

2021 BUILDING CONDITION SURVEY - 2021 Building Condition Survey - Fort Ann SchoolBuilding Information

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Building Information**1. Name of school district**

Fort Ann CSD

2. SED District 8-Digit BEDS Code

64-05-02-04

3. Building Name:

Fort Ann School

4. SED 4-Digit Facility Code:

0-001

5. Survey Inspection Date:

09/02/2021

6. Building 911 Address:

1 Catherine Street

7. City:

Fort Ann

8. Zip Code:

12827

9. Certificate of Occupancy Status:

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

10. Certificate of Occupancy Expiration Date:

12/01/2022

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)

3,760,240.00

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

- ☐ Excellent
- ☐ Satisfactory
- ☒ Unsatisfactory
- ☐ Failing

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

- ☐ Yes
- ☒ No

16. A/E Firm Name:

CSARCH

17. A/E Firm Address:

40 Beaver Street Albany, New York 12207

18. A/E Firm Phone Number:

5184638068

19. E-mail:

gklokiw@csarchpc.com

20. A/E Name:

Gregory Klokiw, AIA, LEED AP

21. A/E License #:

025863-1

Building Age, Gross Square Footage and Maintenance Staff**22. Building Age**

	Year
Original Construction	1938
Addition #1	1961
Addition #2	1969
Addition #3	2002
Addition #4	(No Response)
Addition #5	(No Response)
Addition #6	(No Response)
Addition #7	(No Response)
Addition #8	(No Response)
Addition #9	(No Response)

23. Square feet of construction

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	Sq Feet
Original construction	47,869.00
Addition #1	14,249.00
Addition #2	31,753.00
Addition #3	38,333.00
Addition #4	(No Response)
Addition #5	(No Response)
Addition #6	(No Response)
Addition #7	(No Response)
Addition #8	(No Response)
Addition #9	(No Response)

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

134,034

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:	6
Part-time custodians:	1
Totals:	7

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)**

431

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

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	Quantity
Permanent instructional spaces (i.e., regular classrooms)	431
Temporary instructional spaces (i.e., portable or demountable classrooms) attached to the building	0
Non-instructional spaces used as instructional spaces	0

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

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

32. Grades Housed

- | | |
|--|--|
| <input checked="" type="checkbox"/> Pre-K | <input checked="" type="checkbox"/> 7th |
| <input checked="" type="checkbox"/> Kindergarten | <input checked="" type="checkbox"/> 8th |
| <input checked="" type="checkbox"/> 1st | <input checked="" type="checkbox"/> 9th |
| <input checked="" type="checkbox"/> 2nd | <input checked="" type="checkbox"/> 10th |
| <input checked="" type="checkbox"/> 3rd | <input checked="" type="checkbox"/> 11th |
| <input checked="" type="checkbox"/> 4th | <input checked="" 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")

1

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

- ☒ Yes
- ☐ No

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Program Spaces**35. Number of instructional classrooms:**

53

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

43,250.00

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 checked="" 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 type="checkbox"/> o. Multipurpose Rooms | <input checked="" type="checkbox"/> x. Technology/Shop |
| <input checked="" type="checkbox"/> g. Computer Room | <input checked="" type="checkbox"/> p. Music | <input type="checkbox"/> y. Other (please describe) |
| <input checked="" type="checkbox"/> h. Guidance | <input checked="" 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)

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SITE UTILITIES**39. Water (H)**

- ☒ Yes
☐ No

39a. Type of Service:

- ☒ Municipal or Utility provided
☐ Well
☐ Other

39b. Types of water service piping

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

39c. Overall condition of water service piping

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

39d. Year of Last Major Reconstruction/Replacement:

2003

39e. Expected Remaining Useful Life (Years):

5

39f. Cost to Reconstruct/Replace \$:

10,000.00

39g. Comments:

Recommend lead testing.

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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40c. Year of Last Major Reconstruction/Replacement:

2003

40d. Expected Remaining Useful Life (Years):

10

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;**

2004

41d. Expected Remaining Useful Life (Years):

10

41e. Cost to Reconstruct/Replace \$:

(No Response)

41f. Comments:

Propane tank

42. Site Fuel Oil☒ Yes☐ No**42a. Number of Above-Ground Tanks:**

1

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

8,000

42b. Number of Below-Ground Tanks:

0

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

0

42c. Condition:

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

42d. Year of Last Major Reconstruction/Replacement:

2005

42e. Expected Remaining Useful Life (Years):

10

42f. Cost to Reconstruct/Replace \$:

(No Response)

42g. Comments:

(No Response)

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:

2019

43e. Expected Remaining Useful Life (Years):

30

43f. Cost to Reconstruct/Replace \$:

(No Response)

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43g. Comments:

(No Response)

SITE FEATURES**44. Closed Drainage Pipe Stormwater Management System****44a. Does this facility have a closed pipe system?**☒ Yes☐ No**44b. Condition:**☐ Excellent☒ Satisfactory☐ Unsatisfactory☐ Non-Functioning☐ Critical Failure**44c. Year of Last Major Reconstruction/Replacement:**

2004

44d. Expected Remaining Useful Life (Years):

10

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:**

2004

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46d. Expected Remaining Useful Life (Years):

10

46e. Cost to Reconstruct/Replace \$:

(No Response)

46f. Comments:

(No Response)

47. Culverts**47a. Does this facility have culverts?**☐ Yes☒ No**48. Outfalls****48a. Does this facility have outfalls?**☒ Yes☐ No**48b. Condition:**☐ Excellent☒ Satisfactory☐ Unsatisfactory☐ Non-Functioning☐ Critical Failure**48c. Year of Last Major Reconstruction/Replacement:**

1938

48d. Expected Remaining Useful Life (Years):

10

48e. Cost to Reconstruct/Replace \$:

(No Response)

48f. Comments:

(No Response)

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

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

- ☐ Yes
- ☒ No

52. Manufactured Stormwater Proprietary Units**52a. Does this facility have proprietary units?**

- ☐ Yes
- ☒ No

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

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

54. Outfall Reconnaissance Inventory**Were all stormwater outfalls inspected during dry weather for signs of non-stormwater discharge?**

- ☐ Yes
- ☒ No
- ☐ Not Applicable

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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:

2005

55d. Expected Remaining Useful Life (Years):

5

55e. Cost to Reconstruct/Replace \$:

338,000.00

55f. Comments:

Reconstruct rear pavement near gym entrance for drainage and the bus loop.

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:

2010

56d. Expected Remaining Useful Life (Years):

5

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56e. Cost to Reconstruct/Replace \$:

42,000.00

56f. Comments:

Replace sidewalk at E1S.

57. Playgrounds and Playground Equipment☒ Yes☐ No**57a. Condition:**

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

57b. Year of Last Major Reconstruction/Replacement:

2004

57c. Expected Remaining Useful Life (Years):

10

57d. Cost to Reconstruct/Replace \$:

(No Response)

57e. Comments:

(No Response)

58. Athletic Fields and Play Fields☒ Yes☐ No**58a. Condition:**

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

58b. Year of Last Major Reconstruction/Replacement:

2004

58c. Expected Remaining Useful Life (Years):

5

58d. Cost to Reconstruct/Replace \$:

338,000.00

58e. Comments:

Replace baseball backstop. Improve drainage. Replace fencing.

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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

59a. Condition:

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

59b. Year of Last Major Reconstruction/Replacement:

2010

59c. Expected Remaining Useful Life (Years):

10

59d. Cost to Reconstruct/Replace \$:

(No Response)

59e. Comments:

(No Response)

59f. Seating Capacity

(No Response)

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

- ☒ Yes
☐ No

60a. Condition:

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

60b. Year of Last Major Reconstruction/Replacement:

2010

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60c. Expected Remaining Useful Life (Years):

10

60d. Cost to Reconstruct/Replace \$:

(No Response)

60e. Comments:

(No Response)

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Building Structure**61. Foundation (S)****61a. Type (check all that apply):**

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

61a1. If "Other" please specify

(No Response)

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

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

61c. Condition:

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

61d. Year of Last Major Reconstruction/Replacement:

2010

61e. Expected Remaining Useful Life (Years):

10

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)

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62a1. If "Other" please specify

(No Response)

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

2004

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

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63b. Condition:

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

63c. Year of Last Major Reconstruction/Replacement

2010

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

2004

64d. Expected Remaining Useful Life (Years):

15

64e. Cost to Reconstruct/Replace \$:

(No Response)

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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:

2004

65f. Expected Remaining Useful Life (Years):

10

65g. Cost to Reconstruct/Replace \$:

(No Response)

65h. Comments:

Monitor crack in terrazzo near auditorium.

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BUILDING ENVELOPE**66. Exterior Walls/Columns (S)****66a. Material (check all that apply):**

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

66b. Evidence of Structural Concerns with Support System (columns, base plates, connections, etc.) (check all that apply):

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

66b.1 Describe Other Problems:

(No Response)

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

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

66c.1 Describe Other Problems:

Repair damaged brickwork at loading dock. General re-pointing of brickwork.

66d. Overall Condition of Exterior Walls/Columns:

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

66e. Year of Last Major Reconstruction/Replacement:

2010

66f. Expected Remaining Useful Life (Years):

5

66g. Cost to Reconstruct/Replace \$:

250,000.00

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66h. Comments:

(No Response)

67. Chimneys (S)☒ Yes☐ No**67a. Material (check all that apply):**☒ Masonry☐ Concrete☐ Metal☐ Wood☐ Other**67a.1 Specify other:**

(No Response)

67b. Overall Condition of Chimneys:☐ Excellent☒ Satisfactory☐ Unsatisfactory☐ Non-Functioning☐ Critical failure**67c. Year of Last Major Reconstruction/Replacement:**

1938

67.d Expected Remaining Useful Life (Years):

10

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)

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68b. Overall condition of parapets:

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

68c. Year of Last Major Reconstruction/Replacement:

2002

68d. Expected Remaining Useful Life (Years):

15

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:

2010

69e. Expected Remaining Useful Life (Years):

5

69f. Cost to Reconstruct/Replace \$:

13,000.00

69g. Comments:

Replace door from corridor between café and technology suite into courtyard.

70. Exterior Steps, Stairs, Ramps (S)

- ☒ Yes
- ☐ No

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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:

2010

70e. Expected Remaining Useful Life (Years):

5

70f. Cost to Reconstruct/Replace \$:

25,000.00

70g. Comments:

Rust staining at front entrance railings. Repaint ramp railings at rear and side entrances.

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)

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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:

2010

72e. Expected Remaining Useful Life (Years):

5

72f. Cost to Reconstruct/Replace \$:

115,000.00

72g. Comments:

Replace balances. Replace caulking around windows on historic C Wing section and cafeteria.

73. Roof and Skylights (S)

- ☒ Yes
- ☐ No

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

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

73a.1 Other roof construction type:

(No Response)

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

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

73b.1 Other roofing material:

(No Response)

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

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

73c.1 Describe other concerns:

(No Response)

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

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

73e. Does this facility have skylights?

- ☒ Yes
- ☐ No

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

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

73g. Overall condition of skylights:

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

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:

Slate damage or missing.

73i. Overall Condition of Roof and Skylights:

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

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73j. Year of Last Major Reconstruction/Replacement:

2010

73k. Expected Remaining Useful Life (Years):

5

73l. Cost to Reconstruct/Replace \$:

70,000.00

73m. Comments:

Annual slate repair. Replace slate roof 10 years. EPDM repairs.

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

- ☒ Yes
☐ No

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

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

74b. Year of Last Major Reconstruction/Replacement:

2004

74c. Expected Remaining Useful Life (Years):

10

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:

2004

75c. Expected Remaining Useful Life (Years):

5

75d. Cost to Reconstruct/Replace \$:

20,000.00

75e. Comments:

Monitor cracks in main gymnasium wall in two places. Crack in auditorium wall.

76. Carpet

- ☒ Yes
☐ No

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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:

2020

76d. Expected Remaining Useful Life (Years):

10

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:

2004

77d. Expected Remaining Useful Life (Years):

5

77e. Cost to Reconstruct/Replace \$:

250,000.00

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77f. Comments:

Replace in B wing classrooms and staff area.

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:

2004

78d. Expected Remaining Useful Life (Years):

10

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

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79c. Year of Last Major Reconstruction/Replacement:

2004

79d. Expected Remaining Useful Life (Years):

5

79e. Cost to Reconstruct/Replace \$:

440,000.00

79f. Comments:

Replace in old gym (1961).

80. Ceilings (H)☒ Yes☐ No**80a. Overall condition of ceilings:**

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

80b. Year of Last Major Reconstruction/Replacement:

2004

80c. Expected Remaining Useful Life (Years):

5

80d. Cost to Reconstruct/Replace \$:

162,240.00

80e. Comments:

Replace in B wing classrooms and staff area.

81. Lockers☒ Yes☐ No**81a. Overall condition of lockers:**

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

81b. Year of Last Major Reconstruction/Replacement:

2004

81c. Expected Remaining Useful Life (Years):

10

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81d. Cost to Reconstruct/Replace \$:

(No Response)

81e. Comments:

(No Response)

82. Interior Doors

- ☒ Yes
☐ No

82a. Overall condition of interior door units:

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

82b. Overall condition of interior door hardware:

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

82c. Year of Last Major Reconstruction/Replacement:

2004

82d. Expected Remaining Useful Life (Years):

5

82e. Cost to Reconstruct/Replace \$:

65,000.00

82f. Comments:

Replace 16 doors in B wing classrooms and staff area, new hardware (20).

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

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83c. Year of Last Major Reconstruction/Replacement:

2004

83d. Expected Remaining Useful Life (Years):

10

83e. Cost to Reconstruct/Replace \$:

(No Response)

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:

2004

84c. Expected Remaining Useful Life (Years):

10

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

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

86b. Year of Last Major Reconstruction/Replacement:

1970

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86c. Expected Remaining Useful Life (Years):

10

86d. Cost to Reconstruct/Replace \$

(No Response)

86e. Comments:

(No Response)

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HVAC Systems

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

- ☒ Yes
☐ No

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

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

87a.1 Other heat generation source:

(No Response)

87b. Overall condition of heat generating systems:

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

87c. Year of Last Major Reconstruction/Replacement:

1993

87d. Expected Remaining Useful Life (Years):

3

87e. Cost to Reconstruct/Replace \$:

170,000.00

87f. Comments:

Replace furnace.

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

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88b. If "Other" please specify here

Exhaust fans for fume exhaust.

88c. Overall condition of ventilation systems

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

88d. Year of last major reconstruction/replacement

1993

88e. Expected remaining useful life (years):

5

88f. Cost to reconstruct/replace \$:

85,000

88g. Comments

Exhaust fans.

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:

2004

89d. Expected Remaining Useful Life (Years):

10

89e. Cost to Reconstruct/Replace \$:

(No Response)

89f. Comments:

(No Response)

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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:

2004

90c. Expected Remaining Useful Life (Years):

5

90d. Cost to Reconstruct/Replace \$:

85,000.00

90e. Comments:

Replace valves at unit vents, piping.

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:

2004

91c. Expected Remaining Useful Life (Years):

10

91d. Cost to Reconstruct/Replace \$:

(No Response)

91e. Comments:

(No Response)

92. HVAC Control Systems (H)

- ☒ Yes
☐ No

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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:

2004

92d. Expected Remaining Useful Life (Years):

5

92e. Cost to Reconstruct/Replace \$:

250,000.00

92f. Comments:

Upgrade controls.

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

- ☒ Yes
☐ No

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

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

93b. If "Other" please specify here

(No Response)

93c. Overall condition of water supply system:

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

93d. Year of Last Major Reconstruction/Replacement:

2003

93e. Expected Remaining Useful Life (Years):

5

93f. Cost to Reconstruct/Replace \$:

50,000.00

93g. Comments:

Test for lead and replace if present.

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)

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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:

2003

94e. Expected Remaining Useful Life (Years):

15

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

2003

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95d. Expected Remaining Useful Life (Years)

10

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:

2020

96e. Expected Remaining Useful Life (Years):

20

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

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97b. Year of Last Major Reconstruction/Replacement:

2003

97c. Expected Remaining Useful Life (Years):

10

97d. Cost to Reconstruct/Replace \$:

(No Response)

97e. Comments:

(No Response)

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:

2003

98c. Expected remaining useful life (years):

15

98d. Cost to reconstruct/replace \$:

(No Response)

98e. Comments

(No Response)

2021 BUILDING CONDITION SURVEY - 2021 Building Condition Survey - Fort Ann SchoolFire Suppression Systems

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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:

2003

99e. Expected Remaining Useful Life (Years):

10

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

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100c. Overall Condition of Kitchen Hoods

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

100d. Year of Last Major Reconstruction/Replacement:

2003

100e. Expected Remaining Useful Life (Years):

10

100f. Cost to Reconstruct/Replace \$:

(No Response)

100g. Comments

(No Response)

2021 BUILDING CONDITION SURVEY - 2021 Building Condition Survey - Fort Ann SchoolElectrical Systems

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

- ☒ Yes
☐ No

101a. Electrical supply meets current needs:

- ☒ Yes
☐ No

101b. Condition of electrical power distribution system:

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

101c. Year of last major reconstruction/replacement?

2019

101d. Expected remaining useful life (years):

5

101e. Cost to reconstruct/replace:

17,000.00

101f. Comments:

Replace floor outlets in kitchen.

102. Lighting Fixtures (H)

- ☒ Yes
☐ No

102a. Condition of lighting figures:

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

102b. Year of last major reconstruction/replacement:

2019

102c. Expected remaining useful life (years):

10

102d. Cost to reconstruct/replace:

(No Response)

102e. Comments

LED bulb swap part of energy project.

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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:

2004

103c. Expected remaining useful life (years):

5

103d. Cost to reconstruct/replace:

85,000

103e. Comments

Replace all with LED and expand where needed by code.

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

2019

104e. Expected remaining useful life (years):

20

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Electrical Systems

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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:

2003

105c. Expected remaining useful life (years):

2

105d. Cost to reconstruct/replace:

425,000

105e. Comments

Headend upgrade to voice/evac. Provide additional notification where required.

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

Coverage seemed lacking and type could not be confirmed.

106c. Overall condition of carbon monoxide alarm system:

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

106d. Year of last major reconstruction/replacement:

2003

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106e. Expected remaining useful life (years):

2

106f. Cost to reconstruct/replace:

20,000.00

106g. Comments

Provide coverage for fuel burning appliances and areas served hardwired to new headend.

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

Recommend PA system upgrades and wireless clocks.

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:

2003

107f. Expected remaining useful life:

3

107g. Cost to replace/reconstruct:

350,000.00

107h. Comments

PA system speaker replacements and headend upgrade. Replace clocks with wireless.

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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

2021 BUILDING CONDITION SURVEY - 2021 Building Condition Survey - Fort Ann SchoolAccessibility

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

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

Is there an accessible exterior route as specified above?

- ☒ Yes
☐ No

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

- ☒ Curb ramps
☒ Exterior ramps
☒ Handicap parking

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

(No Response)

112c. Comment

(No Response)

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

- ☐ Yes
☒ No

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

75,000

113b. Comments

No access to baseball field.

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

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

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

(No Response)

114b. Comments

Cost in 113.

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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)

2021 BUILDING CONDITION SURVEY - 2021 Building Condition Survey - Fort Ann SchoolEnvironment/Comfort/Health

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ENVIRONMENT/COMFORT/HEALTH**117. General Appearance****117a. Overall Rating:**

- ☒ Good
- ☐ Fair
- ☐ Poor

117b. Comments:

(No Response)

118. Cleanliness (H)**118a. Overall Rating:**

- ☒ Good
- ☐ Fair
- ☐ Poor

118b. Comments:

(No Response)

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

- ☒ Yes
- ☐ No

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

- ☒ Yes
- ☐ No

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

- ☐ Yes
- ☒ No

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

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

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

- ☒ Yes
- ☐ No

121c. Overall Rating:

- ☐ Good
- ☒ Fair
- ☐ Poor

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Environment/Comfort/Health

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121d. Comments:

(No Response)

122. Evidence of Vermin (H)

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

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

2021 BUILDING CONDITION SURVEY - 2021 Building Condition Survey - Fort Ann SchoolIndoor Air Quality

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Indoor Air Quality**123. Mold (H)****123a. Is there visible mold or moldy odors?**

- ☐ Yes
☒ No

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

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

123c. Is there evidence of water intrusion?

- ☒ Yes
☐ No

123d. Estimated cost of necessary improvements \$:

10,000.00

123e. Comments:

Ceiling tiles stained around auditorium and new gym in corridors.

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

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125c. Are fresh air intakes free of blockage?

- ☒ Yes
☐ No

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

- ☐ Yes
☒ No

125e. Are dampers functioning as designed?

- ☒ Yes
☐ No

125f. Condition of air filters:

- ☐ Good
☒ Fair
☐ Poor

125g. Outside air is adequate for occupant load:

- ☒ Yes
☐ No

125h. Rating of ventilation/indoor air quality:

- ☐ Good
☒ Fair
☐ Poor

125i. Comments:

(No Response)

126. Indoor Air Quality (IAQ) Plan (H)**126a. Does the school district use EPA's Tools for Schools program?**

- ☒ Yes
☐ No

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

- ☐ Yes
☐ No

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

- ☒ Yes
☐ No

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

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

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Indoor Air Quality

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

- ☐ Yes
☒ No

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

- ☐ Yes
☒ No

127d. Are pesticides used in the building?

- ☐ Yes
☒ No

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

- ☐ Spot treatment
☐ Area wide treatments

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)

2021 BUILDING CONDITION SURVEY - 2021 Building Condition Survey - Fort Ann SchoolEmergency Shelter

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Emergency Shelter**129. Does this building serve as an emergency shelter?**

- ☒ Yes
☐ No

129a. Is there a written agreement with the American Red Cross for the use of this building as an emergency shelter?

- ☒ Yes
☐ No

129b. Does this building have an emergency generator to support sheltering operations (lights, HVAC, etc.)?

- ☒ Yes
☐ No

129b.1 If Yes, what systems are connected to the emergency generator? (check all that apply)

- ☒ Communication system
☒ Fire alarm system
☒ Security system
☒ Lighting
☒ HVAC
☐ Sump pump
☒ Other (specify)

129c. If "Other" please specify

Kitchen equipment.

129d. Does this facility have a cooking/food preparation kitchen?

- ☒ Yes
☐ No

129d.1 If Yes, is the area outfitted for:

- ☒ Full preparation and cooking kitchen
☐ Warming capabilities only

129e. What items in the cooking/food preparation kitchen are powered by the emergency generator? (check all that apply)

- ☒ Warming/cooking equipment
☒ Refrigeration equipment
☒ Other kitchen equipment

129f. Potable water:

- ☒ Provided by municipal system
☐ Provided by on-site wells - not connected to the emergency generator
☐ Provided by on-site wells - connected to the emergency generator

129g. Sanitary:

- ☒ Gravity discharge
☐ Force main pumping station - not connected to the emergency generator
☐ Force main pumping station - connected to the emergency generator