

2022 BUILDING CONDITION SURVEY - 2022 - 0-001-MSHSGym

Building Information

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**Building Information**

**1. Name of school district**

Rye Neck Union Free School District

**2. SED District 8-Digit BEDS Code**

66-19-01-03

**3. Building Name:**

Rye Neck Middle School-High School Gymnasium

**4. SED 4-Digit Facility Code:**

0001

**5. Survey Inspection Date:**

07/26/2022

**6. Building 911 Address:**

300 Hornidge Road

**7. City:**

Mamaroneck

**8. Zip Code:**

10543

**9. Certificate of Occupancy Status:**

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

**10. Certificate of Occupancy Expiration Date:**

01/01/2024

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

- Yes
- No

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

- Yes
- No

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

- Yes
- No

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**13. Estimated capital construction expenses anticipated for this building through the 2024 calendar year excluding maintenance (to be answered after the building inspection is complete)**

500,000.00

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

- Excellent
- Satisfactory
- Unsatisfactory
- Failing

**15. Was overall building rating established after consultation with health and safety committee in accordance with Commissioner's Regulations 155.4(c)(1)?**

- Yes
- No

**16. A/E Firm Name:**

LAN Associates, EPAS, LLP

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

252 Main Street, Goshen, NY 10924

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

8456150350

**19. E-mail:**

danielle.farrell@lanassociates.com

**20. A/E Name:**

Danielle L. Farrell, AIA

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

039812

**Building Age, Gross Square Footage and Maintenance Staff**

**22. Building Age**

	Year
Original Construction	1972
Addition #1	2021
Addition #2	(No Response)
Addition #3	(No Response)
Addition #4	(No Response)
Addition #5	(No Response)
Addition #6	(No Response)

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	Year
Addition #7	(No Response)
Addition #8	(No Response)
Addition #9	(No Response)

**23. Square feet of construction**

	Sq Feet
Original construction	30,390.00
Addition #1	36,268.00
Addition #2	(No Response)
Addition #3	(No Response)
Addition #4	(No Response)
Addition #5	(No Response)
Addition #6	(No Response)
Addition #7	(No Response)
Addition #8	(No Response)
Addition #9	(No Response)

**24. Gross square ft. of Building as currently configured:**

66,658

**25. Number of Floors:**

1

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

	Count Employees
Full-time custodians:	0
Part-time custodians:	0
<b>Totals:</b>	<b>0</b>

**Building Ownership and Occupancy Status**

**27. Building Ownership (check one):**

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

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

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

**Building Users**

**29. How many students were registered to receive instruction in this building as of the last year? (If none, enter "0") and skip to "Program Spaces" section. (Do not include evening class students)**

863

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

	Quantity
Permanent instructional spaces (i.e., regular classrooms)	863
Temporary instructional spaces (i.e., portable or demountable classrooms) attached to the building	0
Non-instructional spaces used as instructional spaces	0

**31. If the answer is greater than zero, which types of non-instructional spaces were being used for instructional purposes on October 1, 2019? (check all that apply)**

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

**32. Grades Housed**

- Pre-K
- Kindergarten
- 1st
- 2nd
- 3rd
- 4th
- 5th
- 6th
- 7th
- 8th
- 9th
- 10th
- 11th
- 12th
- N/A (none)

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

0

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

Yes

No

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Program Spaces

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Program Spaces

35. Number of instructional classrooms:

1

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

535.00

37. Other spaces provided:

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

37a. Describe other spaces

Weight Room

Space Adequacy

38. Rating of space adequacy:

- Good
- Fair
- Poor

38a. Enter comments:

(No Response)

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Site Utilities

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**SITE UTILITIES**

**39. Water (H)**

- Yes
- No

**39a. Type of Service:**

- Municipal or Utility provided
- Well
- Other

**39b. Types of water service piping**

- Iron
- Galvanized
- Copper
- Lead
- PVC
- Other
- N/A (None)

**39c. Overall condition of water service piping**

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

**39d. Year of Last Major Reconstruction/Replacement:**

2021

**39e. Expected Remaining Useful Life (Years):**

20

**39f. Cost to Reconstruct/Replace \$:**

(No Response)

**39g. Comments:**

(No Response)

**40. Site Sanitary (H)**

- Yes
- No

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Site Utilities

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**40a. Type of Service:**

- Municipal or utility sewer
- Site septic
- Other

**40b. Condition:**

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

**40c. Year of Last Major Reconstruction/Replacement:**

2020

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

30

**40e. Cost to reconstruct/Replace \$:**

(No Response)

**40f. Comments:**

(No Response)

**41. Site Gas**

- Yes
- No

**42. Site Fuel Oil**

- Yes
- No

**42a. Number of Above-Ground Tanks:**

1

**42a.1 Capacity of Above-Ground Tanks (gallons):**

8,000

**42b. Number of Below-Ground Tanks:**

0

**42b.1 Capacity of Below-Ground Tanks (gallons):**

0



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Site Utilities

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42c. Condition:

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

42d. Year of Last Major Reconstruction/Replacement:

2022

42e. Expected Remaining Useful Life (Years):

15

42f. Cost to Reconstruct/Replace \$:

(No Response)

42g. Comments:

2,000 AST removed in 2022 and replaced with new 8,000 AST

43. Site Electrical, Including Exterior Distribution

- Yes
- No

43a. Service Provider:

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

43b. Type of Service:

- Above Ground
- Below Ground
- N/A

43c. Condition:

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

43d. Year of Last Major Reconstruction/Replacement:

2021

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Site Utilities

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**43e. Expected Remaining Useful Life (Years):**

40

**43f. Cost to Reconstruct/Replace \$:**

(No Response)

**43g. Comments:**

(No Response)

**SITE FEATURES**

**44. Closed Drainage Pipe Stormwater Management System**

**44a. Does this facility have a closed pipe system?**

Yes

No

**44b. Condition:**

Excellent

Satisfactory

Unsatisfactory

Non-Functioning

Critical Failure

**44c. Year of Last Major Reconstruction/Replacement:**

2020

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

20

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

(No Response)

**44f. Comments:**

(No Response)

**45. Open Drainage Pipe Stormwater Management System**

**45a. Does this facility have an open stormwater system (ditch)?**

Yes

No

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Site Utilities

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**46. Catch Basins/Drop Inlets/Manholes**

**46a. Does this facility have catch basins/drop inlets/manholes?**

- Yes
- No

**46b. Condition:**

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

**46c. Year of Last Major Reconstruction/Replacement:**

2020

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

20

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

(No Response)

**46f. Comments:**

(No Response)

**47. Culverts**

**47a. Does this facility have culverts?**

- Yes
- No

**48. Outfalls**

**48a. Does this facility have outfalls?**

- Yes
- No

**49. Infiltration Basins/Chambers**

**49a. Does this facility have infiltration basins/chambers?**

- Yes
- No

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Site Utilities

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**50. Retention Basins**

**50a. Does this facility have retention basins?**

- Yes
- No

**51. Wetponds**

**51a. Does this facility have wetponds?**

- Yes
- No

**52. Manufactured Stormwater Proprietary Units**

**52a. Does this facility have proprietary units?**

- Yes
- No

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

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

**54. Outfall Reconnaissance Inventory**

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

- Yes
- No
- Not Applicable

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Other Site Features

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**SITE FEATURES**

**55. Pavement (Roadways and Parking Lots)**

- Yes
- No

**55a. Type: (check all that apply)**

- Concrete
- Asphalt
- Gravel
- Other

**55b. Condition:**

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

**55c. Year of Last Major Reconstruction/Replacement:**

2020

**55d. Expected Remaining Useful Life (Years):**

10

**55e. Cost to Reconstruct/Replace \$:**

20,000.00

**55f. Comments:**

Section of southern perimeter cracked and in disrepair

**56. Sidewalks**

- Yes
- No

**56a. Type: (check all that apply)**

- Asphalt
- Concrete
- Gravel
- Paver
- Other

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Other Site Features

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**56b. Condition:**

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

**56c. Year of Last Major Reconstruction/Replacement:**

2020

**56d. Expected Remaining Useful Life (Years):**

20

**56e. Cost to Reconstruct/Replace \$:**

(No Response)

**56f. Comments:**

(No Response)

**57. Playgrounds and Playground Equipment**

- Yes
- No

**58. Athletic Fields and Play Fields**

- Yes
- No

**59. Exterior Bleachers / Stadiums**

- Yes
- No

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

- Yes
- No

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Building Structure

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**Building Structure**

**61. Foundation (S)**

**61a. Type (check all that apply):**

- Reinforced Concrete
- Masonry on Concrete Footing
- Other (specify)

**61a1. If "Other" please specify**

(No Response)

**61b. Evidence of structural concerns (check all that apply):**

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

**61c. Condition:**

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

**61d. Year of Last Major Reconstruction/Replacement:**

2021

**61e. Expected Remaining Useful Life (Years):**

50

**61f. Cost to Reconstruct/Replace \$:**

0.00

**61g. Comments:**

(No Response)

**62. Piers (S)**

- Yes
- No

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Building Structure

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**62f. Cost to Reconstruct/Replace \$:**

(No Response)

**63. Columns (S)**

**Type (check all that apply):**

- Concrete
- Masonry
- Steel
- Stone
- Wood
- Other (specify)
- N/A (None)

**63.1. If "Other" please specify**

(No Response)

**63a. Evidence of structural concerns (check all that apply)**

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

**63b. Condition:**

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

**63c. Year of Last Major Reconstruction/Replacement**

2021

**63d. Expected Remaining Useful Life (Years):**

50

**63e. Cost to Reconstruct/Replace \$:**

0.00

**63f. Comments:**

(No Response)



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Building Structure

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**64. Footings (S)**

Type (check all that apply):

- Concrete
- Other (specify)

**64a. Evidence of structural concerns (check all that apply)**

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

**64.a1. If "Other" please specify**

(No Response)

**64b. Condition:**

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

**64c. Year of Last Major Reconstruction/Replacement**

2021

**64d. Expected Remaining Useful Life (Years):**

50

**64e. Cost to Reconstruct/Replace \$:**

0

**64f. Comments:**

(No Response)

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Building Structure

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**65. Structural Floors (S)**

**65a. Type (check all that apply):**

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

**65b. Evidence of Structural Concerns with Floor Support System (Beams/Joists/Trusses, etc.) (check all that apply):**

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

**65b.1 Describe Other Problems:**

(No Response)

**65c. Evidence of Structural Concerns with Structural Floor Deck (check all that apply):**

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

**65d. Overall Condition of Structural Floors:**

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

**65e. Year of Last Major Reconstruction/Replacement:**

2021

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Building Structure

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**65f. Expected Remaining Useful Life (Years):**

50

**65g. Cost to Reconstruct/Replace \$:**

0.00

**65h. Comments:**

(No Response)

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Building Envelope

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**BUILDING ENVELOPE**

**66. Exterior Walls/Columns (S)**

**66a. Material (check all that apply):**

- Aluminum/Glass Curtain Wall
- Brick
- Concrete
- Composite Insulated Panels
- Masonry
- Steel
- Wood
- Other (specify)

**66b. Evidence of Structural Concerns with Support System (columns, base plates, connections, etc.)**

**(check all that apply):**

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

**66b.1 Describe Other Problems:**

(No Response)

**66c. Evidence of Concerns with Exterior Cladding (check all that apply):**

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

**66c.1 Describe Other Problems:**

(No Response)

**66d. Overall Condition of Exterior Walls/Columns:**

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

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Building Envelope

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**66e. Year of Last Major Reconstruction/Replacement:**

2021

**66f. Expected Remaining Useful Life (Years):**

50

**66g. Cost to Reconstruct/Replace \$:**

0.00

**66h. Comments:**

(No Response)

**67. Chimneys (S)**

Yes

No

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

Masonry

Concrete

Metal

Wood

Other

**67a.1 Specify other:**

(No Response)

**67b. Overall Condition of Chimneys:**

Excellent

Satisfactory

Unsatisfactory

Non-Functioning

Critical failure

**67c. Year of Last Major Reconstruction/Replacement:**

1972

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

10

**67e. Cost to Reconstruct/Replace \$:**

(No Response)

**67f. Comments:**

(No Response)

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Building Envelope

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**68. Parapets (S)**

- Yes
- No

**68a. Construction Type (check all that apply):**

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

**68a.1 Specify Other:**

(No Response)

**68b. Overall condition of parapets:**

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

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

2021

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

50

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

0.00

**68f. Comments:**

(No Response)

**69. Exterior Doors**

**69a. Overall Condition of Exterior Door Units:**

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

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Building Envelope

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**69b. Do any exterior doors have magnetic locking devices?**

- Yes
- No

**69c. Safety/Security features are adequate?**

- Yes
- No

**69d. Year of Last Major Reconstruction/Replacement:**

2021

**69e. Expected Remaining Useful Life (Years):**

10

**69f. Cost to Reconstruct/Replace \$:**

10,000.00

**69g. Comments:**

Replace two (2) egress doors at west elevation of original gym.

**70. Exterior Steps, Stairs, Ramps (S)**

- Yes
- No

**70a. Construction Type (Check all that apply)**

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

**70b. If "other", specify here**

(No Response)

**70c. Overall Condition of Exterior Steps, Stairs and Ramps**

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

**70d. Year of Last Major Reconstruction/Replacement:**

1972

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**70e. Expected Remaining Useful Life (Years):**

10

**70f. Cost to Reconstruct/Replace \$:**

3,000.00

**70g. Comments:**

Install handrail at exterior step at west side of original gym.

**71. Fire Escapes (S)**

**71a. Does This Facility Have One or More Fire Escapes?**

Yes

No

**72. Windows**

Yes

No

**72a. Window Material: (check all that apply)**

Aluminum

Steel

Vinyl

Solid Wood

Wood w/ External Cladding System

Other

**72a1. If "Other" please specify**

(No Response)

**72b. Overall Condition of Windows:**

Excellent

Satisfactory

Unsatisfactory

Non-Functioning

Critical Failure

**72c. All Rescue Windows are Operable:**

Yes

No

N/A



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**72d. Year of Last Major Reconstruction/Replacement:**

2021

**72e. Expected Remaining Useful Life (Years):**

20

**72f. Cost to Reconstruct/Replace \$:**

0.00

**72g. Comments:**

(No Response)

**73. Roof and Skylights (S)**

Yes

No

**73a. Type of roof construction (check all that apply):**

- Concrete on metal deck on metal trusses/joists
- Concrete (poured or plank) on concrete beams
- Gypsum (poured or plank) on metal trusses/joists
- Metal deck on metal trusses/joists
- Wood deck on wood trusses/joists
- Wood deck on metal trusses/joists
- Tectum on metal trusses/joists
- Other (describe below)

**73a.1 Other roof construction type:**

(No Response)

**73b. Type of roofing material (check all that apply):**

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

**73b.1 Other roofing material:**

(No Response)

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**73c. Evidence of structural concerns with roof support system (beams/joists/trusses, etc.) (check all that apply):**

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

**73c.1 Describe other concerns:**

(No Response)

**73d. Evidence of structural concerns with roof deck (check all that apply):**

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

**73e. Does this facility have skylights?**

- Yes
- No

**73f. Skylight material (check all that apply):**

- Plastic
- Glass
- Other
- N/A

**73g. Overall condition of skylights:**

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

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**73h. Evidence of concerns with roofing, skylights, flashings, and drains (check all that apply):**

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

**73h.1 Specify other concerns:**

(No Response)

**73i. Overall Condition of Roof and Skylights:**

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

**73j. Year of Last Major Reconstruction/Replacement:**

2021

**73k. Expected Remaining Useful Life (Years):**

5

**73l. Cost to Reconstruct/Replace \$:**

92,400.00

**73m. Comments:**

Replace low asphalt shingle roof and skylights at original gym.

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Building Interiors

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**BUILDING INTERIOR**

**74. Interior Bearing Walls and Fire Walls (S)**

- Yes
- No

**74a. Overall condition of interior bearing walls and fire walls:**

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

**74b. Year of Last Major Reconstruction/Replacement:**

2021

**74c. Expected Remaining Useful Life (Years):**

30

**74d. Cost to Reconstruct/Replace \$:**

(No Response)

**74e. Comments:**

(No Response)

**74.f Regulatory**

Have design professionals provided inventory of construction regulated under BCNYS Ch7, including assessment of their condition and maintenance, as required by NYSFC Ch7 and NYSPMC 703? This includes, but is not limited to:

[check each item provided to the district]

- Fire-resistance rated assemblies;
- Smoke barriers and smoke partitions;
- Penetrations, joints, voids, door
- Assessment of Ch7 regulated assembly either damaged, altered, breached, or penetrated;
- Confirmation of compliant repair or protection of Ch7 regulated assembly either damaged, altered, breached, or penetrated;
- Other:

**74.f Other:**

(No Response)

**75. Other Interior Walls**

- Yes
- No

2022 BUILDING CONDITION SURVEY - 2022 - 0-001-MSHSGym

Building Interiors

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**75a. Overall condition of other interior walls:**

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

**75b. Year of Last Major Reconstruction/Replacement:**

2021

**75c. Expected Remaining Useful Life (Years):**

30

**75d. Cost to Reconstruct/Replace \$:**

(No Response)

**75e. Comments:**

(No Response)

**76. Carpet**

- Yes
- No

**77. Resilient Tiles or Sheet Flooring**

- Yes
- No

**77a. Where located (check all that apply):**

- Classrooms
- Corridors
- Offices
- Assembly Spaces (Auditorium, Gym, Play Room, etc.)
- Other Areas

**77b. Overall condition of resilient tiles or sheet flooring:**

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

**77c. Year of Last Major Reconstruction/Replacement:**

2021

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Building Interiors

---

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**77d. Expected Remaining Useful Life (Years):**

10

**77e. Cost to Reconstruct/Replace \$:**

(No Response)

**77f. Comments:**

(No Response)

**78. Hard Flooring (concrete; ceramic tile; stone; etc)**

Yes

No

**78a. Where located (check all that apply):**

- Classrooms
- Corridors
- Offices
- Assembly Spaces (Auditorium, Gym, Play Room, etc.)
- Kitchen
- Locker Rooms/Toilet Rooms
- Other Areas

**78b. Overall condition of hard flooring:**

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

**78c. Year of Last Major Reconstruction/Replacement:**

2021

**78d. Expected Remaining Useful Life (Years):**

10

**78e. Cost to Reconstruct/Replace \$:**

(No Response)

**78f. Comments:**

(No Response)

**79. Wood Flooring**

Yes

No

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Building Interiors

---

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**79a. Where located (check all that apply):**

- Classrooms
- Corridors
- Offices
- Assembly Spaces (Auditorium, Gym, Play Room, etc.)
- Other Areas

**79b. Overall condition of wood flooring:**

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

**79c. Year of Last Major Reconstruction/Replacement:**

2022

**79d. Expected Remaining Useful Life (Years):**

10

**79e. Cost to Reconstruct/Replace \$:**

(No Response)

**79f. Comments:**

Both gym floors refinished in 2022

**80. Ceilings (H)**

- Yes
- No

**80a. Overall condition of ceilings:**

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

**80b. Year of Last Major Reconstruction/Replacement:**

2021

**80c. Expected Remaining Useful Life (Years):**

10

**80d. Cost to Reconstruct/Replace \$:**

14,375.00

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Building Interiors

---

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**80e. Comments:**

Repair gypsum ceiling in Girl's Locker Room Bathroom (Old Gym Building).  
Replace ACT ceiling in southwest Lobby to Old Gym (Including Lighting)

**81. Lockers**

- Yes
- No

**81a. Overall condition of lockers:**

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

**81b. Year of Last Major Reconstruction/Replacement:**

2021

**81c. Expected Remaining Useful Life (Years):**

10

**81d. Cost to Reconstruct/Replace \$:**

(No Response)

**81e. Comments:**

(No Response)

**82. Interior Doors**

- Yes
- No

**82a. Overall condition of interior door units:**

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



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Building Interiors

---

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**82b. Overall condition of interior door hardware:**

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

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

2021

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

10

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

22,500.00

**82f. Comments:**

Replace wood doors

**83. Interior Stairs (H)**

- Yes
- No

**84. Elevator, Lift, and Escalators (H)**

- Yes
- No

**85. Swimming Pool and Swimming Pool Systems (H)**

- Yes
- No

**86. Interior Bleachers**

- Yes
- No

**86a. Overall condition of interior bleachers:**

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

2022 BUILDING CONDITION SURVEY - 2022 - 0-001-MSHSGym

Building Interiors

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**86b. Year of Last Major Reconstruction/Replacement:**

2022

**86c. Expected Remaining Useful Life (Years):**

10

**86d. Cost to Reconstruct/Replace \$**

(No Response)

**86e. Comments:**

3-tier in Old Gym. 10-tier New Gym

2022 BUILDING CONDITION SURVEY - 2022 - 0-001-MSHSGym

HVAC Systems

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**HVAC Systems**

**87. Heat Generating Systems (H)**

- Yes
- No

**87a. Heat generation source (check all that apply):**

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

**87a.1 Other heat generation source:**

(No Response)

**87b. Overall condition of heat generating systems:**

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

**87c. Year of Last Major Reconstruction/Replacement:**

1997

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

10

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

(No Response)

**87f. Comments:**

(No Response)

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

- Yes
- No

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HVAC Systems

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88a. Type of ventilation system (check all that apply)

<input type="checkbox"/> Natural ventilation	<input type="checkbox"/> Heat pump
<input type="checkbox"/> Central system	<input type="checkbox"/> Split system/ variable refrigerant
<input type="checkbox"/> Energy recovery ventilator	<input type="checkbox"/> Powered relief air system
<input checked="" type="checkbox"/> Rooftop units	<input checked="" type="checkbox"/> Gravity/barometric relief
<input checked="" type="checkbox"/> Unitary (UVs, FC/BC, PTAC)	<input checked="" type="checkbox"/> Other (specify)
<input type="checkbox"/> Forced air furnace	

88b. If "Other" please specify here

EXHAUST FANS

88c. Overall condition of ventilation systems

Excellent

Satisfactory

Unsatisfactory

Non-functioning

Critical Failure

88d. Year of last major reconstruction/replacement

2021

88e. Expected remaining useful life (years):

15

88f. Cost to reconstruct/replace \$:

56,000

88g. Comments

REPLACE (4) EXHAUST FANS ON ORIGINAL GYMNASIUM ROOF

89. Mechanical Cooling / Air-Conditioning Systems

Yes

No

89a. Types of mechanical cooling

Chiller/chilled water

Geothermal

Air cooled

Water cooled

DX/Split system

Heat pump

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HVAC Systems

---

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**89b. Overall condition of cooling/air-conditioning systems:**

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

**89c. Year of Last Major Reconstruction/Replacement:**

2021

**89d. Expected Remaining Useful Life (Years):**

15

**89e. Cost to Reconstruct/Replace \$:**

150,000.00

**89f. Comments:**

REPLACE 10-TON SPLIT SYSTEM SERVING EXERCISE ROOM

**90. Piped Heating and Cooling Distribution Systems: Piping, Pumps, Radiators, Convectors, Traps, Insulation, etc.**

**(H)**

- Yes
- No

**90a. Overall condition of piped heating and cooling distribution systems:**

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

**90b. Year of Last Major Reconstruction/Replacement:**

2021

**90c. Expected Remaining Useful Life (Years):**

20

**90d. Cost to Reconstruct/Replace \$:**

(No Response)

**90e. Comments:**

(No Response)

2022 BUILDING CONDITION SURVEY - 2022 - 0-001-MSHSGym

HVAC Systems

---

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

- Yes
- No

**91a. Overall condition of ducted heating and cooling distribution systems:**

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

**91b. Year of Last Major Reconstruction/Replacement:**

2021

**91c. Expected Remaining Useful Life (Years):**

20

**91d. Cost to Reconstruct/Replace \$:**

(No Response)

**91e. Comments:**

(No Response)

**92. HVAC Control Systems (H)**

- Yes
- No

**92a. Type of control system**

- Pneumatic
- Electric
- Digital Direct Control (DDC)
- Web based DDC

**92b. Overall condition of control systems:**

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

**92c. Year of Last Major Reconstruction/Replacement:**

2021

2022 BUILDING CONDITION SURVEY - 2022 - 0-001-MSHSGym

HVAC Systems

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**92d. Expected Remaining Useful Life (Years):**

15

**92e. Cost to Reconstruct/Replace \$:**

(No Response)

**92f. Comments:**

(No Response)

2022 BUILDING CONDITION SURVEY - 2022 - 0-001-MSHSGym

Plumbing Systems

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**PLUMBING**

**93. Water Supply System (H)**

- Yes
- No

**93a. Types of pipes (check all that apply):**

- Asbestos/transite
- Copper
- Galvanized
- Iron
- Lead
- PVC/CPVC/PEX/Plastic
- Other (specify)

**93b. If "Other" please specify here**

(No Response)

**93c. Overall condition of water supply system:**

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

**93d. Year of Last Major Reconstruction/Replacement:**

2021

**93e. Expected Remaining Useful Life (Years):**

30

**93f. Cost to Reconstruct/Replace \$:**

(No Response)

**93g. Comments:**

(No Response)

**94. Sanitary System (H)**

- Yes
- No



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Plumbing Systems

---

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**94a. Types of pipes (check all that apply):**

- Iron
- Galvanized
- Copper
- Glass/ceramic
- PVC/CPVC/ABS/poly propylene/plastic
- Lead
- Other (specify)

**94a1. If "Other" please specify**

2021

**94b. Types of special sanitary systems (Check all that apply)**

- Acid waste and vent
- Grease interceptor
- Oil separator
- Pumping station
- Sediment trap
- Septic tank
- Waste water treatment plant

**94c. Overall condition of sanitary system:**

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

**94d. Year of Last Major Reconstruction/Replacement:**

2021

**94e. Expected Remaining Useful Life (Years):**

30

**94f. Cost to Reconstruct/Replace \$:**

(No Response)

**94g. Comments:**

(No Response)

**95. Storm Water Drainage System (H)**

- Yes
- No

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Plumbing Systems

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**95a. Types of pipes (check all that apply)**

- Iron
- Galvanized
- Copper
- Lead
- Plastic
- Other

**95a1. If "Other" please specify**

(No Response)

**95b. Overall condition of storm water drainage system**

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

**95c. Year of Last Major Reconstruction/Replacement**

2021

**95d. Expected Remaining Useful Life (Years)**

30

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

(No Response)

**95f. Comments:**

(No Response)

**96. Hot Water Heaters (H)**

- Yes
- No

**96a. Type of fuel (check all that apply):**

- Oil
- Natural Gas
- Electricity
- Propane
- Other (specify)

**96b. If "Other" please specify**

INDIRECT HOT WATER HEATER COIL MOUNTED IN BOILER

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Plumbing Systems

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**96c. Overall condition of hot water heaters:**

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

**96d. Year of Last Major Reconstruction/Replacement:**

1997

**96e. Expected Remaining Useful Life (Years):**

10

**96f. Cost to Reconstruct/Replace \$:**

5,500.00

**96g. Comments:**

REPORTED THAT THERE IS NO HOT WATER FLOW TO SHOWERS IN 2021 ADDITION

**97. Plumbing Fixtures (H)**

- Yes
- No

**97a. Overall condition of plumbing fixtures (including toilets, urinals, lavatories, sinks, showers, etc):**

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

**97b. Year of Last Major Reconstruction/Replacement:**

2021

**97c. Expected Remaining Useful Life (Years):**

30

**97d. Cost to Reconstruct/Replace \$:**

(No Response)

**97e. Comments:**

(No Response)

**98. Water Outlets/Taps for Drinking/Cooking Purposes (H)**

- Yes
- No

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Plumbing Systems

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**98a. Overall condition of water outlets/taps (drinking fountains, bubblers, bottle fillers, kitchen prep, ice machines, etc).**

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

**98b. Year of last major reconstruction/replacement:**

2021

**98c. Expected remaining useful life (years):**

30

**98d. Cost to reconstruct/replace \$:**

(No Response)

**98e. Comments**

(No Response)

2022 BUILDING CONDITION SURVEY - 2022 - 0-001-MSHSGym

Fire Suppression Systems

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**Fire Suppression Systems**

**99. Fire Suppression System (H)**

- Yes
- No

**100. Kitchen Hoods (H)**

- Yes
- No

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Electrical Systems

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**ELECTRICAL SYSTEMS**

**101. Electrical Power Distribution System (H)**

- Yes
- No

**101a. Electrical supply meets current needs:**

- Yes
- No

**101b. Condition of electrical power distribution system:**

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

**101c. Year of last major reconstruction/replacement?**

2019

**101d. Expected remaining useful life (years):**

30

**101e. Cost to reconstruct/replace:**

(No Response)

**101f. Comments:**

(No Response)

**102. Lighting Fixtures (H)**

- Yes
- No

**102a. Condition of lighting figures:**

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical failure

**102b. Year of last major reconstruction/replacement:**

2019

**102c. Expected remaining useful life (years):**

10

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Electrical Systems

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**102d. Cost to reconstruct/replace:**

131,012

**102e. Comments**

Upgrade lighting fixtures to LED type.

**103. Emergency/ Exit Lighting Systems (H):**

Yes

No

**103a. Overall condition of emergency/exit lighting systems:**

Excellent

Satisfactory

Unsatisfactory

Non-functioning

Critical failure

**103b. Year of last manjor reconstruction/replacement:**

2019

**103c. Expected remaining useful life (years):**

10

**103d. Cost to reconstruct/replace:**

(No Response)

**103e. Comments**

(No Response)

**104. Emergency or standby power system (H)**

Yes

No

**105. Fire Alarm Systems (manual, automatic fire detection, and notification appliances) (H)**

Yes

No

**105a. Overall condition of fire alarm system:**

Excellent

Satisfactory

Unsatisfactory

Non-functioning

Critical failure

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Electrical Systems

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105b. Year of last major reconstruction/replacement:

2019

105c. Expected remaining useful life (years):

20

105d. Cost to reconstruct/replace:

(No Response)

105e. Comments

(No Response)

106. Carbon Monoxide Alarm System (H)

Yes

No

107. Communcation Systems (H)

Yes

No

107a. Type of communication system (check all that apply)

Public Address

Phones (VOIP)

Phones (Cellular)

Phones (other)

Mass Notification

Emergency voice communication fire alarm system

Lockdown notification system

Other (eg. radio) (describe below)

107b. If "Other" please describe

(No Response)

107c. Communication systems are adequate:

Yes

No

107d. Condition of communication system:

Excellent

Satisfactory

Unsatisfactory

Non-functioning

Critical failure



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Electrical Systems

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**107e. Year of last major reconstruction/replacement:**

2019

**107f. Expected remaining useful life:**

20

**107g. Cost to replace/reconstruct:**

(No Response)

**107h. Comments**

(No Response)

2022 BUILDING CONDITION SURVEY - 2022 - 0-001-MSHSGym

Student Transportation Facilities

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**Student Transportation Facilities**

**108. Is this building a transportation facility**

- Yes
- No

**109. Does this facility have a fuel dispensing system?**

- Yes
- No

**110. Does this facility have vehicle lifts**

- Yes
- No

**111. Does this facility have a bus wash system?**

- Yes
- No

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Accessibility

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**ACCESSIBILITY**

**112. Exterior Accessible Route to Building (H)**

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

Is there an accessible exterior route as specified above?

- Yes
- No

**112a. Features provided for exterior accessible route (check all that apply)**

- Curb ramps
- Exterior ramps
- Handicap parking

**112b. Cost of improvements needed to provide exterior accessible route to building \$:**

(No Response)

**112c. Comment**

(No Response)

**113. Is there an exterior accessible route to recreational facilities?**

- Yes
- No

**113a. Cost of improvements to provide exterior accessible route(s) to recreational facilities \$:**

(No Response)

**113b. Comments**

(No Response)

**114. Exterior recreational facilities that are on an accessible route and meet accessibility standards (check all that apply)**

- Playground and play equipment
- Playfield(s)
- Athletic Field(s)
- Exterior Bleachers
- Bathroom Facilities
- Concession Stand

**114a. Cost of improvements to provide exterior accessible recreational facilities \$:**

(No Response)

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Accessibility

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**114b. Comments**

(No Response)

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

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

Is there an interior accessible interior route as specified above?

Yes

No

**115a. Cost of improvements needed to provide interior accessible route(s) as specified above \$:**

(No Response)

**115b. Comments**

(No Response)

**116. Does this facility have interior spaces that meet accessibility standards (check all that apply)**

- Classrooms
- Labs (science, art, technology, etc)
- Shops
- Main Office
- Health Office
- Gymnasium
- Cafeteria
- Auditorium
- Stage
- Restrooms on each floor

**116a. Cost of improvements to provide interior spaces that meet accessibility standards \$:**

(No Response)

**116b. Comments**

(No Response)

2022 BUILDING CONDITION SURVEY - 2022 - 0-001-MSHSGym

Environment/Comfort/Health

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**ENVIRONMENT/COMFORT/HEALTH**

**117. General Appearance**

**117a. Overall Rating:**

- Good
- Fair
- Poor

**117b. Comments:**

(No Response)

**118. Cleanliness (H)**

**118a. Overall Rating:**

- Good
- Fair
- Poor

**118b. Comments:**

(No Response)

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

- Yes
- No

**119a. If yes: at least 6 feet long?**

- Yes
- No

**120. Is there noise in classrooms from HVAC units, traffic, etc. that may impact education? (H)**

- Yes
- No

**121. Lighting Quality (H):**

**121a. Types of lighting in general purpose classrooms (check all that apply):**

- Daylight (natural)
- Not full spectrum
- Full spectrum
- LED
- Flourescent
- Other (describe)

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Environment/Comfort/Health

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**121b. Are there blinds in the classroom to prevent glare?**

- Yes
- No

**121c. Overall Rating:**

- Good
- Fair
- Poor

**121d. Comments:**

(No Response)

**122. Evidence of Vermin (H)**

**122a. Is there evidence of active infestations of...(check all that apply)?**

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

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Indoor Air Quality

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**Indoor Air Quality**

**123. Mold (H)**

**123a. Is there visible mold or moldy odors?**

- Yes
- No

**123b. Are any surfaces constructed of any of the following materials?**

- Paper-faced or gypsum products
- Cellulose products (typically ceiling tiles)
- Not Applicable

**123c. Is there evidence of water intrusion?**

- Yes
- No

**123d. Estimated cost of necessary improvements \$:**

(No Response)

**123e. Comments:**

(No Response)

**124. Humidity/Moisture (H)**

**124a. Overall rating of humidity/moisture condition in building:**

- Good
- Fair
- Poor

**124b. Are any of the following found in/or around classroom areas (check all that apply)?**

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

**124c. Are any of the following found in/or around other areas (check all that apply)?**

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

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Indoor Air Quality

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**125. Ventilation: fresh air intake locations, air filters, etc. (H)**

**125a. Are fresh air intakes near the bus loading, truck delivery, or garbage storage/disposal areas?**

- Yes
- No

**125b. Is there accumulated dirt, dust or debris around fresh air intakes?**

- Yes
- No

**125c. Are fresh air intakes free of blockage?**

- Yes
- No

**125d. Is accumulated dirt, dust or debris in ductwork?**

- Yes
- No

**125e. Are dampers functioning as designed?**

- Yes
- No

**125f. Condition of air filters:**

- Good
- Fair
- Poor

**125g. Outside air is adequate for occupant load:**

- Yes
- No

**125h. Rating of ventilation/indoor air quality:**

- Good
- Fair
- Poor

**125i. Comments:**

(No Response)



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Indoor Air Quality

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

**126a. Does the school district use EPA's *Tools for Schools* program?**

- Yes
- No

**126b. If No, is some other IAQ management plan used?**

- Yes
- No

**126c. Has the District assigned IAQ responsibilities to a designated individual?**

- Yes
- No

**126c.1 If Yes, what is their job title?**

Sr. Custodian

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

- Yes
- No

**127a. Is vegetation kept one foot away from the building?**

- Yes
- No

**127b. Are crevices and holes in walls, floors and pavement sealed or eliminated?**

- Yes
- No

**127c. Is there a certified pesticide applicator on staff?**

- Yes
- No

**127d. Are pesticides used in the building?**

- Yes
- No

**127d.1 If Yes, how are they typically applied?**

- Spot treatment
- Area wide treatments

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Indoor Air Quality

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**127e. Are pesticides used on the grounds?**

- Yes
- No

**127e.1 If Yes, was an emergency exemption granted by the Board of Education?**

- Yes
- No

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

**(H)**

- Yes
- No

**128a. Has the facility been tested for the presence of radon?**

- Yes
- No

**128b. Were any of the results of the test greater than or equal to 4 picocuries per liter (pCi/L)?**

- Yes
- No

**128c. If Yes, did the school take steps to mitigate the elevated radon levels?**

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

**128c.1 Describe other actions taken to mitigate elevated radon levels:**

(No Response)

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Emergency Shelter

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**Emergency Shelter**

129. Does this building serve as an emergency shelter?

Yes

No