

## 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Mont Pleasant Middle School

Building Information

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

SCHENECTADY CITY SD

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

530600010000

**3. Building Name:**

Mont Pleasant Middle School

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

0015

**5. Survey Inspection Date:**

07/07/2015

**6. Building 911 Address:**

1121 Forest Road

**7. City:**

Schenectady

**8. Zip Code:**

12303

**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:**

1930

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

221,474

**13. Number of Floors:**

3

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

	Count Employees
Full-time custodians:	9
Part-time custodians:	0

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	Count Employees
<b>Totals:</b>	<b>9</b>

**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)**

690

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

	Quantity
18a. Permanent instructional spaces (i.e., regular classrooms)	690
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:**

7, 8

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

☒ Yes

☐ No

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

☒ Yes

☐ No

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Program Spaces

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

66

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

26,815.00

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

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

**26y. Describe other spaces**

(No Response)

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

- ☒ Good  
☐ Fair  
☐ Poor

**27a. Enter comments:**

1930 vintage auditorium seating has reached end of useful life; replace in full (\$560,000).

**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)      \$**

2,033,000.00

**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 Assoc., Architects

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Program Spaces

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

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

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

5184794000

**34. E-mail:**

mfanning@mosaicaa.com

**35. A/E Name:**

Michael S. Fanning

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

018194

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Site Utilities

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

2015

**37d. Expected Remaining Useful Life (Years):**

20

**37e. Cost to Reconstruct/Replace \$:**

(No Response)

**37f. Comments:**

System under reconstruction, anticipated completion 2017.

**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:**

2015

**38d. Expected Remaining Useful Life (Years):**

20

**38e. Cost to reconstruct/Replace \$:**

(No Response)

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**38f. Comments:**

System under reconstruction, anticipated completion 2017.

**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;**

2015

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

20

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

(No Response)

**39f. Comments:**

System under reconstruction, anticipated completion 2017.

**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

**41b. Type of Service:**

- ☐ Above Ground  
☒ Below Ground  
☐ N/A

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**41c. Condition:**

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

**41d. Year of Last Major Reconstruction/Replacement:**

2015

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

20

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

(No Response)

**41g. Comments:**

System under reconstruction, anticipated completion 2017.

**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:**

2015

**42d. Expected Remaining Useful Life (Years):**

20

**42e. Cost to Reconstruct/Replace \$:**

(No Response)

**42f. Comments:**

System under reconstruction, anticipated completion 2017.

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

- ☐ Yes
- ☒ No



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

- ☒ Yes  
☐ No

**44b. Condition:**

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

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

1930

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

8

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

40,000.00

**44f. Comments:**

Recommend camera inspection of entire underground sanitary and storm drainage system. Report of constricted drainage at NE parking lot catch basin; reconstruct structure and associated adjacent pipes and paving.

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

- ☐ Yes  
☒ No

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

- ☒ Yes  
☐ No

**46b. Condition:**

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

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

1930

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

8

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

(No Response)

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**46f. Comments:**

Recommend camera inspection of all underground sanitary and storm water drainage system components.

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

- ☐ Yes  
☒ No

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

- ☐ Yes  
☒ No

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

- ☐ Yes  
☒ No

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

- ☐ Yes  
☒ No

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

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

**52. Outfall Reconnaissance Inventory**

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

- ☐ Yes  
☒ No  
☐ Not Applicable

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Other Site Features

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

2010

**53d. Expected Remaining Useful Life (Years):**

3

**53e. Cost to Reconstruct/Replace \$:**

360,000.00

**53f. Comments:**

Parking lot at back of school (between school and athletic fields) is at end of useful life; reconstruct to clarify pedestrian/vehicular zones, mitigate congestion, improve sight lines and reconstruct pavement. New student drop off zones (2017 construction) at front of school will reduce congestion at back of school. Replace existing gravel/dirt parking lot with new paved parking lot and storm water management structures.

**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:**

1972

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Other Site Features

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**54d. Expected Remaining Useful Life (Years):**

5

**54e. Cost to Reconstruct/Replace \$:**

(No Response)

**54f. Comments:**

Cracks and vertical displacement observed in existing concrete sidewalks. Significant portions of existing sidewalks scheduled to be replaced in current Capital improvement project. City sidewalk not included in review.

**55. Playgrounds and Playground Equipment**☐ Yes☒ No**56. Athletic Fields and Play Fields**☒ Yes☐ No**56a. Condition:**☐ Excellent☒ Satisfactory☐ Unsatisfactory☐ Non-Functioning☐ Critical Failure**56b. Year of Last Major Reconstruction/Replacement:**

1986

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

6

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

(No Response)

**56e. Comments:**

Although old, athletic fields are generally adequate for middle school PE and recreational sports activities.

**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

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Other Site Features

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**57a. Condition:**

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

**57b. Year of Last Major Reconstruction/Replacement:**

1989

**57c. Expected Remaining Useful Life (Years):**

8

**57d. Cost to Reconstruct/Replace \$:**

20,000.00

**57e. Comments:**

Bleachers are not ADA accessible. Modify bleachers to provide ADA compliant access path and viewing locations.

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

- ☒ Yes
- ☐ No

**58a. Condition:**

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

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

1989

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

6

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

120,000.00

**58e. Comments:**

Chain link fences, backstops and gates damaged by trees, vehicles & vandalism. Reconstruct fences along east boundary and selective backstops and gates.

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Substructure

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

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

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

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

**59c. Condition:**

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

**59d. Year of Last Major Reconstruction/Replacement:**

1979

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

20

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

25,000.00

**59g. Comments:**

Localized exposed, corroded rebar and deck at underground rooms adjacent to boiler room; remove unsound materials and reconstruct.

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

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

**60a.1 Specify Other Type:**

(No Response)

**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:**

1979

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

15

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

(No Response)

**60h. Comments:**

Large portions of boiler room floor slab to be replaced as part of ongoing Capital reconstruction project.

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

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

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

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

**61b.1 Describe Other Problems:**

(No Response)

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

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

**61c.1 Describe Other Problems:**

(No Response)

**61d. Overall Condition of Exterior Walls/Columns:**

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

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

1979

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

15

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

(No Response)

**61h. Comments:**

Localized cracks selectively being addressed in current Capital construction project.

**62. Chimneys (S)**

- ☒ Yes
- ☐ No



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**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:**

1930

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

8

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

100,000.00

**62f. Comments:**

Repoint kitchen chimney and remove boiler house chimney. Boiler house chimney no longer in use.

**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:**

1930

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

5

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

15,000.00

**63f. Comments:**

Replace or repair cracked limestone components.

**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:**

2005

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

8

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

29,000.00

**64h. Comments:**

Some corrosion of door and frame observed. Prep and repaint doors with rust inhibitive finish system. Replace overhead door at exterior storage room (at end of useful life).

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

- ☒ Yes
- ☐ No

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

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

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

1930

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

10

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

(No Response)

**65e. Comments:**

Stairs from main entry and from old gym egress do not have required handrails. These stairs will be removed in current Capital reconstruction project.

**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:**

1995

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

15

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

(No Response)

**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:**

Wood Deck on Metal

**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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**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:**

2012

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

8

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

(No Response)

**68m. Comments:**

Slate roof is approaching end of projected useful life. Plan to replace within 10 years. Recommend metallurgical analysis of copper flashings to confirm material thickness, rate of thinning and potential pitting. 1972 and 1979 additions may have been re-roofed in 1996.

## 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Mont Pleasant Middle School

Interior Spaces

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

1929

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

15

**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:**

2015

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

15

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

(No Response)

**70e. Comments:**

(No Response)

**Floor Finishes****71. Carpet**☒ Yes☐ No

## 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Mont Pleasant Middle School

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:**

1990

**71d. Expected Remaining Useful Life (Years):**

7

**71e. Cost to Reconstruct/Replace \$:**

(No Response)

**71f. Comments:**

Newer carpet at district offices.

**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:**

1979

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

2

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

176,000.00

**72f. Comments:**

Most linoleum flooring being removed and replaced with VCT in current Capital project. Replace of balance of original linoleum. Significant portions of existing 9x9 resilient flooring is being removed in ongoing Capital renovation project. Replace balance of 9x9 tile.

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

- ☒ Yes
- ☐ No

## 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Mont Pleasant Middle School

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:**

1996

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

8

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

(No Response)

**73f. Comments:**

(No Response)

**74. Wood Flooring**

- ☒ Yes
- ☐ No

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

- ☒ Instructional Space
- ☒ Common Area

**74b. Overall condition of wood flooring:**

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

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

1979

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

5

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

260,000.00

**74f. Comments:**

Wood floor in auditorium is at end of useful life; replace wood floor.

**Ceilings (H)****75. Ceilings (H)**

- ☒ Yes
- ☐ No



## 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Mont Pleasant Middle School

Interior Spaces

---

**75a. Overall condition of ceilings:**

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

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

2012

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

5

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

5,000.00

**75e. Comments:**

Repair concealed spline ceiling at 2013 roof drain modification above room 318A.

**Lockers****76. Lockers**

- ☒ Yes
- ☐ No

**76a. Overall condition of lockers:**

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

**76b. Year of Last Major Reconstruction/Replacement:**

1980

**76c. Expected Remaining Useful Life (Years):**

8

**76d. Cost to Reconstruct/Replace \$:**

(No Response)

**76e. Comments:**

Existing corridor lockers are approaching end of their useful life and are being replaced as part of the ongoing Capital reconstruction project.

**Interior Doors****77. Interior Doors**

- ☒ Yes
- ☐ No

## 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Mont Pleasant Middle School

Interior Spaces

---

**77a. Overall condition of interior door units:**

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

**77b. Overall condition of interior door hardware:**

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

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

2015

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

6

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

40,000.00

**77f. Comments:**

Some wood doors are being modified or replaced in the ongoing Capital project to address life safety concerns. Modify remaining doors to provide ADA accessible hardware. Safety film being added to sidelights as part of ongoing Capital project.

**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:**

1975

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

5

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

83,000.00

**78e. Comments:**

Boiler room stairs have no handrail. Provide handrails. Provide center handrails at main entry stair. Handrails are not ADA compliant.

**Elevator, Lifts and Escalators (H)**

## 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Mont Pleasant Middle School

Interior Spaces

---

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

- ☒ Yes  
☐ No

**79a. Overall condition of elevators, lifts, escalators:**

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

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

1991

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

8

**79d. Cost to Reconstruct/Replace \$**

(No Response)

**79e. Comments:**

Maintain inspections and certifications to be current.

**Interior Electrical Distribution (H)****80. Interior Electrical Distribution (H)**

- ☒ Yes  
☐ No

**80a. Interior electrical supply meets current needs:**

- ☒ Yes  
☐ No

**80b. Condition of interior electrical distribution:**

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

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

2015

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

20

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

(No Response)

**80f. Comments:**

System under reconstruction, anticipated completion 2017.

**Lighting Fixtures**

## 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Mont Pleasant Middle School

Interior Spaces

---

**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:**

2015

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

15

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

(No Response)

**81e. Comments:**

System under reconstruction, anticipated completion 2017.

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

- ☒ Yes  
☐ No

**82a. Communication systems are adequate:**

- ☒ Yes  
☐ No

**82b. Condition of communication systems:**

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

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

2015

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

15

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

(No Response)

**82f. Comments:**

System under reconstruction, anticipated completion 2017.

**Swimming Pool and Swimming Pool Systems**

**2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Mont Pleasant Middle School**

Interior Spaces

---

**83. Swimming Pool and Swimming Pool Systems**

☐ Yes

☒ No

## 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Mont Pleasant Middle School

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:**

2015

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

20

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

(No Response)

**84f. Comments:**

System under reconstruction, anticipated completion 2017.

**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**85c. Year of Last Major Reconstruction/Replacement:**

2015

## 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Mont Pleasant Middle School

Plumbing (Excluding HVAC Systems)

---

**85d. Expected Remaining Useful Life (Years):**

20

**85e. Cost to Reconstruct/Replace \$:**

(No Response)

**85f. Comments:**

System under reconstruction, anticipated completion 2017.

**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:**

2015

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

15

**86e. Cost to Reconstruct/Replace \$:**

(No Response)

**86f. Comments:**

System under reconstruction, anticipated completion 2017.

**Plumbing Fixtures****87. Plumbing Fixtures**☒ Yes☐ No**87a. Overall condition of plumbing fixtures (including toilets, urinals, lavatories, etc):**☒ Excellent☐ Satisfactory☐ Unsatisfactory☐ Non-Functioning☐ Critical Failure

**2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Mont Pleasant Middle School**

Plumbing (Excluding HVAC Systems)

---

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

2015

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

15

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

(No Response)

**87e. Comments:**

System under reconstruction, anticipated completion 2017.



## 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Mont Pleasant Middle School

HVAC Systems

---

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

- ☒ Yes  
☐ No

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

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

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

(No Response)

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

- ☒ Yes  
☐ No

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

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

**89a.1 Other heat generation source:**

(No Response)

**89b. Overall condition of heat generating systems:**

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

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

2015

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

20

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

(No Response)

**89f. Comments:**

System under reconstruction, anticipated completion 2017.

## 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Mont Pleasant Middle School

HVAC Systems

---

**Heating Fuel/Energy Systems (H)****90. Heating Fuel / Energy Systems (H)**☒ Yes☐ No**90a. Overall condition of heating fuel / energy systems:**☒ Excellent☐ Satisfactory☐ Unsatisfactory☐ Non-Functioning☐ Critical Failure**90b. Year of Last Major Reconstruction/Replacement:**

2015

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

20

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

(No Response)

**90e. Comments:**

System under reconstruction, anticipated completion 2017.

**Cooling/Air Conditioning Generating Systems****91. Cooling / Air-Conditioning Generating Systems**☒ Yes☐ No**91a. Overall condition of cooling/air-conditioning generating systems:**☒ Excellent☐ Satisfactory☐ Unsatisfactory☐ Non-Functioning☐ Critical Failure**91b. Year of Last Major Reconstruction/Replacement:**

2015

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

20

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

(No Response)

**91e. Comments:**

System under reconstruction, anticipated completion 2017.

**AIR HANDLING AND VENTILATION EQUIPMENT****92. Air Handling and Ventilation Equipment: Supply Units, Exhaust Units, Relief/Return Units, etc. (H)**☒ Yes☐ No

## 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Mont Pleasant Middle School

HVAC Systems

---

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

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

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

2015

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

20

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

(No Response)

**92e. Comments:**

System under reconstruction, anticipated completion 2017.

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

- ☒ Yes
- ☐ No

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

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

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

2015

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

20

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

(No Response)

**93e. Comments:**

System under reconstruction, anticipated completion 2017.

**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

## 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Mont Pleasant Middle School

HVAC Systems

---

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

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

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

2015

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

20

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

(No Response)

**94e. Comments:**

System under reconstruction, anticipated completion 2017.

**HVAC Control Systems****95. HVAC Control Systems (H)**

- ☒ Yes
- ☐ No

**95a. Overall condition of control systems:**

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

**95b. Year of Last Major Reconstruction/Replacement:**

2015

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

15

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

(No Response)

**95e. Comments:**

System under reconstruction, anticipated completion 2017.

## 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Mont Pleasant Middle School

Fire Safety Systems

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

2015

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

15

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

(No Response)

**96e. Comments:**

System under reconstruction, anticipated completion 2017.

**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:**

2015

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

15

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

(No Response)

**97e. Comments:**

System under reconstruction, anticipated completion 2017.

**Fire Suppression Systems****98. Fire Suppression Systems: Sprinklers, Standpipes, Kitchen Hoods, etc. (H)**☒ Yes☐ No

## 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Mont Pleasant Middle School

Fire Safety Systems

---

**98a. Overall condition of fire suppression systems:**

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

**98b. Year of Last Major Reconstruction/Replacement:**

2015

**98c. Expected Remaining Useful Life (Years):**

20

**98d. Cost to Reconstruct/Replace \$:**

(No Response)

**98e. Comments:**

System under reconstruction, anticipated completion 2017.

**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:**

2015

**99c. Expected Remaining Useful Life (Years):**

15

**99d. Cost to Reconstruct/Replace \$:**

(No Response)

**99e. Comments;**

System under reconstruction, anticipated completion 2017.

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

- ☒ Yes
- ☐ No

## 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Mont Pleasant Middle School

Fire Safety Systems

---

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

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

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

2015

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

20.00

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

(No Response)

**100e. Comments:**

System under reconstruction, anticipated completion 2017.

## 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Mont Pleasant Middle School

Accessibility

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

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

Is there an accessible exterior route as specified above?

- ☒ Yes  
☐ No

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

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

Is there an accessible interior route as specified above?

- ☒ Yes  
☐ No

**103. Additional Information on Accessibility**

If the building lacks accessible interior or exterior routes:

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

200,000.00

**103b. Comments:**

Site and building under construction with significant ADA access improvements (anticipated completion 2017). Some existing toilet rooms, stair components and door hardware (beyond scope of reconstruction project) are not ADA compliant. Reconstruct select toilet rooms, door hardware and stair handrails for ADA access.



## 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Mont Pleasant Middle School

Environment/Comfort/Health

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

- ☒ Good
- ☐ Fair
- ☐ Poor

**104b. Comments:**

(No Response)

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

- ☒ Good
- ☐ Fair
- ☐ Poor

**105b. Comments:**

(No Response)

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

- ☒ Yes
- ☐ No

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

- ☒ Yes
- ☐ No

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

- ☐ Yes
- ☒ No

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

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

**108a.1 Describe Other:**

LED

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

- ☒ Yes
- ☐ No

**108c. Overall Rating:**

- ☒ Good
- ☐ Fair
- ☐ Poor

**2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Mont Pleasant Middle School**

Environment/Comfort/Health

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**108d. Comments:**

(No Response)

**109. Evidence of Vermin**

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

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

## 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Mont Pleasant Middle School

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

## 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Mont Pleasant Middle School

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:**

This is being addressed as part of the overall building renovation that is currently ongoing.

**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 Buildings & 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

## 2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Mont Pleasant Middle School

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)

**2015 Building Condition Survey Instrument - 2015 Building Conditions Survey - Mont Pleasant Middle School**

American Red Cross

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**American Red Cross Shelter**

**116. American Red Cross Shelter**

☐ Yes

☒ No