

## 2020 BUILDING CONDITION SURVEY - 2020 - MUNSEY PARK ES

## Building Information

## Building Information

## 1. Name of school district

Manhasset UFSD

## 2. SED District 8-Digit BEDS Code

28-04-06-03

## 3. Building Name:

Munsey Park ES

## 4. SED 4-Digit Facility Code:

0-001

## 5. Survey Inspection Date:

08/05/2020

## 6. Building 911 Address:

One Hunt Lane

## 7. City:

Manhasset

## 8. Zip Code:

11030

## 9. Certificate of Occupancy Status:

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

## 10. Certificate of Occupancy Expiration Date:

05/01/2021

## 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

## 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)

7,066,700.00

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

- ☐ Excellent  
☒ Satisfactory  
☐ Unsatisfactory  
☐ Failing

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## Building Information

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:

John A. Grillo, Architect PC

17. A/E Firm Address:

1213 Main Street  
 Port Jefferson, NY 11777

18. A/E Firm Phone Number:

6314762161

19. E-mail:

jmgrillo@jagarchitect.com

20. A/E Name:

John M. Grillo

21. A/E License #:

027360

## Building Age, Gross Square Footage and Maintenance Staff

## 22. Building Age

	Year
Original Construction	1939
Addition #1	1941
Addition #2	1962
Addition #3	1980
Addition #4	1998
Addition #5	2000
Addition #6	0
Addition #7	0
Addition #8	0
Addition #9	0

## 23. Square feet of construction

	Sq Feet
Original construction	46,900.00
Addition #1	53,500.00
Addition #2	10,275.00
Addition #3	10,612.00

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	Sq Feet
Addition #4	15,300.00
Addition #5	24,780.00
Addition #6	0.00
Addition #7	0.00
Addition #8	0.00
Addition #9	0.00

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

131,367

## 25. Number of Floors:

3

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

	Count Employees
Full-time custodians:	8
Part-time custodians:	0
Totals:	8

## 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

## 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 October 1, 2019? (If none, enter "0") and skip to "Program Spaces" section. (Do not include evening class students)

890

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

	Quantity
Permanent instructional spaces (i.e., regular classrooms)	890
Temporary instructional spaces (i.e., portable or demountable classrooms) attached to the building	0
Non-instructional spaces used as instructional spaces	0



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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

- |  |                                     |
|--|-------------------------------------|
| <input type="checkbox"/> Pre-K                   | <input type="checkbox"/> 7th        |
| <input checked="" type="checkbox"/> Kindergarten | <input type="checkbox"/> 8th        |
| <input checked="" type="checkbox"/> 1st          | <input type="checkbox"/> 9th        |
| <input checked="" type="checkbox"/> 2nd          | <input type="checkbox"/> 10th       |
| <input checked="" type="checkbox"/> 3rd          | <input type="checkbox"/> 11th       |
| <input checked="" type="checkbox"/> 4th          | <input type="checkbox"/> 12th       |
| <input checked="" type="checkbox"/> 5th          | <input type="checkbox"/> N/A (none) |
| <input checked="" type="checkbox"/> 6th          |                                     |

33. For how many instructional days during the 2018-19 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

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

- ☒ Yes
- ☐ No

## 2020 BUILDING CONDITION SURVEY - 2020 - MUNSEY PARK ES

## Program Spaces

## Program Spaces

## 35. Number of instructional classrooms:

41

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

23,050.00

## 37. Other spaces provided:

- |   |   |  |
|---|---|--|
| <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 type="checkbox"/> k. Home & Careers                | <input checked="" type="checkbox"/> t. Science Labs      |
| <input checked="" type="checkbox"/> c. Art            | <input checked="" type="checkbox"/> l. Kitchen            | <input checked="" 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 checked="" type="checkbox"/> n. Library            | <input checked="" type="checkbox"/> w. Teacher Resource  |
| <input checked="" type="checkbox"/> f. Cafeteria      | <input checked="" type="checkbox"/> o. Multipurpose Rooms | <input 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 type="checkbox"/> h. Guidance                  | <input type="checkbox"/> q. Pre-K                         |  |
| <input checked="" type="checkbox"/> i. Gymnasium      | <input checked="" type="checkbox"/> r. Remedial Rooms     |  |

## 37a. Describe other spaces

(No Response)

## Space Adequacy

## 38. Rating of space adequacy:

- ☐ Good  
☒ Fair  
☐ Poor

## 38a. Enter comments:

(No Response)



## 2020 BUILDING CONDITION SURVEY - 2020 - MUNSEY PARK ES

## Site Utilities

## 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:

1995

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

8

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

(No Response)

## 39g. Comments:

(No Response)

## 40. Site Sanitary (H)

- ☒ Yes  
☐ No

## 40a. Type of Service:

- ☐ Municipal or utility sewer  
☒ Site septic  
☐ Other

## 40b. Condition:

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

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## Site Utilities

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

2011

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

15

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

54,000.00

## 40f. Comments:

Install additional over flow pools to address increased volume. Clean out and orange peel existing system

## 41. Site Gas

☒ Yes☐ No

## 41a. Type of gas service:

☒ Natural Gas☐ Liquid Petroleum

## 41b. Condition:

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

## 41c. Year of Last Major Reconstruction/Replacement:

2011

## 41d. Expected Remaining Useful Life (Years):

18

## 41e. Cost to Reconstruct/Replace \$:

(No Response)

## 41f. Comments:

(No Response)

## 42. Site Fuel Oil

☒ Yes☐ No

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

0

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

0

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

2

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

21,000



## 2020 BUILDING CONDITION SURVEY - 2020 - MUNSEY PARK ES

## Site Utilities

## 42c. Condition:

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

## 42d. Year of Last Major Reconstruction/Replacement:

1998

## 42e. Expected Remaining Useful Life (Years):

3

## 42f. Cost to Reconstruct/Replace \$:

374,000.00

## 42g. Comments:

Replace existing underground fuel oil tanks with new smaller sized tanks

## 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:

1999

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

10

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

(No Response)

## 43g. Comments:

(No Response)

## SITE FEATURES



## 2020 BUILDING CONDITION SURVEY - 2020 - MUNSEY PARK ES

## Site Utilities

## 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:

2017

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

14

## 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

## 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:

2017

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

14

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

(No Response)

## 2020 BUILDING CONDITION SURVEY - 2020 - MUNSEY PARK ES

## Site Utilities

## 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

## 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



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Site Utilities

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54. Outfall Reconnaissance Inventory

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

- ☒ Yes
- ☐ No
- ☐ Not Applicable

## 2020 BUILDING CONDITION SURVEY - 2020 - MUNSEY PARK ES

## Other Site Features

## 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:

2015

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

12

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

350,460.00

## 55f. Comments:

Repave remaining portions of North lot including faculty overflow lot. Install additional storm water drainage structures. Further discussion requires extending bus loop along Northern Blvd.

## 56. Sidewalks

- ☒ Yes  
☐ No

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

- ☐ Asphalt  
☒ Concrete  
☐ Gravel  
☐ Paver  
☐ Other

## 56b. Condition:

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

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

2015

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

15



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## Other Site Features

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

78,000.00

## 56f. Comments:

Replace remaining cobble stone curbs with new poured concrete curbs. Revisit walkway from Village Hall to drop off circle. Cost TBD based on final approved scope

## 57. Playgrounds and Playground Equipment

☒ Yes☐ No

## 57a. Condition:

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

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

2020

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

5

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

285,000.00

## 57e. Comments:

Replace large playground unit and install poured in place safety surface. Main playgrounds are in good condition

## 58. Athletic Fields and Play Fields

☒ Yes☐ No

## 58a. Condition:

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

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

2011

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

5

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

289,050.00

## 58e. Comments:

Recommended removal of clay infields, convert current fields to multi-purpose grass fields and improve drainage

## 2020 BUILDING CONDITION SURVEY - 2020 - MUNSEY PARK ES

## Other Site Features

**58f. Does the facility have synthetic turf field(s)**

☐ Yes

☒ No

**58f.1 If Yes, how many synthetic turf fields?**

(No Response)

**58f.2 Expected Remaining Useful Life of Synthetic Turf Field(s):**

(No Response)

**58f.3 Type of synthetic turf field infill:**

(No Response)

**59. Exterior Bleachers / Stadiums**

☐ Yes

☒ No

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

☐ Yes

☒ No



## 2020 BUILDING CONDITION SURVEY - 2020 - MUNSEY PARK ES

## Building Structure

## 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:

1999

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

20

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

(No Response)

## 61g. Comments:

(No Response)

## 62. Piers (S)

- ☒ Yes
- ☐ No

## 62a. Type (check all that apply)

- ☒ Concrete
- ☐ Masonry
- ☐ Steel
- ☐ Stone
- ☐ Wood
- ☐ Other (specify)
- ☐ N/A (none)

## 62a1. If "Other" please specify

(No Response)

## 2020 BUILDING CONDITION SURVEY - 2020 - MUNSEY PARK ES

## Building Structure

## 62b. Evidence of structural concerns (check all that apply)

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

## 62c. Condition:

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

## 62d. Year of Last Major Reconstruction/Replacement

02/02/1999

## 62e. Expected Remaining Useful Life (Years):

20

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

(No Response)

## 62g. Comments:

(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



## 2020 BUILDING CONDITION SURVEY - 2020 - MUNSEY PARK ES

## Building Structure

## 63b. Condition:

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

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

6081999

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

20

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

(No Response)

## 63f. Comments:

(No Response)

## 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

4071999

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

20

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

(No Response)

## 2020 BUILDING CONDITION SURVEY - 2020 - MUNSEY PARK ES

## Building Structure

## 64f. Comments:

(No Response)

## 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:

1999

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

20

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

245,000.00

## 65h. Comments:

A separate report was submitted to Owner / dated 3/13/2018. 2 options for corrective measures were given. It was determined that the shrinkage cracks were is not causing any structural distress and is more of an aesthetic issue.



## 2020 BUILDING CONDITION SURVEY - 2020 - MUNSEY PARK ES

## Building Envelope

## 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

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

2012

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

20

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

165,000.00

## 66h. Comments:

Efflorescence continues to occur on 1998 addition. Coping stones have shown signs of water infiltration. Repointing required throughout additions.

## 2020 BUILDING CONDITION SURVEY - 2020 - MUNSEY PARK ES

## Building Envelope

## 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:

2007

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

20

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

(No Response)

## 67f. Comments:

(No Response)

## 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



## 2020 BUILDING CONDITION SURVEY - 2020 - MUNSEY PARK ES

## Building Envelope

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

2012

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

20

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

(No Response)

## 68f. Comments:

(No Response)

## 69. Exterior Doors

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

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

## 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:

2009

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

15

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

65,000.00

## 69g. Comments:

Replace door, frame from room 135. Replace 4 pairs of wooden exterior doors.

## 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)

## 2020 BUILDING CONDITION SURVEY - 2020 - MUNSEY PARK ES

## Building Envelope

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

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

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

2008

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

17

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

(No Response)

## 70g. Comments:

(No Response)

## 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

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

1986



## 2020 BUILDING CONDITION SURVEY - 2020 - MUNSEY PARK ES

## Building Envelope

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

10

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

78,000.00

## 72g. Comments:

Recommend plan to begin replacement of double hung window counter balances

## 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)

## 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)

## 2020 BUILDING CONDITION SURVEY - 2020 - MUNSEY PARK ES

## Building Envelope

## 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

## 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:

2017

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

15

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

(No Response)

## 73m. Comments:

(No Response)



## 2020 BUILDING CONDITION SURVEY - 2020 - MUNSEY PARK ES

## Building Interiors

## 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:

1999

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

20

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

(No Response)

## 74e. Comments:

(No Response)

## 75. Other Interior Walls

- ☒ Yes  
☐ No

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

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

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

1999

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

20

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

(No Response)

## 75e. Comments:

(No Response)

## 76. Carpet

- ☒ Yes  
☐ No

## 2020 BUILDING CONDITION SURVEY - 2020 - MUNSEY PARK ES

## Building Interiors

## 76a. Where located (check all that apply):

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

## 76b. Condition:

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

## 76c. Year of Last Major Reconstruction/Replacement:

2007

## 76d. Expected Remaining Useful Life (Years):

5

## 76e. Cost to Reconstruct/Replace \$:

(No Response)

## 76f. Comments:

(No Response)

## 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:

2020

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

15

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

(No Response)



## 2020 BUILDING CONDITION SURVEY - 2020 - MUNSEY PARK ES

## Building Interiors

## 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:

1999

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

20

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

(No Response)

## 78f. Comments:

(No Response)

## 79. Wood Flooring

- ☒ Yes  
☐ No

## 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:

1962

## 2020 BUILDING CONDITION SURVEY - 2020 - MUNSEY PARK ES

## Building Interiors

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

5

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

(No Response)

## 79f. Comments:

Yearly maintenance takes place on gym floors

## 80. Ceilings (H)

☒ Yes☐ No

## 80a. Overall condition of ceilings:

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

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

2015

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

8

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

(No Response)

## 80e. Comments:

(No Response)

## 81. Lockers

☒ Yes☐ No

## 81a. Overall condition of lockers:

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

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

2008

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

20

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

(No Response)

## 81e. Comments:

(No Response)



## 2020 BUILDING CONDITION SURVEY - 2020 - MUNSEY PARK ES

## Building Interiors

## 82. Interior Doors

☒ Yes☐ No

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

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

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

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

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

2018

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

10

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

(No Response)

## 82f. Comments:

Recommended program to begin replacement of interior wood doors on a priority basis

## 83. Interior Stairs (H)

☒ Yes☐ No

## 83a. Overall condition of interior stairs:

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

## 83b. Stair material

☒ Concrete☐ Steel☐ Wood☐ Other

## 83c. Year of Last Major Reconstruction/Replacement:

1999

## 83d. Expected Remaining Useful Life (Years):

20

## 83e. Cost to Reconstruct/Replace \$:

(No Response)

## 2020 BUILDING CONDITION SURVEY - 2020 - MUNSEY PARK ES

## Building Interiors

## 83f. Comments:

(No Response)

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

- ☒ Yes  
☐ No

## 84a. Overall condition of elevators, lifts, escalators:

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

## 84b. Year of Last Major Reconstruction/Replacement:

1999

## 84c. Expected Remaining Useful Life (Years):

12

## 84d. Cost to Reconstruct/Replace \$

(No Response)

## 84e. Comments:

(No Response)

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

- ☐ Yes  
☒ No

## 86. Interior Bleachers

- ☐ Yes  
☒ No



## 2020 BUILDING CONDITION SURVEY - 2020 - MUNSEY PARK ES

## HVAC Systems

## 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:

1998

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

2

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

800,000.00

## 87f. Comments:

Boilers and burners have reached the end of their useful life and need to be replaced- steam side of building

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

- ☒ Yes  
☐ No

## 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 type="checkbox"/> Rooftop units                         | <input checked="" type="checkbox"/> Gravity/barometric relief |
| <input checked="" type="checkbox"/> Unilary (UVs, FC/BC, PTAC) | <input type="checkbox"/> Other (specify)                      |
| <input type="checkbox"/> Forced air furnace                    |   |

## 88b. If "Other" please specify here

## 2020 BUILDING CONDITION SURVEY - 2020 - MUNSEY PARK ES

## HVAC Systems

## 88c. Overall condition of ventilation systems

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

## 88d. Year of last major reconstruction/replacement

2011990

## 88e. Expected remaining useful life (years):

10

## 88f. Cost to reconstruct/replace \$:

500,000

## 88g. Comments

Replace remaining original (8-10) UV's. Cost in 88F is indicative of this work. If the district so desires, we are proposing the cost to completely replace the existing building steam heating system with a new hot water system. A hot water system is more energy efficient and easier to maintain control over all spaces. Since new hot water piping will be run throughout building, we would recommend installing DX coils in all new UV's and install a new chiller to provide cooling throughout the spaces. This work would include the installation of a new incoming electrical service. Additionally, all existing steam piping would be abandoned in place. Further discussion required regarding cooling of 2 gyms as they are below the slate roofs. Ground mounted HVAC unit will be required to address these spaces- estimated cost: \$8,289,200

## 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

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

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

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

1999

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

2

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

350,000.00

## 89f. Comments:

Auditorium rooftop units warrant replacement



## 2020 BUILDING CONDITION SURVEY - 2020 - MUNSEY PARK ES

## HVAC Systems

**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:**

1941

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

5

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

100,000.00

**90e. Comments:**

Recommend replacement of steam traps if steam system is to remain

**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:**

1941

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

5

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

(No Response)

**91e. Comments:**

(No Response)

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

- ☒ Yes  
☐ No

## 2020 BUILDING CONDITION SURVEY - 2020 - MUNSEY PARK ES

## HVAC Systems

## 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:

2019

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

10

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

150,000.00

## 92f. Comments:

Currently upgrading BMS front end. Central panel needs replacement. Controller equipment need conversion to DDC



## 2020 BUILDING CONDITION SURVEY - 2020 - MUNSEY PARK ES

## Plumbing Systems

## 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:

1941

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

5

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

(No Response)

## 93g. Comments:

(No Response)

## 94. Sanitary System (H)

- ☒ Yes  
☐ No

## 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

(No Response)

## 2020 BUILDING CONDITION SURVEY - 2020 - MUNSEY PARK ES

## Plumbing Systems

## 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:

2005

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

2

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

(No Response)

## 94g. Comments:

(No Response)

## 95. Storm Water Drainage System (H)

- ☒ Yes
- ☐ No

## 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

1998

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

10



## 2020 BUILDING CONDITION SURVEY - 2020 - MUNSEY PARK ES

## Plumbing Systems

## 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

(No Response)

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

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

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

2005

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

2

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

(No Response)

## 96g. Comments:

(No Response)

## 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:

2007

## 2020 BUILDING CONDITION SURVEY - 2020 - MUNSEY PARK ES

## Plumbing Systems

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

10

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

724,000.00

## 97e. Comments:

Recommend complete renovation of remaining toilets not renovated in previous Capital Projects

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

☒ Yes☐ No

## 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:

2018

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

15

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

(No Response)

## 98e. Comments

(No Response)



## 2020 BUILDING CONDITION SURVEY - 2020 - MUNSEY PARK ES

## Fire Suppression Systems

## Fire Suppression Systems

## 99. Fire Suppression System (H)

- ☒ Yes  
☐ No

## 99a. Type of fire suppression system (check all that apply)

- ☐ Wet sprinkler system  
☒ Dry sprinkler system  
☐ Standpipes  
☐ Hose cabinets  
☒ Kitchen hood fire suppression  
☐ Data special agent suppression  
☒ Limited area sprinkler system  
☐ Dust collector spark arrestor  
☐ Paint booth fire suppression  
☐ Other (describe)

## 99b. If "other" please describe below

(No Response)

## 99c. Overall condition of sprinkler systems:

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

## 99d. Year of Last Major Reconstruction/Replacement:

2001

## 99e. Expected Remaining Useful Life (Years):

10

## 99f. Cost to Reconstruct/Replace \$:

106,400.00

## 99g. Comments:

The stage sprinkler system is tied into incoming water service. By code the system should be tied into the new independent water system. This will require a new water service run from the street to existing stage.

## 100. Kitchen Hoods (H)

- ☒ Yes  
☐ No

## 100a. Type of hood

- ☒ Yes- Type 1 grease and smoke  
☐ Yes- Type 2 heat and condensation

## 100b. Is kitchen exhaust system appropriate for all current appliances it serves?

- ☒ Yes  
☐ No

2020 BUILDING CONDITION SURVEY - 2020 - MUNSEY PARK ES

Fire Suppression Systems

100c. Overall Condition of Kitchen Hoods

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

100d. Year of Last Major Reconstruction/Replacement:

2018

100e. Expected Remaining Useful Life (Years):

10

100f. Cost to Reconstruct/Replace \$:

(No Response)

100g. Comments

(No Response)



## 2020 BUILDING CONDITION SURVEY - 2020 - MUNSEY PARK ES

## Electrical Systems

## 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?

1999

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

5

## 101e. Cost to reconstruct/replace:

(No Response)

## 101f. Comments:

School requires more distribution, underground transformers need to be replaced for any additional load

## 102. Lighting Fixtures (H)

- ☒ Yes  
☐ No

## 102a. Condition of lighting fixtures:

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

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

2015

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

10

## 102d. Cost to reconstruct/replace:

1,392,840

## 102e. Comments

Recommend replacement of all fluorescent lights throughout entire building with new LED light and lighting controls (interior and exterior) Further discussion required regarding auditorium stage and house lighting

## 2020 BUILDING CONDITION SURVEY - 2020 - MUNSEY PARK ES

## Electrical Systems

## 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 major reconstruction/replacement:

2012

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

12

## 103d. Cost to reconstruct/replace:

(No Response)

## 103e. Comments

(No Response)

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

- ☒ Yes  
☐ No

## 104a. Types of back-up power system (check all that apply)

- ☐ Generator fuel gas/ propane  
☒ Generator diesel/ fuel oil  
☐ Receptacle for mobile generator connection  
☐ Central battery inverter  
☐ Integral fixture/ battery equipment  
☐ Other (specify)

## 104b. If "other" please describe here

(No Response)

## 104c. Overall condition of emergency/standby power systems:

- ☐ Excellent  
☒ Satisfactory  
☐ Unsatisfactory  
☐ Non-functioning  
☐ Critical failure  
☐ N/A

## 104d. Year of last major reconstruction/replacement

2008

## 104e. Expected remaining useful life (years):

18

## 104f. Cost to reconstruct/replace:

(No Response)



## 2020 BUILDING CONDITION SURVEY - 2020 - MUNSEY PARK ES

## Electrical Systems

## 104g. Comments

(No Response)

## 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

## 105b. Year of last major reconstruction/replacement:

2002

## 105c. Expected remaining useful life (years):

5

## 105d. Cost to reconstruct/replace:

695,000

## 105e. Comments

Recommend complete replacement of the existing fire alarm system. Based on new fire code requirements, new system will include emergency voice alarm communication, audio visual device in every classroom space, CO detection and fan shut down to all roof top units and classrooms units ventilators as well. Additionally multifunctional devices which smoke, heat and CO will also be required in certain spaces based on the end use requirements of the individual spaces

## 106. Carbon Monoxide Alarm System (H)

☒ Yes☐ No

## 106a. Type of alarm system:

- ☒ 10-year battery stand alone alarm
- ☐ hardwired/interconnected detection and alarm
- ☐ gas detection (eg NG/CO)
- ☐ Other (specify)

## 106b. If "Other" please specify

(No Response)

## 106c. Overall condition of carbon monoxide alarm system:

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

## 106d. Year of last major reconstruction/replacement:

2015

## 2020 BUILDING CONDITION SURVEY - 2020 - MUNSEY PARK ES

## Electrical Systems

## 106e. Expected remaining useful life (years):

5

## 106f. Cost to reconstruct/replace:

(No Response)

## 106g. Comments

(No Response)

## 107. Communication 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

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

2015

## 107f. Expected remaining useful life:

10

## 107g. Cost to replace/reconstruct:

(No Response)

## 107h. Comments

New district wide VOIP system installed



## 2020 BUILDING CONDITION SURVEY - 2020 - MUNSEY PARK ES

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

## 2020 BUILDING CONDITION SURVEY - 2020 - MUNSEY PARK ES

## Accessibility

## 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 \$:

265,000

## 114b. Comments

Install additional asphalt walkways to play fields



## 2020 BUILDING CONDITION SURVEY - 2020 - MUNSEY PARK ES

## Accessibility

## 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)

## 2020 BUILDING CONDITION SURVEY - 2020 - MUNSEY PARK ES

Environment/Comfort/Health

## 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  
☐ Fluorescent  
☐ Other (describe)

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

- ☒ Yes  
☐ No

## 123c. Overall Rating:

- ☒ Good  
☐ Fair  
☐ Poor

## 121d. Comments:

(No Response)



2020 BUILDING CONDITION SURVEY - 2020 - MUNSEY PARK ES

Environment/Comfort/Health

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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

## 2020 BUILDING CONDITION SURVEY - 2020 - MUNSEY PARK ES

## Indoor Air Quality

## 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)

## 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

## 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



## 2020 BUILDING CONDITION SURVEY - 2020 - MUNSEY PARK ES

## Indoor Air Quality

**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)

**126. Indoor Air Quality (IAQ) Plan (H)****1268a. 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?**

Director of Facilities

**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

## 2020 BUILDING CONDITION SURVEY - 2020 - MUNSEY PARK ES

## Indoor Air Quality

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

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)



2020 BUILDING CONDITION SURVEY - 2020 - MUNSEY PARK ES

Emergency Shelter

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Emergency Shelter

129. Does this building serve as an emergency shelter?

- ☐ Yes  
☒ No

