are they ADA compliant?			no			\$33,750		2	\$0	\$42,188	\$0	\$0	Toilet rooms in the bus garage area are not ADA compliant. Recommend renovating ~150sf to allow ADA access for both mens and womens toilet rooms. Shower needs should be evaluated. Would require replacing wood stairs to storage above, see item above.
484		* Classroom sinks: Are they ADA compliant?			n/a			\$0			\$0	\$0	\$0	\$0	
485		* Water Coolers: Are they ADA compliant?			no			\$8,500		1	\$9,350	\$0	\$0	\$0	Fountains: At least one accessible fountain on each floor and preferably 50% of all fountains should be accessible type. Consider adding an accessible water fountain near the toilet rooms if renovated by item above.
486		* Swimming Pool: Is the pool accessible?			n/a			\$0			\$0	\$0	\$0	\$0	
487		* Auditorium Stage: Is the stage accessible?			n/a			\$0			\$0	\$0	\$0	\$0	
488	103	Additional information on accessibility: If the building lacks accessible interior or exterior routes: cost of improvements needed to provide accessible exterior and interior routes as specified above.			Yes						\$0	\$0	\$0	\$0	
489															
490	BCS	Environment / Comfort / Health						\$0		5	\$0	\$0	\$0	\$0	
491	104	General Appearance: Overall rating and comments		Fair											
492	105	Cleanliness: Overall rating and comments		Fair											
493	106	Mats / Grills:													
494	106	* Are there walk off mats, grills in entryway?			yes										
495	106	* If yes, at least 6 feet long?			no										
496	107	Acoustics: Is there noise in classrooms from HVAC units, traffic, etc. that impairs learning?						\$0			\$0	\$0	\$0	\$0	

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497		* Are there excessive reverberation resulting from hard surfaces?			no										
498		* Are partitions full height and have acoustical sealant to prevent excessive sound transfer?			yes										
499		* If there is an auditorium, is the acoustics acceptable?			n/a										
500		* Is the acoustics acceptable in the music rooms?			n/a										
501		* Is the HVAC system decibel level acceptable?			yes										
502	108	Lighting quality:													
503	108a	* Types of lighting in general purpose classrooms													
504	108b	Are there blinds in the classrooms to prevent glare?													
505	108c	* Rating of overall lighting in building													
506	109	Evidence of vermin:													
507	109a	* Is there evidence of active infestations of rodents?	No												
508	109b	* Is there evidence of active infestations of wood-boring or wood-eating insects?	No												
509	109c	* Is there evidence of active infestations of cockroaches?	No												
510	109d	* Is there evidence of active infestations of other vermin?	No												
511	BCS	Indoor Air Quality						\$0	\$0	S	\$0	\$0	\$0	\$0	
512	97	Mold:						\$0			\$0	\$0	\$0	\$0	
513	97a	* Are there visible stains, mold or water damage? If yes, where? Comments?	No					\$0			\$0	\$0	\$0	\$0	
514	97b	** If yes, where?													
515	97e	* Are any interior surfaces constructed of any Paper-faced products?	Yes					\$0			\$0	\$0	\$0	\$0	
516	97f	* Are interior surfaces constructed of any Cellulose products (typically ceiling tiles)?	Yes					\$0			\$0	\$0	\$0	\$0	
517	111	Humidity / Moisture:													
518	111	* Are any of the following found in or around the following area?													
519	111a	** Classrooms	n/a												
520	111a	***Active leak(s) in roof													
521	111a	***Active leak(s) in plumbing	No												
522	111a	***Moisture Condensation													
523	111b	** In Other areas:													
524	111b	***Active leak(s) in roof	No												
525	111b	***Active leak(s) in plumbing	No												
526	111b	***Moisture Condensation	No												
527	111c	* Rating of humidity / moisture condition in building?		Fair											
528	112	Ventilation: fresh air intake locations, air filters, etc.													

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529	112a	* Are fresh air intakes near the bus loading, truck delivery or garbage storage/disposal areas?			No										
530	112b	* Is there accumulated dirt, dust or debris around fresh air intakes?			No										
531	112c	* Are fresh air intakes free of blockage?			Yes										
532	112d	* Is there accumulated dirt, dust or debris in ductwork?			No										
533	112e	* Are dampers functioning as designed?			Yes										
534	112f	* Condition of air filters?		Good											
535	112g	* Is outside air is adequate for occupant load?													
536	112h	* Rating of ventilation / indoor air quality:		Fair											
537	113	Indoor air quality (IAQ) plan:													
538	113a	Does the school district use EPA's TOOLS for IAQ?			Yes										
539	113b	If not, is some other IAQ management plan in place?													
540	113c	Has the district assigned IAQ responsibilities to a designated individual? If yes, what is the name?			Yes										Director of Facilities
541	114	Integrated Pest Management (IPM):													
542	114	* Does the school practice IPM?			Yes										
543	114a	* Is vegetation kept 1 foot away from the building?			No										
544	114b	* Are crevices and holes in walls, floors and pavement sealed or eliminated?			No										
545	114c	* Is there a certified pesticide applicator on staff?			No										
546	114d	* Are pesticides used in the building, and if yes, how are they typically applied?	No												
547	114e	* Are pesticides used on the grounds?	No												
548	114e	* If yes, was an emergency exemption granted by the Board of Education?													
549	115	Radon: Does the school have a passive radon mitigation system installed (was built with radon resistant features)?			No										
550	115a	* Has this facility been tested for the presence of radon?													
551	115b	* Were any of the results of the test greater than or equal to 4 picocuries per liter (pCi/L)?													
552	115c	* If yes, did the school take steps to mitigate these elevated radon levels?													
553															
554	BCS	American Red Cross						\$0		S	\$0	\$0	\$0	\$0	
555	116	American Red Cross:													
556	116a	*Is there a written agreement with the American Red Cross for the use of this building as an emergency shelter?	No												

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557	116b	* Does this building have an emergency generator to support sheltering operations? (lights, HVAC etc.), and if yes, where?	Yes		Multiple types (list under remarks)										Boilers, Pumps, EM Lightng, Fire Alarm, PA, Telephone
558	116c	* Does this facility have a cooking/food preparation kitchen, and if yes, the area is outfitted for:	No												
559	116d	* Check items powered by emergency generator:			Kitchen equipment										
560	116e	* Potable water provided by municipapl system?			Yes										
561	116e	* Potable water provided by on site wells?			No										
562	116e	* If on site wells are present, are the wells connected to emergency generator?			n/a										
563	116f	* Sanitary System Gravity discharge?			Yes										
564	116f	* Sanitary System force main pumping station?			No										
565	116f	* If pumping station exists, are they connected to emergency generator?			n/a										
566															
567	BCS	Space Adequacy / Program Needs						\$0		S	\$0	\$0	\$0	\$0	
568	27	Space Adequacy: Rating of space adequacy and comments:	n/a												
569		Space sizes: Are spaces predominately within SED standards?						\$0			\$0	\$0	\$0	\$0	
570		Space quantity: Are there sufficient number of each type of space needed?						\$0			\$0	\$0	\$0	\$0	
571		Educational program: Are spaced adequate for meeting the district's current educational program?						\$0			\$0	\$0	\$0	\$0	
572		Educational goals: Are spaced adequate for meeting the district's future educational program, goals and needs?						\$0			\$0	\$0	\$0	\$0	
573		Pre-K: Does the facility accommodate pre-k programs?						\$0			\$0	\$0	\$0	\$0	
574		Transportable classrooms: Does the facility have transportable classrooms?						\$0			\$0	\$0	\$0	\$0	
575															
576	BCS	Equipment						\$3,000		S	\$0	\$3,750	\$0	\$0	
577		Visual Display Surfaces: chalk and tackboards		Fair				\$0			\$0	\$0	\$0	\$0	
578		Display Cases:						\$0			\$0	\$0	\$0	\$0	
579		Signage:		Poor				\$3,000		2	\$0	\$3,750	\$0	\$0	Signage - Interior: Provide required interior signage for each room including but not limited to: a. Toilet rooms; b. Offices; c. Directional signage in corridors and Lobby
580		* Is there instructional signage / wayfinding maps for visitors?			no			\$0			\$0	\$0	\$0	\$0	
581		* Does signage meet ADA requirements?			no			\$0			\$0	\$0	\$0	\$0	
582		* Is room name / number designation at every door?			no			\$0			\$0	\$0	\$0	\$0	

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583		Toilet Compartments:						\$0			\$0	\$0	\$0	\$0	
584		Operable Partitions:						\$0			\$0	\$0	\$0	\$0	
585		Toilet and Shower Accessories:						\$0			\$0	\$0	\$0	\$0	
586		Gym Equipment:						\$0			\$0	\$0	\$0	\$0	
587		Science Lab Equipment:						\$0			\$0	\$0	\$0	\$0	
588		Projection Screens:						\$0			\$0	\$0	\$0	\$0	
589		Food Service Equipment:						\$0			\$0	\$0	\$0	\$0	
590		Home and Careers Equipment:						\$0			\$0	\$0	\$0	\$0	
591		Loading Dock Equipment:						\$0			\$0	\$0	\$0	\$0	
592		Window Treatments:						\$0			\$0	\$0	\$0	\$0	
593		Stage Curtains:						\$0			\$0	\$0	\$0	\$0	
594		Stage Rigging:						\$0			\$0	\$0	\$0	\$0	
595		Casework: Base Cabinets						\$0			\$0	\$0	\$0	\$0	
596		Countertops:						\$0			\$0	\$0	\$0	\$0	
597		Musical Instrument Storage:						\$0			\$0	\$0	\$0	\$0	
598		Library Furniture:						\$0			\$0	\$0	\$0	\$0	
599		Auditorium Seating:						\$0			\$0	\$0	\$0	\$0	
600		Bleacher Inspection						\$0			\$0	\$0	\$0	\$0	
601		Bleachers:						\$0			\$0	\$0	\$0	\$0	
602		Wall Pads:						\$0			\$0	\$0	\$0	\$0	
603															
604	BCS	Electrical Systems						\$153,000	\$153,000	5	\$118,800	\$56,250	\$0	\$0	
605	52	Interior Electrical distribution (H):						\$108,000		1	\$118,800	\$0	\$0	\$0	
606	52b	* Does the interior electrical supply meet current needs?						\$0							
607		* Is the main distribution panel adequate?						\$0			\$0	\$0	\$0	\$0	
608		* Are the power panels and circuit wiring adequate?						\$0			\$0	\$0	\$0	\$0	
609		* Do teaching spaces have adequate receptacles?						\$0			\$0	\$0	\$0	\$0	
610		*Is there any cloth wiring?						\$0			\$0	\$0	\$0	\$0	
611		* Are step down transformers lightly loaded?						\$0			\$0	\$0	\$0	\$0	
612		* Do the bus heater controls have automated controls and are the quantities of outlets adequate?						\$0			\$0	\$0	\$0	\$0	
613		* Is there an emergency generator system supplying power to lighting and / or kitchen refrigeration equipment and / or heating system?						\$0			\$0	\$0	\$0	\$0	
614		*Electrical equipment, fixtures, auxiliary apparatus and controls and wiring systems, and the installation of same, shall be operable and in good condition without recurring problems. ++						\$0			\$0	\$0	\$0	\$0	
615		*Receptacles (NEC Requirements): Do existing receptacles need to be replaced with ground fault interrupting (GFI) receptacles? If yes, provide list of locations.						\$0			\$0	\$0	\$0	\$0	

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616		*Are there adequate emergency-off mushroom buttons in shops to cut power to equipment?						\$0			\$0	\$0	\$0	\$0	
617	53	Lighting fixtures						\$45,000		2	\$0	\$56,250	\$0	\$0	
618		* Building Interior Lighting: Is lighting energy efficient and adequate?						\$0			\$0	\$0	\$0	\$0	
619		* Building Exterior Lighting: Is lighting vandalproof, energy efficient and adequate?						\$0			\$0	\$0	\$0	\$0	
620		* Is the stage dimming system and lighting system adequate?						\$0			\$0	\$0	\$0	\$0	
621		Light Levels: Level of artificial lighting in teaching areas shall be a minimum of 30 fc, maintained. ++						\$0			\$0	\$0	\$0	\$0	
622		Electrically operated partitions have safety controls in accordance with 155.25 ++						\$0			\$0	\$0	\$0	\$0	
623		Energy efficiency / alternative energy:						\$0			\$0	\$0	\$0	\$0	
624		* Are lights energy efficient?						\$0			\$0	\$0	\$0	\$0	
625		* Occupancy sensors?						\$0			\$0	\$0	\$0	\$0	
626		* Are daylight harvesting controls installed?						\$0			\$0	\$0	\$0	\$0	
627		* Dual level illumination in all teaching spaces?						\$0			\$0	\$0	\$0	\$0	
628		* Is there a photovoltaic (PV) system serving the building?						\$0			\$0	\$0	\$0	\$0	
629		* Is there a wind turbine system serving the building?						\$0			\$0	\$0	\$0	\$0	
630		Lightning Protection: Does the building have lightning protection and if yes, what is its condition?						\$0			\$0	\$0	\$0	\$0	
631															
632	BCS	Technology						\$0	\$0	5	\$0	\$0	\$0	\$0	
633	54	Communications Systems (H):						\$0			\$0	\$0	\$0	\$0	
634	54b	* Are the communications systems adequate?													
635		Computer network switches: Are they adequate?						\$0			\$0	\$0	\$0	\$0	
636		Computer network wiring: Is it adequate?						\$0			\$0	\$0	\$0	\$0	
637		Broadband Internet connectivity: Is it adequate?						\$0			\$0	\$0	\$0	\$0	
638		Wireless LAN Network: Is it adequate?						\$0			\$0	\$0	\$0	\$0	
639		Intercom system: Is it adequate?						\$0			\$0	\$0	\$0	\$0	
640		Phone system:						\$0			\$0	\$0	\$0	\$0	
641		* Is the phone system adequate?						\$0			\$0	\$0	\$0	\$0	
642		* VoIP?						\$0			\$0	\$0	\$0	\$0	
643		Telephone: A telephone shall be provided in all buildings having student occupancy. ++						\$0			\$0	\$0	\$0	\$0	
644		Clock system:						\$0			\$0	\$0	\$0	\$0	
645		* Is the clock system adequate?						\$0			\$0	\$0	\$0	\$0	
646		* Wireless GPS?						\$0			\$0	\$0	\$0	\$0	

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647		Does the auditorium have an adequate assistive listening system ?						\$0			\$0	\$0	\$0	\$0	
648		Is the auditorium sound system adequate?						\$0			\$0	\$0	\$0	\$0	
649		Does the building have an adequate video on demand system?						\$0			\$0	\$0	\$0	\$0	
650		Do the classrooms have an adequate video on demand display and computer controller?						\$0			\$0	\$0	\$0	\$0	
651		Smartboards: Are they adequately located in the facility?						\$0			\$0	\$0	\$0	\$0	
652		Television System: Should the existing system be replaced with a new broadband cable television distribution system?						\$0			\$0	\$0	\$0	\$0	
653															
654	BCS	Security						\$0		S	\$0	\$0	\$0	\$0	
655		visibility or site Access Points: Is there a clear line of sight from administrative/full time staffed locations to site access points (natural/guided)?			no			\$0			\$0	\$0	\$0	\$0	
656		Site Features: Are features avoided that could prevent surveillance (large plantings), provide hiding places for weapons (loose rocks-gravel), or unintended access (elements to aid climbing on roofs)?			no			\$0			\$0	\$0	\$0	\$0	
657		Vehicular Access: Are vehicles kept away from building walls?			no			\$0			\$0	\$0	\$0	\$0	
658		Exterior Signage: Is a clear path to main entry identified?			yes			\$0			\$0	\$0	\$0	\$0	
659		Main Entry: Is there a secure monitored entry vestibule (ID / sign in required)?			no			\$0			\$0	\$0	\$0	\$0	
660		Is there a staff rear exit and safe room?			n/a			\$0			\$0	\$0	\$0	\$0	
661		Public Access / Service Areas: Is it designed to avoid unintended public access to student spaces?			yes			\$0			\$0	\$0	\$0	\$0	
662		Locking and Alarm Systems for High Risk Areas: Are they in place for main office and other spaces accessible to visitors, Nurse's office, Cafeteria, Computer labs, Industrial Arts areas, Science labs, Boiler and Electric rooms, phone closets?			no			\$0			\$0	\$0	\$0	\$0	
663		Emergency Communications: Do all occupied spaces have emergency power supply for phones and PA system?						\$0			\$0	\$0	\$0	\$0	
664		Intrusion Detection: Are system in place? On emergency power?						\$0			\$0	\$0	\$0	\$0	
665		Visitor Management System: System in place?						\$0			\$0	\$0	\$0	\$0	

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666		Video Surveillance System: Is the CCTV system adequate?						\$0			\$0	\$0	\$0	\$0	
667		Access Control System: Is the system adequate?						\$0			\$0	\$0	\$0	\$0	
668															
669															
	BCS	TOTALS BY PRIORITY:							\$1,267,875	S	\$1,056,028	\$332,313	\$60,750	\$1,575	
	BCS	BUILDING TOTAL:								S	\$1,449,090				
28		Estimated capital construction expenses anticipated for this building through 2015 - 2016 school year excluding maintenance:			\$0										
29		Overall building rating													
30		Was overall building rating established after consultation with health and safety committee?													

KEY:

Denotes code items that are required to be assessed on NYSED Form FP-EEB and to be in conformance as part of a Capital Project. These health and safety in existing educational facilities items are requirements of Part 155.7 of the regulations.

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Kaufman / Bus Garage

BUILDING CONDITION SURVEY INFORMATION

1 Name of School District : Cortland Enlarged City School District
2 BEDS District Code : 11020001
3 Building Name : Kaufman / Bus Garage
4 Building ID : 5-003
5 Survey Inspection Date : 8/13/2015
6 Building 911 Address : 1 Valley View Drive
7 City : Cortland
8 Zip Code : 13045
9 Certification Expiration Date : 4/1/2016
10 Certificate of Occupancy Status (A - Annual, T - Temporary, N - None) : A

Building Age and Gross Square Footage (GSF)

11 Year of Original Building : 1967
12 GSF of Building as Currently Configured : 19500
13 No. of Floors : 2
14 How many full-time and part-time custodians are employed at the school (or work in the building)?
14a Full-time Custodian : 0.25
14b Part-time Custodian : 0

Building Ownership and Occupancy Status

15 Building Ownership* :
 a. Owned and Used by District c. Owned by District, Part Used by District, Part Leased to Non-District Entity
 b. Owned by District and Leased to Non-District entity d. Owned by Non-District Entity and Leased to District

DISTRICT

16 For which of the following purposes is the building currently used?
16a Used for Student Instructional Purposes
16b Used for District Administration
16c Used for Other District Purpose(s) Describe here: Bus Maintenance and Storage
16d Used by Other Organization(s)

Building Users

17 How many students were registered to receive instruction in this building as of October 1, 2015? (Does not include evening class students)* : 0
18 Of these registered students, how many receive most of their instruction in:
18a Permanent Instructional Spaces (i.e. Regular Classrooms) : 0

18b Temporary Instruction Spaces (i.e. Portable or Demountable Classrooms) Attached to the Building : 0

18c Non-Instructional Spaces Used as Instructional Spaces: : 0

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

- Cafeteria
- Gymnasium
- Administrative Space
- Library
- Lobby
- Stairwell
- Storage Space
- Other

Comments:

19 Grades Housed: : N/A

20 For how many instruction days during the 2014-15 school year (July 1 through June 30) was the building closed due to facilities failures, system malfunctions, structural problems, etc? : N/A

21 Is the building used for instructional purposes in the summer? : No

22 Have there been renovations or construction in the building during the past twelve months? : Yes

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

Program Spaces

24 Number of Instructional Classrooms: : 0

25 Gross Square Footage of All Instructional Classrooms (combined) :

26 Other spaces provided (check all that apply)

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

GENERAL CONSTRUCTION SYSTEMS

Replacement Cost: \$4,875,000

Original Building 1967

Construction Classification : A (Fire resistive/Noncombustible).
Total Floor Area : 19000 sf.
Number of Floors : One; ground.
Structural System : Prefab Steel Frame
Floor Construction : Concrete Slab on Grade.
Roof Construction : Metal on steel frame.
Exterior Wall Construction : Metal on steel frame.
Interior Wall Construction : Painted/unpainted masonry.
Windows : Aluminum sash/frame, .
Exterior Doors : Hollow metal door/frame and insulated steel sectional overhead.
Portable Fire Extinguishers : Type, location

Building Addition 1970

Construction Classification : A (Fire resistive/Noncombustible).
Total Floor Area : 4900sf.
Number of Floors : Two; ground and second
Structural System : Prefab Steel Frame
Floor Construction : Concrete Slab on Grade.
Roof Construction : Metal on steel frame.
Exterior Wall Construction : Metal on steel frame.
Interior Wall Construction : Drywall, painted masonry.
Windows : Aluminum sash/frame, wood sash/frame .
Exterior Doors : Aluminum doors and frames, Hollow metal door/frame.
Portable Fire Extinguishers : Type, location

SITE CONDITIONS

A. Acreage:

1 Owned : 46 acres overall, this site is 3.49 acres
2 Leased : None

B. Contiguous Sites : High School

C. Topography:

1 Type : Relatively flat and gently sloped
2 Significant Features : Streams, woods, residential properties

D. Access:

1 Road : Valley View Drive

Cortland Enlarged City School District
Tetra Tech Expanded Building

2 Bus Loop	:	None.
3 Sidewalks	:	None.
4 Parent drop-off	:	None.
	:	.
	:	.
E. Parking Lots:	:	
1 Location	:	Main parking lot is on west side of the site and accessible from Valley View Drive Secondary parking is on north side of the site, Bus parking is on east side of the site.
2 Handicapped Access	:	3 parking spaces are designated accessible. 1 curb cut from north parking lot to the sidewalk.
F. Drainage Systems:	:	
1 Type/Location	:	Piped storm system drains to municipal system.
G. Soil Type and Groundwater:	:	Typical soils: gravelly loam Typical depth to ground water -- > 80"
L. Water System:	:	
1 Type/Location	:	Municipal supply
2 Hydrants	:	1 at southwest corner of site Municipal owned
3 Backflow protection	:	Inside building
M. Sanitation System:	:	
1 Type / Location	:	Municipal connection
N. Irrigation Systems:	:	
1 Type/Location	:	Athletic Field irrigation (see fields above)
2 Supply	:	
3 Backflow / Location	:	RPZ
O. Play Structures:	:	
1 Type / Location	:	None at Bus Facility
2 Type of Safety Surfacing	:	None at Bus Facility
3 Handicapped Accessibility	:	None at Bus Facility

MECHANICAL CONSTRUCTION SYSTEMS

A. Primary Systems

1. Fuel

- Original 1967 Building

:Natural Gas
:Burner designed to operate on Natural Gas or
No. 2 fuel oil

2. Heating Plant

- Original 1967 Building

:(1) Cleaver Brooks Hot Water Fire Tube Boiler
:CB 200-40 with rated input of 1,674, 000 BTUH
(9/7/1982)
:(1) CAMUS high efficiency, condensing hot
water boiler for snow melt system (2010 capital
project)

3. Air Conditioning

- Original 1967 Building

:Kaufman Center office areas and Bus Garage
offices all have air conditioning.

B. Secondary Systems

1. Kaufman Center (District Administration)

- Renovated 1987

:The first floor open Office area, Lobby,
Lounge Area and Conference room are
served by a multi-zone air handling unit on the
second floor. The unit has three zones with
reheat coils and Dx cooling coil with the
remote condensing unit located internally
within the bus garage.

:The Copy/Data Room on the first floor also
has a ductless, split system air conditioner with
its remote condensing unit located internally
within the bus garage.

:First floor perimeter offices have packaged
terminal air conditioners (PTAC) with hot water
heating coils. Fin tube radiation provides
supplemental heat in some areas.

: Second floor offices are served by a
packaged rooftop unit. Offices also have
supplemental heat from electric baseboard
units.

:Heating hot water is supplied from the boiler
in the Bus Garage boiler room.

2. Bus Garage
- Original 1967 Building

: Toilet rooms 106 and 107 have individual exhaust fans that are interlocked with the light switch.

: Toilet rooms 108 and 109 are exhausted by an in-line fan located on the second floor.

: Service Area heated by (4) ceiling hung unit heaters. Vehicle exhaust system provided with below slab and above slab connection points.

: Bus storage area is heated by (5) ceiling hung hot water unit heaters and exhaust is provided via a single fan located on the roof.

: The exterior concrete apron in front of the overhead doors has a radiant slab type snow and ice melting system using a heated glycol solution from a dedicated boiler in the boiler room.

: The Transportation Office and Driver Break Room are heated and ventilated by blower coil units on the mezzanine above. The unit serving the Transportation Office also has a DX cooling coil connected to a remote condensing unit on the ground outside the office.

: Toilet rooms are exhausted by a power roof exhauster.

PLUMBING CONSTRUCTION SYSTEMS

A. ORIGINAL BUILDING 1967

- 1. Water Supply
 - a. Source
 - b. Distribution

: Municipal water service provided by City of Cortland.

: Galvanized steel and copper lines serve the building. A pressure booster system provided in the 2010 capital project is not currently in use.

- 2. Water Softening System
 - a. Type : Parallel two tank ion exchange system with automatic brining system
 - b. Location : Bus Wash Area
 - c. Serves : Bus Wash System

- 3. Sewage Disposal
 - a. Method : Sewage is discharged to the City of Cortland municipal sewer system.

- 4. Natural Gas:
 - a. Provided By : NYSEG
 - b. Provided For : Building heating, domestic hot water for the garage area and the emergency generator.

- 5. Fuel Oil
 - a. Provided By : none
 - b. Provided For : none
 - c. Tank Size/Location : none

- 6. Vehicle Fueling Systems
 - a. Storage Tanks : 10,000 gallon, double wall, fiberglass coated, steel, underground storage tank for diesel fuel (installed in 1992).
: 4,000 gallon, double wall, fiberglass coated, steel, underground storage tank for unleaded gasoline (installed in 1992).
 - b. Monitor System : Veeder-Root TLS-350
 - c. Dispenser : Bennett two product pump with separate hoses and registers for diesel fuel and gasoline.

- 7. Domestic Hot Water
 - a. Provided By : Gas fired water heater for the garage area and a small electric water heater for the District Office area.

- 8. Toilet Rooms
 - a. Gang : none
 - b. Individual : Individual toilets are provided for staff use.
: One toilet room in the garage area includes a shower.
 - c. Locker Rooms : N/A

- 9. Drinking Water
 - a. Provided By : Electric water coolers
 - b. Location : Near toilet rooms.

- 10. Fire Suppression System
 - a. Fire Standpipe : None.
 - b. Sprinkler System : None.
- 11. Portable Fire Extinguishers
 - a. Type : ABC
 - b. Location : Various Locations

ELECTRICAL / TECHNOLOGY SYSTEMS

A. ORIGINAL BUILDING 1967

- 1. Service and Distribution:
 - a. Service Entrance : Overhead, Secondary
 - b. Metering : Secondary
 - c. Incoming Service Voltage : 480/277V 3PH
 - d. Building Distribution Voltages : 208/120V 3PH, 480/277V 3PH
 - e. Service Size : 800 amperes
 - f. Main Distribution Panel : Circuit breaker.
 - g. Local Panels : Circuit breaker.
- 2. General Wiring:
 - a. Majority of wiring does meet National Electrical Code
 - b. Location and quantity of convenience receptacles is adequate.
 - c. Majority of convenience receptacles are of the grounded type.
 - d. Location and quantity of light switches is adequate.

Fluorescent (T12 / Magnetic Ballast)			▼
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4. Emergency Lighting/Power:

a. Lighting:

- 12 Offices
- 14 Corridors
- 15 Gang Toilets
- 17 Mechanical Rooms
- 18 Exterior Egress

Type	
Generator connection	▼
Local battery	▼
Local battery	▼
Generator connection	▼
Local battery	▼

b. Power Generator System:

- 1 Make : Kohler
- 2 Size : 85 kw
- 3 Voltage : 277/480
- 4 Fuel : Natural gas
- 5 Transfer Switch(s) : Automatic
- 6 Cooling : Unducted Radiator
- 7 Other : other

5. Fire Alarm System:

a. Make

: FCI

b. Equipment

1 Initiation Devices

: Manual stations, Smoke detectors, Heat detectors

2 Notification Appliances

: Horn/strobes, Strobes.

3 Interconnections

: Door holders, Fan shut down, City box on site, Municipal connection Drill switch, remote annunciator, trouble bell, trouble light