

2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - WASHINGTON IRVING ADULT

Building Information

Building Information**1. Name of School District:**

SCHENECTADY CITY SD

2. SED District 8-Digit BEDS Code:

530600010000

3. Building Name:

Washington Irving Educational Center

4. SED 4-Digit Facility Code:

0022

5. Survey Inspection Date:

11/12/2015

6. Building 911 Address:

422 Mumford Street

7. City:

Schenectady

8. Zip Code:

12307

9. Certificate of Occupancy Status:

- ☒ A - Annual
☐ T - Temporary
☐ N - None

10. Certificate of Occupancy Expiration Date:

08/01/2016

Building Age, Gross Square Footage and Maintenance Staff**11. Year of Original Building:**

1908

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

39,600

13. Number of Floors:

4

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

	Count Employees
Full-time custodians:	2
Part-time custodians:	0

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Building Information

	Count Employees
Totals:	2

Building Ownership and Occupancy Status

15. Building Ownership (check one):

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

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

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

Building Users

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

0

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

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

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

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

19. Grades Housed:

N/A

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

0

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

- ☐ Yes
☒ No

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Building Information

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

☐ Yes

☒ No

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

☐ Yes

☒ No

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Program Spaces

Program Spaces**24. Number of instructional classrooms:**

32

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

20,302.00

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

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

26y. Describe other spaces

Daycare

Space Adequacy**27. Rating of space adequacy:**

- ☐ Good
☒ Fair
☐ Poor

27a. Enter comments:

(No Response)

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

18,242,000.00

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

- ☐ Excellent
☒ Satisfactory
☐ Unsatisfactory
☐ Poor

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

- ☐ Yes
☒ No

A/E Information:**31. A/E Firm Name:**

Mosaic Associates Architects

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Program Spaces

32. A/E Firm Address:

The Frear Building
2 Third St, Suite 440
Troy, NY 12180

33. A/E Firm Phone Number:

5184794000

34. E-mail:

mfanning@mosaicaa.com

35. A/E Name:

Micahel Fanning, AIA

36. A/E License #:

018194

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Site Utilities

Site Utilities**37. Water**☒ Yes☐ No**37a. Type of Service:**☒ Municipal or Utility provided☐ Well☐ Other**37b. Condition:**☐ Excellent☒ Satisfactory☐ Unsatisfactory☐ Non-Functioning☐ Critical Failure**37c. Year of Last Major Reconstruction/Replacement:**

1908

37d. Expected Remaining Useful Life (Years):

10

37e. Cost to Reconstruct/Replace \$:

21,000.00

37f. Comments:

Water service appears to be original to the building. Service has good pressure and reports no major issues. Add backflow preventor

38. Site Sanitary (H)☒ Yes☐ No**38a. Type of Service:**☒ Municipal or utility sewer☐ Site septic☐ Other**38b. Condition:**☐ Excellent☒ Satisfactory☐ Unsatisfactory☐ Non-Functioning☐ Critical Failure**38c. Year of Last Major Reconstruction/Replacement:**

1908

38d. Expected Remaining Useful Life (Years):

5

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Site Utilities

38e. Cost to reconstruct/Replace \$:

115,000.00

38f. Comments:

Sanitary service appears to be original to the building. System is functioning properly and there are no reports of backups or major issues.

39. Site Gas (H)

- ☒ Yes
☐ No

39a. Type of gas service:

- ☒ Natural Gas
☐ Liquid Petroleum

39b. Condition:

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

39c. Year of Last Major Reconstruction/Replacement;

1908

39d. Expected Remaining Useful Life (Years):

3

39e. Cost to Reconstruct/Replace \$:

3,500.00

39f. Comments:

Service appears to be original to the building. Piping is rusted at welds and mechanical connections. Recommend checking wall thickness of piping to identify any physical deterioration (NDT testing).

40. Site Fuel Oil (H)

- ☐ Yes
☒ No

41. Site Electrical, Including Exterior Distribution (H)

- ☒ Yes
☐ No

41a. Service Provider:

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

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Site Utilities

41b. Type of Service:

- ☒ Above Ground
- ☐ Below Ground
- ☐ N/A

41c. Condition:

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

41d. Year of Last Major Reconstruction/Replacement:

2003

41e. Expected Remaining Useful Life (Years):

20

41f. Cost to Reconstruct/Replace \$:

(No Response)

41g. Comments:

(No Response)

Stormwater Management**42. Closed Drainage Pipe Stormwater Management System****42a. Does this facility have a closed pipe system?**

- ☒ Yes
- ☐ No

42b. Condition:

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

42c. Year of Last Major Reconstruction/Replacement:

1908

42d. Expected Remaining Useful Life (Years):

2

42e. Cost to Reconstruct/Replace \$:

210,000.00

42f. Comments:

Storm drain piping appears to be original to building with the exception of small repairs. Piping is reported to function properly with no major issues. Recommend replacing all accessible storm piping.

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Site Utilities

43. Open Drainage Pipe Stormwater Management System**43a. Does this facility have an open stormwater system (ditch)?**

- ☐ Yes
☒ No

44. Catch Basins/Drop Inlets/Manholes**44a. Does this facility have catch basins/drop inlets/manholes?**

- ☐ Yes
☒ No

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

- ☐ Yes
☒ No

46. Outfalls**46a. Does this facility have outfalls?**

- ☐ Yes
☒ No

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

- ☐ Yes
☒ No

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

- ☐ Yes
☒ No

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

- ☐ Yes
☒ No

50. Manufactured Stormwater Proprietary Units**50a. Does this facility have proprietary units?**

- ☐ Yes
☒ No

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Site Utilities

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

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

52. Outfall Reconnaissance Inventory

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

- ☐ Yes
- ☒ No
- ☐ Not Applicable

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Other Site Features

Other Site Features**53. Pavement (Roadways and Parking Lots)**☒ Yes☐ No**53a. Type: (check all that apply)**☐ Concrete☒ Asphalt☐ Gravel☐ Other☐ None**53b. Condition:**☐ Excellent☒ Satisfactory☐ Unsatisfactory☐ Non-Functioning☐ Critical Failure**53c. Year of Last Major Reconstruction/Replacement:**

2010

53d. Expected Remaining Useful Life (Years):

7

53e. Cost to Reconstruct/Replace \$:

(No Response)

53f. Comments:

(No Response)

54. Sidewalks☒ Yes☐ No**54a. Type: (check all that apply)**☒ Concrete☐ Asphalt☐ Paver☐ Other**54b. Condition:**☐ Excellent☒ Satisfactory☐ Unsatisfactory☐ Non-Functioning☐ Critical Failure**54c. Year of Last Major Reconstruction/Replacement:**

2009

54d. Expected Remaining Useful Life (Years):

15

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Other Site Features

54e. Cost to Reconstruct/Replace \$:

(No Response)

54f. Comments:

Cracks in panels at landing of main stair.

55. Playgrounds and Playground Equipment☐ Yes☒ No**56. Athletic Fields and Play Fields**☐ Yes☒ No**56f. Does the facility have synthetic turf field(s)**☐ Yes☒ No**56f.1 If Yes, how many synthetic turf fields?**

(No Response)

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

(No Response)

56f.3 Type of synthetic turf field infill:

(No Response)

57. Exterior Bleachers / Stadiums☐ Yes☒ No**58. Related Structures (such as Press Boxes, Dugouts, Climbing Walls, etc.)**☐ Yes☒ No

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Substructure

Substructure**59. Foundation (S)****59a. Type (check all that apply):**

- ☒ Reinforced Concrete
- ☐ Masonry on Concrete Footing
- ☐ Other

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

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

59c. Condition:

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

59d. Year of Last Major Reconstruction/Replacement:

1908

59e. Expected Remaining Useful Life (Years):

10

59f. Cost to Reconstruct/Replace \$:

25,000.00

59g. Comments:

Deterioration at entrances from salt. Deterioration on corner east of main entry.

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Building Envelope

BUILDING ENVELOPE**60. Structural Floors (S)****60a. Type (check all that apply):**

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

60a.1 Specify Other Type:

Concrete Plank

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

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

60b.1 Describe Other Problems:

(No Response)

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

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

60d. Overall Condition of Structural Floors:

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

60e. Year of Last Major Reconstruction/Replacement:

1908

60f. Expected Remaining Useful Life (Years):

30

60g. Cost to Reconstruct/Replace \$:

(No Response)

60h. Comments:

(No Response)

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Building Envelope

61. Exterior Walls/Columns (S)**61a. Material (check all that apply):**

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

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

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

61b.1 Describe Other Problems:

(No Response)

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

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

61c.1 Describe Other Problems:

(No Response)

61d. Overall Condition of Exterior Walls/Columns:

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

61e. Year of Last Major Reconstruction/Replacement:

1908

61f. Expected Remaining Useful Life (Years):

30

61g. Cost to Reconstruct/Replace \$:

20,000.00

61h. Comments:

Exposed reinforcement at water table

62. Chimneys (S)

- ☒ Yes
- ☐ No

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Building Envelope

62a. Material (check all that apply):

- ☒ Masonry
- ☐ Concrete
- ☐ Metal
- ☐ Wood
- ☐ Other

62a.1 Specify other:

(No Response)

62b. Overall Condition of Chimneys:

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

62c. Year of Last Major Reconstruction/Replacement:

1908

62.d Expected Remaining Useful Life (Years):

10

62e. Cost to Reconstruct/Replace \$:

(No Response)

62f. Comments:

(No Response)

63. Parapets (S)

- ☒ Yes
- ☐ No

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

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

63a.1 Specify Other:

(No Response)

63b. Overall condition of parapets:

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

63c. Year of Last Major Reconstruction/Replacement:

2005

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Building Envelope

63d. Expected Remaining Useful Life (Years):

10

63e. Cost to Reconstruct/Replace \$:

(No Response)

63f. Comments:

(No Response)

64. Exterior Doors**64a. Overall Condition of Exterior Door Units:**

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

64b. Overall condition of exterior door hardware:

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

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

- ☒ Yes
- ☐ No

64d. Safety/Security features are adequate?

- ☒ Yes
- ☐ No

64e. Year of Last Major Reconstruction/Replacement:

1990

64f. Expected Remaining Useful Life (Years):

15

64g. Cost to Reconstruct/Replace \$:

(No Response)

64h. Comments:

(No Response)

65. Exterior Steps, Stairs, Ramps (S)

- ☒ Yes
- ☐ No

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

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

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Building Envelope

65b. Year of Last Major Reconstruction/Replacement:

2005

65c. Expected Remaining Useful Life (Years):

5

65d. Cost to Reconstruct/Replace \$:

25,000.00

65e. Comments:

Westernmost stair has crack along center of lower flight. Center and easternmost stair has crack where center handrail is anchored to top riser.
Easternmost stair has had an epoxy repair coating applied to mid level riser, which is failing.

66. Fire Escapes (S)**66a. Does This Facility Have One or More Fire Escapes?**

- ☐ Yes
☒ No

67. Windows

- ☒ Yes
☐ No

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

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

67b. Overall Condition of Windows:

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

67c. All Rescue Windows are Operable:

- ☒ Yes
☐ No
☐ N/A

67d. Year of Last Major Reconstruction/Replacement:

2005

67e. Expected Remaining Useful Life (Years):

15

67f. Cost to Reconstruct/Replace \$:

(No Response)

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Building Envelope

67g. Comments:

(No Response)

Roof and Skylights (S)**68. Roof and Skylights (S)**

- ☒ Yes
☐ No

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

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

68a.1 Other roof construction type:

Concrete Plank

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

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

68b.1 Other roofing material:

(No Response)

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

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

68c.1 Describe other concerns:

(No Response)

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

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

68e. Does this facility have skylights?

- ☐ Yes
☒ No

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Building Envelope

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

- ☐ Plastic
- ☐ Glass
- ☐ Other
- ☒ N/A

68g. Overall condition of skylights:

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

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

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

68h.1 Specify other concerns:

(No Response)

68i. Overall Condition of Roof and Skylights:

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

68j. Year of Last Major Reconstruction/Replacement:

2011

68k. Expected Remaining Useful Life (Years):

25

68l. Cost to Reconstruct/Replace \$:

(No Response)

68m. Comments:

(No Response)

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Interior Spaces

INTERIOR SPACES**69. Interior Bearing Walls and Fire Walls (S)**☒ Yes☐ No**69a. Overall condition of interior bearing walls and fire walls:**☐ Excellent☒ Satisfactory☐ Unsatisfactory☐ Non-functioning☐ Critical Failure**69b. Year of Last Major Reconstruction/Replacement:**

1908

69c. Expected Remaining Useful Life (Years):

30

69d. Cost to Reconstruct/Replace \$:

(No Response)

69e. Comments:

(No Response)

Other Interior Walls**70. Other Interior Walls**☒ Yes☐ No**70a. Overall condition of other interior walls:**☐ Excellent☒ Satisfactory☐ Unsatisfactory☐ Non-Functioning☐ Critical Failure**70b. Year of Last Major Reconstruction/Replacement:**

1908

70c. Expected Remaining Useful Life (Years):

30

70d. Cost to Reconstruct/Replace \$:

(No Response)

70e. Comments:

(No Response)

Floor Finishes**71. Carpet**☒ Yes☐ No

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Interior Spaces

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

- ☒ Instructional Space
- ☒ Common Area

71b. Condition:

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

71c. Year of Last Major Reconstruction/Replacement:

2010

71d. Expected Remaining Useful Life (Years):

10

71e. Cost to Reconstruct/Replace \$:

(No Response)

71f. Comments:

(No Response)

72. Resilient Tiles or Sheet Flooring

- ☒ Yes
- ☐ No

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

- ☒ Instructional Space
- ☒ Common Area

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

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

72c. Year of Last Major Reconstruction/Replacement:

1960

72d. Expected Remaining Useful Life (Years):

5

72e. Cost to Reconstruct/Replace \$:

125,000.00

72f. Comments:

Some damaged tile should be replaced. Material should be tested for hazardous material

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

- ☒ Yes
- ☐ No

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Interior Spaces

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

- ☐ Instructional Space
- ☒ Common Area

73b. Overall condition of hard flooring:

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

73c. Year of Last Major Reconstruction/Replacement:

1908

73d. Expected Remaining Useful Life (Years):

5

73e. Cost to Reconstruct/Replace \$:

50,000.00

73f. Comments:

Cracks throughout. Some missing tile in girls room on third floor.

74. Wood Flooring

- ☒ Yes
- ☐ No

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

- ☒ Instructional Space
- ☒ Common Area

74b. Overall condition of wood flooring:

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

74c. Year of Last Major Reconstruction/Replacement:

1908

74d. Expected Remaining Useful Life (Years):

10

74e. Cost to Reconstruct/Replace \$:

125,000.00

74f. Comments:

Floor is worn and should be refinished. Some classrooms have small areas of buckled flooring.

Ceilings (H)

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Interior Spaces

75. Ceilings (H)

- ☒ Yes
☐ No

75a. Overall condition of ceilings:

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

75b. Year of Last Major Reconstruction/Replacement:

1960

75c. Expected Remaining Useful Life (Years):

3

75d. Cost to Reconstruct/Replace \$:

75,000.00

75e. Comments:

Original plaster ceilings. Finish plaster coat is failing in many rooms. Small area of concealed spline ceiling needs repair due to work being preformed above.

Lockers**76. Lockers**

- ☐ Yes
☒ No

76d. Cost to Reconstruct/Replace \$:

(No Response)

Interior Doors**77. Interior Doors**

- ☒ Yes
☐ No

77a. Overall condition of interior door units:

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

77b. Overall condition of interior door hardware:

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

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Interior Spaces

77c. Year of Last Major Reconstruction/Replacement:

2005

77d. Expected Remaining Useful Life (Years):

5

77e. Cost to Reconstruct/Replace \$:

175,000.00

77f. Comments:

Most doors are original with non-ADA compliant hardware

Interior Stairs (S)**78. Interior Stairs (S)**☒ Yes☐ No**78a. Overall condition of interior stairs:**☐ Excellent☐ Satisfactory☒ Unsatisfactory☐ Non-Functioning☐ Critical Failure**78b. Year of Last Major Reconstruction/Replacement:**

1908

78c. Expected Remaining Useful Life (Years):

30

78d. Cost to Reconstruct/Replace \$:

35,000.00

78e. Comments:

No handrails currently exist on gym exit stair. Install ADA compliant handrails.

Elevator, Lifts and Escalators (H)**79. Elevator, Lift, and Escalators (H)**☐ Yes☒ No**Interior Electrical Distribution (H)****80. Interior Electrical Distribution (H)**☒ Yes☐ No**80a. Interior electrical supply meets current needs:**☒ Yes☐ No

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Interior Spaces

80b. Condition of interior electrical distribution:

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

80c. Year of Last Major Reconstruction/Replacement:

2005

80d. Expected Remaining Useful Life (Years):

15

80e. Cost to Reconstruct/Replace \$:

56,000.00

80f. Comments:

Replace older disconnects and panels that were not replaced in previous distribution upgrade

Lighting Fixtures**81. Interior Lighting Fixtures**

- ☒ Yes
- ☐ No

81a. Condition of interior lighting fixtures:

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

81b. Year of Last Major Reconstruction/Replacement:

1998

81c. Expected Remaining Useful Life (Years):

5

81d. Cost to Reconstruct/Replace \$:

21,000.00

81e. Comments:

Add lighting to boiler room

Communication Systems (H)**82. Communication Systems (H)**

- ☒ Yes
- ☐ No

82a. Communication systems are adequate:

- ☒ Yes
- ☐ No

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Interior Spaces

82b. Condition of communication systems:

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

82c. Year of Last Major Reconstruction/Replacement:

2013

82d. Expected Remaining Useful Life (Years):

10

82e. Cost to Replace/Reconstruct \$:

(No Response)

82f. Comments:

Consider changing phone system over VOIP

Swimming Pool and Swimming Pool Systems

83. Swimming Pool and Swimming Pool Systems

- ☐ Yes
- ☒ No

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Plumbing (Excluding HVAC Systems)

PLUMBING**84. Water Distribution System (H)**☒ Yes☐ No**84a. Types of pipes (check all that apply):**

- ☒ Iron
- ☒ Galvanized
- ☒ Copper
- ☐ Lead
- ☐ PVC
- ☐ Other

84b. Overall condition of water distribution system:

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

84c. Year of Last Major Reconstruction/Replacement:

1993

84d. Expected Remaining Useful Life (Years):

3

84e. Cost to Reconstruct/Replace \$:

350,000.00

84f. Comments:

Recommend placing all original/ old piping that is accessible.

Plumbing Drainage System (H)**85. Plumbing Drainage System (H)**☒ Yes☐ No**85a. Types of pipes (check all that apply):**

- ☒ Iron
- ☒ Galvanized
- ☒ Copper
- ☐ Lead
- ☒ PVC
- ☐ Other

85b. Overall condition of drainage system:

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

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Plumbing (Excluding HVAC Systems)

85c. Year of Last Major Reconstruction/Replacement:

1908

85d. Expected Remaining Useful Life (Years):

3

85e. Cost to Reconstruct/Replace \$:

261,000.00

85f. Comments:

Recommend replacing all original/ old piping that is accessible

Hot Water Heaters (H)**86. Hot Water Heaters (H)**☒ Yes☐ No**86a. Type of fuel (check all that apply):**☐ Oil☒ Natural Gas☐ Electricity☐ Propane☐ Other**86b. Overall condition of hot water heaters:**☐ Excellent☒ Satisfactory☐ Unsatisfactory☐ Non-Functioning☐ Critical Failure**86c. Year of Last Major Reconstruction/Replacement:**

2000

86d. Expected Remaining Useful Life (Years):

3

86e. Cost to Reconstruct/Replace \$:

15,000.00

86f. Comments:

(No Response)

Plumbing Fixtures**87. Plumbing Fixtures**☒ Yes☐ No

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Plumbing (Excluding HVAC Systems)

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

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

87b. Year of Last Major Reconstruction/Replacement:

1963

87c. Expected Remaining Useful Life (Years):

5

87d. Cost to Reconstruct/Replace \$:

119,000.00

87e. Comments:

Recommend replacing toilets, urinals and sinks including piping and flush valves

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HVAC Systems

HVAC SYSTEMS**88. HVAC Systems Type****88a. Does this building have a central HVAC system?**

- ☐ Yes
☒ No

Heat Generating Systems (H)**88b.1 Other central HVAC system technology:**

(No Response)

89. Heat Generating Systems (H)

- ☒ Yes
☐ No

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

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

89a.1 Other heat generation source:

(No Response)

89b. Overall condition of heat generating systems:

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

89c. Year of Last Major Reconstruction/Replacement:

1963

89d. Expected Remaining Useful Life (Years):

2

89e. Cost to Reconstruct/Replace \$:

1,254,000.00

89f. Comments:

Recommend replacing boilers, piping, pumps, tank, insulation etc for a complete new system

Heating Fuel/Energy Systems (H)**90. Heating Fuel / Energy Systems (H)**

- ☒ Yes
☐ No

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HVAC Systems

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

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

90b. Year of Last Major Reconstruction/Replacement:

1963

90c. Expected Remaining Useful Life (Years):

3

90d. Cost to Reconstruct/Replace \$:

(No Response)

90e. Comments:

Cost carried in line #89

Cooling/Air Conditioning Generating Systems**91. Cooling / Air-Conditioning Generating Systems**

- ☐ Yes
- ☒ No

AIR HANDLING AND VENTILATION EQUIPMENT**92. Air Handling and Ventilation Equipment: Supply Units, Exhaust Units, Relief/Return Units, etc. (H)**

- ☒ Yes
- ☐ No

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

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

92b. Year of Last Major Reconstruction/Replacement:

1908

92c. Expected Remaining Useful Life (Years):

0

92d. Cost to Reconstruct/Replace \$:

850,000.00

92e. Comments:

ADD AHU's, Unit Vents, Ductwork

Piped Heating and Cooling Distribution Systems

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HVAC Systems

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

- ☒ Yes
☐ No

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

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

93b. Year of Last Major Reconstruction/Replacement:

1998

93c. Expected Remaining Useful Life (Years):

5

93d. Cost to Reconstruct/Replace \$:

1,275,000.00

93e. Comments:

Replace all piping

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

- ☒ Yes
☐ No

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

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

94b. Year of Last Major Reconstruction/Replacement:

1908

94c. Expected Remaining Useful Life (Years):

0

94d. Cost to Reconstruct/Replace \$:

(No Response)

94e. Comments:

Cost included in item #92

HVAC Control Systems

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HVAC Systems

95. HVAC Control Systems (H)

- ☒ Yes
☐ No

95a. Overall condition of control systems:

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

95b. Year of Last Major Reconstruction/Replacement:

1998

95c. Expected Remaining Useful Life (Years):

5

95d. Cost to Reconstruct/Replace \$:

620,000.00

95e. Comments:

Upgrade all controls with new equipment and piping

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Fire Safety Systems

Fire Safety Systems**96. Fire Alarm Systems (H)**☒ Yes☐ No**96a. Overall condition of fire alarm system:**☐ Excellent☒ Satisfactory☐ Unsatisfactory☐ Non-Functioning☐ Critical Failure**96b. Year of Last Major Reconstruction/Replacement:**

1993

96c. Expected Remaining Useful Life (Years):

5

96d. Cost to Reconstruct/Replace \$:

175,000.00

96e. Comments:

Recommend upgrading to addressable system. Recommend adding strobes in the boiler room, electrical room and classrooms. Recommend adding pull stations at primary and secondary egress doors.

Smoke Detection System (H)**97. Smoke Detection Systems (H)**☒ Yes☐ No**97a. Overall condition of smoke detection systems:**☐ Excellent☒ Satisfactory☐ Unsatisfactory☐ Non-Functioning☐ Critical Failure**97b. Year of Last Major Reconstruction/Replacement:**

1997

97c. Expected Remaining Useful Life (Years):

5

97d. Cost to Reconstruct/Replace \$:

(No Response)

97e. Comments:

Cost included in item #96

Fire Suppression Systems

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Fire Safety Systems

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

- ☐ Yes
☒ No

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

- ☒ Yes
☐ No

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

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

99b. Year of Last Major Reconstruction/Replacement:

1990

99c. Expected Remaining Useful Life (Years):

5

99d. Cost to Reconstruct/Replace \$:

48,500.00

99e. Comments;

Replace older model emergency exit signs and add emergency lighting at secondary egress from Gym

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

- ☐ Yes
☒ No

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Accessibility

ACCESSIBILITY**101. Exterior Accessible Route (H)**

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

Is there an accessible exterior route as specified above?

- ☐ Yes
☒ No

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

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

Is there an accessible interior route as specified above?

- ☐ Yes
☒ No

103. Additional Information on Accessibility

If the building lacks accessible interior or exterior routes:

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

375,000.00

103b. Comments:

There is no way to enter the building without using stairs. The original corridor doors do not have ADA compliant hardware. The gang toilet rooms are located on an inaccessible floor. One must traverse stairs to enter them from the floor they are located on. The layout of these toilet rooms are not ADA accessible. The layouts of the unisex toilet rooms throughout the building are not ADA compliant. Major spaces like the gym and auditorium are not located on accessible floors. It is recommended to install an elevator, renovate the toilet rooms and install ADA compliant hardware on all doors.

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Environment/Comfort/Health

ENVIRONMENT/COMFORT/HEALTH**104. General Appearance****104a. Overall Rating:**

- ☐ Good
- ☒ Fair
- ☐ Poor

104b. Comments:

Paint is peeling and plaster is in need of repair in most rooms.

105. Cleanliness**105a. Overall Rating:**

- ☒ Good
- ☐ Fair
- ☐ Poor

105b. Comments:

(No Response)

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

- ☒ Yes
- ☐ No

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

- ☒ Yes
- ☐ No

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

- ☐ Yes
- ☒ No

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

- ☒ Daylight
- ☒ Fluorescent-not full spectrum
- ☐ Fluorescent full spectrum
- ☐ Incandescent
- ☐ Other (describe)

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

- ☒ Yes
- ☐ No

108c. Overall Rating:

- ☒ Good
- ☐ Fair
- ☐ Poor

108d. Comments:

(No Response)

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Environment/Comfort/Health

109. Evidence of Vermin

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

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

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Indoor Air Quality

Indoor Air Quality**110. Mold****110a. Is there visible mold or moldy odors?**

- ☐ Yes
☒ No

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

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

110d. Estimated cost of necessary improvements \$:

(No Response)

110d. Comments:

(No Response)

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

- ☒ Good
☐ Fair
☐ Poor

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

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

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

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

112. Ventilation: fresh air intake locations, air filters, etc.**112a. Are fresh air intakes near the bus loading, truck delivery, or garbage storage/disposal areas?**

- ☐ Yes
☒ No

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

- ☐ Yes
☒ No

112c. Are fresh air intakes free of blockage?

- ☒ Yes
☐ No

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

- ☐ Yes
☒ No

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Indoor Air Quality

112e. Are dampers functioning as designed?

- ☐ Yes
☒ No

112f. Condition of air filters:

- ☐ Good
☐ Fair
☒ Poor

112g. Outside air is adequate for occupant load:

- ☐ Yes
☒ No

112h. Rating of ventilation/indoor air quality:

- ☐ Good
☐ Fair
☒ Poor

112i. Comments:

(No Response)

113. Indoor Air Quality (IAQ) Plan**113a. Does the school district use EPA's Tools for Schools program?**

- ☐ Yes
☒ No

113b. If No, is some other IAQ management plan used?

- ☐ Yes
☒ No

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

- ☒ Yes
☐ No

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

Supervisor of Building and Grounds

114. Does the school practice IPM?

- ☒ Yes
☐ No

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

- ☒ Yes
☐ No

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

- ☒ Yes
☐ No

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

- ☐ Yes
☒ No

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Indoor Air Quality

114d. Are pesticides used in the building?

- ☒ Yes
☐ No

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

- ☒ Spot treatment
☐ Area wide treatments

114e. Are pesticides used on the grounds?

- ☐ Yes
☒ No

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

- ☐ Yes
☒ No

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

- ☐ Yes
☒ No

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

- ☐ Yes
☒ No

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

- ☐ Yes
☒ No

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

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

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

(No Response)

American Red Cross

American Red Cross Shelter

116. American Red Cross Shelter

☐ Yes

☒ No