

## 2020 BUILDING CONDITION SURVEY - 2020 - SHELTER ROCK

## 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:

SHELTER ROCK ES

## 4. SED 4-Digit Facility Code:

0-005

## 5. Survey Inspection Date:

08/07/2020

## 6. Building 911 Address:

27A SHELTER ROCK RD

## 7. City:

Manhasset

## 8. Zip Code:

11030

## 9. Certificate of Occupancy Status:

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

## 10. Certificate of Occupancy Expiration Date:

05/01/2020

## 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)

\$6,616,290.00

## 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	1968
Addition #1	1986
Addition #2	1999
Addition #3	0
Addition #4	0
Addition #5	0
Addition #6	0
Addition #7	0
Addition #8	0
Addition #9	0

## 23. Square feet of construction

	Sq Feet
Original construction	115,607.00
Addition #1	8,280.00
Addition #2	9,470.00
Addition #3	0.00

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## Building Information

	Sq Feet
Addition #4	0.00
Addition #5	0.00
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:

133,357

## 25. Number of Floors:

2

## 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)

650

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

	Quantity
Permanent instructional spaces (i.e., regular classrooms)	650
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 - SHELTER ROCK

## Program Spaces

## Program Spaces

## 35. Number of instructional classrooms:

33

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

32,995.00

## 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 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 - SHELTER ROCK

## 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:

1983

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

6

## 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

## 2020 BUILDING CONDITION SURVEY - 2020 - SHELTER ROCK

## Site Utilities

40c. Year of Last Major Reconstruction/Replacement:

1968

40d. Expected Remaining Useful Life (Years):

16

40e. Cost to reconstruct/Replace \$:

(No Response)

40f. Comments:

(No Response)

## 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:

1

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

10,000



## 2020 BUILDING CONDITION SURVEY - 2020 - SHELTER ROCK

## Site Utilities

## 42c. Condition:

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

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

1990

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

6

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

265,000 00

## 42g. Comments:

Recommend replacement or removal as part of parking lot reconstruction

## 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:

2012

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

15

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

(No Response)

## 43g. Comments:

(No Response)

## SITE FEATURES



## 2020 BUILDING CONDITION SURVEY - 2020 - SHELTER ROCK

Site Utilities

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**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:**

2015

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

15

**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:**

2015

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

15

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

(No Response)

## 2020 BUILDING CONDITION SURVEY - 2020 - SHELTER ROCK

## 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 - SHELTER ROCK

## 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):

3

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

781,920.00

## 55f. Comments:

Replace main lot and improve drainage

## 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:

1999

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

3



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Other Site Features

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

281,640.00

## 56f. Comments:

Replace concrete side walk along Shelter Rock Road- Replace sidewalk around building

## 57. Playgrounds and Playground Equipment

☒ Yes☐ No

## 57a. Condition:

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

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

2015

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

12

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

(No Response)

## 57e. Comments:

Recommend replacement of Kindergarten playground equipment and surfacing. Improve drainage to alleviate run off

## 58. Athletic Fields and Play Fields

☒ Yes☐ No

## 58a. Condition:

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

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

2013

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

8

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

(No Response)

## 58e. Comments:

(No Response)

## 2020 BUILDING CONDITION SURVEY - 2020 - SHELTER ROCK

## 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 - SHELTER ROCK

## 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 - SHELTER ROCK

## 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

02/28/1968

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

10

## 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 - SHELTER ROCK

## Building Structure

## 63b. Condition:

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

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

1968

## 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

1999

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

20

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

(No Response)

## 2020 BUILDING CONDITION SURVEY - 2020 - SHELTER ROCK

## 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:

1998

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

20

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

(No Response)

## 65h. Comments:

(No Response)



## 2020 BUILDING CONDITION SURVEY - 2020 - SHELTER ROCK

## 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:

2009

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

20

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

(No Response)

## 66h. Comments:

(No Response)



## 2020 BUILDING CONDITION SURVEY - 2020 - SHELTER ROCK

## 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:

2015

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

20

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

(No Response)

## 67f. Comments:

(No Response)

## 68. Parapets (S)

- ☐ Yes  
☒ No

## 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

## 2020 BUILDING CONDITION SURVEY - 2020 - SHELTER ROCK

## Building Envelope

69d. Year of Last Major Reconstruction/Replacement:

2008

69e. Expected Remaining Useful Life (Years):

15

69f. Cost to Reconstruct/Replace \$:

(No Response)

69g. Comments:

(No Response)

70. Exterior Steps, Stairs, Ramps (S)

☒ Yes☐ No

70a. Construction Type (Check all that apply)

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

70b. If "other", specify here

(No Response)

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

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

70d. Year of Last Major Reconstruction/Replacement:

2007

70e. Expected Remaining Useful Life (Years):

20

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



## 2020 BUILDING CONDITION SURVEY - 2020 - SHELTER ROCK

## Building Envelope

## 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:

2008

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

15

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

(No Response)

## 72g. Comments:

(No Response)

## 73. Roof and Skylights (S)

- ☒ Yes  
☐ No

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

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

## 73a.1 Other roof construction type:

(No Response)



## 2020 BUILDING CONDITION SURVEY - 2020 - SHELTER ROCK

## Building Envelope

## 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)

## 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

## 2020 BUILDING CONDITION SURVEY - 2020 - SHELTER ROCK

## Building Envelope

**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:**

2015

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

18

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

389,400.00

**73m. Comments:**

Warranty repairs made summer 2020; replace roof at 1999 addition

## 2020 BUILDING CONDITION SURVEY - 2020 - SHELTER ROCK

## 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:

2007

## 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:

2019

## 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 - SHELTER ROCK

## 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:

2016

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

7

## 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:

2016

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

10

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

369,500.00

## 2020 BUILDING CONDITION SURVEY - 2020 - SHELTER ROCK

## Building Interiors

## 77f. Comments:

Replace remaining VAT flooring as well as original VCT

## 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:

2018

## 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:

1986



## 2020 BUILDING CONDITION SURVEY - 2020 - SHELTER ROCK

## Building Interiors

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

7

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

(No Response)

## 79f. Comments:

Annual maintenance takes place each summer

## 80. Ceilings (H)

☒ Yes☐ No

## 80a. Overall condition of ceilings:

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

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

2013

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

7

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

403,508.00

## 80e. Comments:

Replace remaining acoustical ceilings- 2X4 "DOT" type ceilings tiles are asbestos containing

## 81. Lockers

☒ Yes☐ No

## 81a. Overall condition of lockers:

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

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

2019

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

7

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

(No Response)

## 81e. Comments:

(No Response)

## 2020 BUILDING CONDITION SURVEY - 2020 - SHELTER ROCK

## 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:

2019

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

6

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

21,000.00

## 82f. Comments:

Recommend long range plan to replace original interior doors. Replace existing stair tower doors to remain (\$21,000 is for stair tower doors)

## 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:

1968

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

20

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

(No Response)



## 2020 BUILDING CONDITION SURVEY - 2020 - SHELTER ROCK

Building Interiors

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## 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:

2002

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

8

## 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 - SHELTER ROCK

## 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:

2007

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

15

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

(No Response)

## 87f. Comments:

(2) Smith Hot Water Heater with power frame boilers

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

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

(No Response)



## 2020 BUILDING CONDITION SURVEY - 2020 - SHELTER ROCK

## HVAC Systems

## 88c. Overall condition of ventilation systems

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

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

1960

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

12

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

388500

## 88g. Comments

Improve mechanical fresh ventilations in PT room as well as reading room. Most UV's 20+ years old. Five UV's require replacement. Replacement of the existing H&V unit which serves second floor rooms 39/40. Furnish and install new packaged HVAC unit. Replace fan room doors and provide proper sound proofing within fan room space to eliminate unwanted noise. The following is the cost/scope required to provide A/C throughout the entire building. Auditorium/ Large Gym/Small Gym - air conditioning- install new roof top HVAC unit to provide cooling. Work will include new RTU, steel work, electrical, roofing, ductwork and misc. General construction. Classroom - air conditioning- replace all existing unit ventilators. Work will include electrical, roofing, ductwork and misc. General construction. The existing UV's will be replaced with new units that will provide heating and cooling fresh air ventilation to achieve this goal. The existing piping will remain. New condensers will be mounted on the roof and the existing incoming electrical services will be replaced. Cost: \$,948,070

## 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:

2017

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

10

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

(No Response)

## 2020 BUILDING CONDITION SURVEY - 2020 - SHELTER ROCK

HVAC Systems

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## 89f. Comments:

(No Response)

## 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:

1968

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

12

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

(No Response)

## 90e. Comments:

(No Response)

## 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:

1968

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

12

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

(No Response)

## 91e. Comments:

(No Response)

## 92. HVAC Control Systems (H)

☒ Yes☐ No



## 2020 BUILDING CONDITION SURVEY - 2020 - SHELTER ROCK

## 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):

12

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

100,000.00

## 92f. Comments:

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

## 2020 BUILDING CONDITION SURVEY - 2020 - SHELTER ROCK

## 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:

1968

## 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/GPVC/ABS/poly propylene/plastic  
☐ Lead  
☐ Other (specify)

## 94a1. If "Other" please specify

(No Response)



## 2020 BUILDING CONDITION SURVEY - 2020 - SHELTER ROCK

## 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:

2018

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

5

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

(No Response)

## 94g. Comments:

Boys locker room

## 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

1968

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

5



## 2020 BUILDING CONDITION SURVEY - 2020 - SHELTER ROCK

## 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):

5

## 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:

2018



## 2020 BUILDING CONDITION SURVEY - 2020 - SHELTER ROCK

## Plumbing Systems

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

10

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

286,500.00

## 97e. Comments:

Recommend complete renovation to 8 existing single stall toilets- including converting 1 to ADA

## 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 - SHELTER ROCK

## 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:

2008

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

8

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

(No Response)

## 99g. Comments:

(No Response)

## 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 - SHELTER ROCK

## Fire Suppression Systems

**100c. Overall Condition of Kitchen Hoods**

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

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

2008

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

8

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

(No Response)

**100g. Comments**

(No Response)

## 2020 BUILDING CONDITION SURVEY - 2020 - SHELTER ROCK

## 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):

6

## 102d. Cost to reconstruct/replace:

1,245,000



## 2020 BUILDING CONDITION SURVEY - 2020 - SHELTER ROCK

## Electrical Systems

## 102e. Comments

Remove and replace all existing interior and exterior fluorescent lighting throughout the entire building. This shall include classrooms, corridors, offices, storage areas and toilets. We are recommending the T5 high bay gym lights do not get replaced. They are new and are controlled with occupancy sensors. All lights upgraded as part of the bond issue will not be replaced. All new lights will be LED recessed and lay in style to match existing. This work will NOT include house lighting in the auditorium. Possible ESCO to offset costs.

## 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:

2008

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

10

## 103d. Cost to reconstruct/replace:

(No Response)

## 103e. Comments

(No Response)

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

- ☒ Yes  
☐ No

## 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

## 2020 BUILDING CONDITION SURVEY - 2020 - SHELTER ROCK

## Electrical Systems

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

2013

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

20

## 104f. Cost to reconstruct/replace:

(No Response)

## 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:

2008

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

5

## 105d. Cost to reconstruct/replace:

625,000

## 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 include 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)



## 2020 BUILDING CONDITION SURVEY - 2020 - SHELTER ROCK

## Electrical Systems

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

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

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

2015

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

5

## 106f. Cost to reconstruct/replace:

(No Response)

## 106g. Comments

Stand alone battery detectors

## 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

2020 BUILDING CONDITION SURVEY - 2020 - SHELTER ROCK

Electrical Systems

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

(No Response)

**107h. Comments**

New District Wide VOIP System



## 2020 BUILDING CONDITION SURVEY - 2020 - SHELTER ROCK

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 - SHELTER ROCK

## 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 \$:

\$185,000

## 114b. Comments

Install asphalt walkways to all playfields



## 2020 BUILDING CONDITION SURVEY - 2020 - SHELTER ROCK

## 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**

Small portion of second floor not accessible. Recommend relocate programs accordingly

**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 - SHELTER ROCK

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 - SHELTER ROCK

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 - SHELTER ROCK

## 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 - SHELTER ROCK

## 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 - SHELTER ROCK

Indoor Air Quality

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**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 - SHELTER ROCK

Emergency Shelter

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**Emergency Shelter**

129. Does this building serve as an emergency shelter?

☐ Yes

☒ No