

**2015 Building Condition Survey Instrument - 2015 Building Conditions Survey**

Building Information

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**Building Information**

**1. Name of School District:**

BROCKPORT CSD

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

261801060000

**3. Building Name:**

Brockport Press Box

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

7008

**5. Survey Inspection Date:**

09/02/2015

**6. Building 911 Address:**

40 Allen Street Building 202

**7. City:**

Brockport

**8. Zip Code:**

14420

**9. Certificate of Occupancy Status:**

- A - Annual
- T - Temporary
- N - None

**10. Certificate of Occupancy Expiration Date:**

01/01/2017

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

**11. Year of Original Building:**

2014

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

324

**13. Number of Floors:**

1

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

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|                       | Count Employees |
|-----------------------|-----------------|
| Full-time custodians: | 0               |
| Part-time custodians: | 0               |
| <b>Totals:</b>        |                 |

**Building Ownership and Occupancy Status**

**15. Building Ownership (check one):**

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

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

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

**16a. Describe use for other district purposes:**

Sporting events.

**Building Users**

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

0

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

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

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

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

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**19. Grades Housed:**

N/A

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

0

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

- Yes
- No

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

- Yes
- No

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

- Yes
- No

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Program Spaces

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**Program Spaces**

**24. Number of instructional classrooms:**

0

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

0.00

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

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

**26y. Describe other spaces**

(No Response)

**Space Adequacy**

**27. Rating of space adequacy:**

- Good
- Fair
- Poor

**27a. Enter comments:**

(No Response)

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

0.00

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

- Excellent
- Satisfactory
- Unsatisfactory
- Poor

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

- Yes
- No

**A/E Information:**

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

Labella Associates, DPC

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Program Spaces

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

300 State Street, Suite 201  
Rochester, NY 14614

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

5854546110

**34. E-mail:**

dpieters@labellapc.com

**35. A/E Name:**

Daniel Pieters

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

032927

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Site Utilities

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**Site Utilities**

**37. Water**

- Yes
- No

**38. Site Sanitary (H)**

- Yes
- No

**39. Site Gas (H)**

- Yes
- No

**40. Site Fuel Oil (H)**

- Yes
- No

**41. Site Electrical, Including Exterior Distribution (H)**

- Yes
- No

**Stormwater Management**

**42. Closed Drainage Pipe Stormwater Management System**

**42a. Does this facility have a closed pipe system?**

- Yes
- No

**43. Open Drainage Pipe Stormwater Management System**

**43a. Does this facility have an open stormwater system (ditch)?**

- Yes
- No

**44. Catch Basins/Drop Inlets/Manholes**

**44a. Does this facility have catch basins/drop inlets/manholes?**

- Yes
- No

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Site Utilities

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**45. Culverts**

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

- Yes
- No

**46. Outfalls**

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

- Yes
- No

**47. Infiltration Basins/Chambers**

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

- Yes
- No

**48. Retention Basins**

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

- Yes
- No

**49. Wetponds**

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

- Yes
- No

**50. Manufactured Stormwater Proprietary Units**

**50a. Does this facility have proprietary units?**

- Yes
- No

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

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

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Site Utilities

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**52. Outfall Reconnaissance Inventory**

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

- Yes
- No
- Not Applicable



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Other Site Features

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**Other Site Features**

**53. Pavement (Roadways and Parking Lots)**

- Yes
- No

**54. Sidewalks**

- Yes
- No

**54a. Type: (check all that apply)**

- Concrete
- Asphalt
- Paver
- Other

**54b. Condition:**

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

**54c. Year of Last Major Reconstruction/Replacement:**

2014

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

20

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

(No Response)

**54f. Comments:**

(No Response)

**55. Playgrounds and Playground Equipment**

- Yes
- No

**56. Athletic Fields and Play Fields**

- Yes
- No

**56f. Does the facility have synthetic turf field(s)**

- Yes
- No

**56f.1 If Yes, how many synthetic turf fields?**

(No Response)

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Other Site Features

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

(No Response)

**56f.3 Type of synthetic turf field infill:**

(No Response)

**57. Exterior Bleachers / Stadiums**

Yes

No

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

Yes

No

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Substructure

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**Substructure**

**59. Foundation (S)**

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

- Reinforced Concrete
- Masonry on Concrete Footing
- Other

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

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

**59c. Condition:**

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

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

(No Response)

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

(No Response)

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

(No Response)

**59g. Comments:**

(No Response)

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Building Envelope

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**BUILDING ENVELOPE**

**60. Structural Floors (S)**

**60a. Type (check all that apply):**

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

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

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

**60b.1 Describe Other Problems:**

(No Response)

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

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

**60d. Overall Condition of Structural Floors:**

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

**60e. Year of Last Major Reconstruction/Replacement:**

(No Response)

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

(No Response)

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

(No Response)

**60h. Comments:**

(No Response)

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Building Envelope

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**61. Exterior Walls/Columns (S)**

**61a. Material (check all that apply):**

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

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

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

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

(No Response)

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

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

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

(No Response)

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

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

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

(No Response)

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

(No Response)

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

(No Response)

**61h. Comments:**

(No Response)

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Building Envelope

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**62. Chimneys (S)**

- Yes
- No

**63. Parapets (S)**

- Yes
- No

**63f. Comments:**

(No Response)

**64. Exterior Doors**

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

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

**64b. Overall condition of exterior door hardware:**

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

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

- Yes
- No

**64d. Safety/Security features are adequate?**

- Yes
- No

**64e. Year of Last Major Reconstruction/Replacement:**

(No Response)

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

(No Response)

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

(No Response)

**64h. Comments:**

(No Response)

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

- Yes
- No

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Building Envelope

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**66. Fire Escapes (S)**

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

- Yes
- No

**67. Windows**

- Yes
- No

**Roof and Skylights (S)**

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

- Yes
- No

**68a.1 Other roof construction type:**

(No Response)

**68b.1 Other roofing material:**

(No Response)

**68c.1 Describe other concerns:**

(No Response)

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Interior Spaces

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**INTERIOR SPACES**

**69. Interior Bearing Walls and Fire Walls (S)**

- Yes
- No

**Other Interior Walls**

**70. Other Interior Walls**

- Yes
- No

**Floor Finishes**

**71. Carpet**

- Yes
- No

**72. Resilient Tiles or Sheet Flooring**

- Yes
- No

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

- Yes
- No

**74. Wood Flooring**

- Yes
- No

**Ceilings (H)**

**75. Ceilings (H)**

- Yes
- No

**Lockers**

**76. Lockers**

- Yes
- No

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

(No Response)

**Interior Doors**

**77. Interior Doors**

- Yes
- No



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Interior Spaces

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**Interior Stairs (S)**

**78. Interior Stairs (S)**

- Yes
- No

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

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

- Yes
- No

**Interior Electrical Distribution (H)**

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

- Yes
- No

**Lighting Fixtures**

**81. Interior Lighting Fixtures**

- Yes
- No

**Communication Systems (H)**

**82. Communication Systems (H)**

- Yes
- No

**Swimming Pool and Swimming Pool Systems**

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

- Yes
- No

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Plumbing (Excluding HVAC Systems)

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**PLUMBING**

**84. Water Distribution System (H)**

- Yes
- No

**Plumbing Drainage System (H)**

**85. Plumbing Drainage System (H)**

- Yes
- No

**Hot Water Heaters (H)**

**86. Hot Water Heaters (H)**

- Yes
- No

**Plumbing Fixtures**

**87. Plumbing Fixtures**

- Yes
- No

**2015 Building Condition Survey Instrument - 2015 Building Conditions Survey**

HVAC Systems

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**HVAC SYSTEMS**

**88. HVAC Systems Type**

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

- Yes
- No

**Heat Generating Systems (H)**

**88b.1 Other central HVAC system technology:**

(No Response)

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

- Yes
- No

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

(No Response)

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

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

- Yes
- No

**Cooling/Air Conditioning Generating Systems**

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

- Yes
- No

**AIR HANDLING AND VENTILATION EQUIPMENT**

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

- Yes
- No

**Piped Heating and Cooling Distribution Systems**

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

- Yes
- No

**Ducted Heating and Cooling Distrbution Systems**

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

- Yes
- No

**HVAC Control Systems**

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HVAC Systems

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

- Yes
- No

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Fire Safety Systems

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**Fire Safety Systems**

**96. Fire Alarm Systems (H)**

- Yes
- No

**Smoke Detection System (H)**

**97. Smoke Detection Systems (H)**

- Yes
- No

**Fire Suppression Systems**

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

- Yes
- No

**Emergency/Exit Lighting Systems**

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

- Yes
- No

**Emergency/Standby Power Systems**

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

- Yes
- No

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Accessibility

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**ACCESSIBILITY**

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

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

Is there an accessible exterior route as specified above?

- Yes
- No

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

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

Is there an accessible interior route as specified above?

- Yes
- No

**103. Additional Information on Accessibility**

If the building lacks accessible interior or exterior routes:

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

(No Response)

**103b. Comments:**

(No Response)

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Environment/Comfort/Health

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**ENVIRONMENT/COMFORT/HEALTH**

**104. General Appearance**

**104a. Overall Rating:**

- Good
- Fair
- Poor

**104b. Comments:**

(No Response)

**105. Cleanliness**

**105a. Overall Rating:**

- Good
- Fair
- Poor

**105b. Comments:**

(No Response)

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

- Yes
- No

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

- Yes
- No

**108. Lighting Quality:**

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

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

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

- Yes
- No

**108c. Overall Rating:**

- Good
- Fair
- Poor

**108d. Comments:**

(No Response)

**2015 Building Condition Survey Instrument - 2015 Building Conditions Survey**

Environment/Comfort/Health

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**109. Evidence of Vermin**

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

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



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Indoor Air Quality

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**Indoor Air Quality**

**110. Mold**

**110a. Is there visible mold or moldy odors?**

- Yes
- No

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

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

**110d. Estimated cost of necessary improvements \$:**

(No Response)

**110d. Comments:**

(No Response)

**111. Humidity/Moisture**

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

- Good
- Fair
- Poor

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

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

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

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

**112. Ventilation: fresh air intake locations, air filters, etc.**

**112a. Are fresh air intakes near the bus loading, truck delivery, or garbage storage/disposal areas?**

- Yes
- No

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

- Yes
- No

**112c. Are fresh air intakes free of blockage?**

- Yes
- No

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Indoor Air Quality

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

- Yes
- No

**112e. Are dampers functioning as designed?**

- Yes
- No

**112f. Condition of air filters:**

- Good
- Fair
- Poor

**112g. Outside air is adequate for occupant load:**

- Yes
- No

**112h. Rating of ventilation/indoor air quality:**

- Good
- Fair
- Poor

**112i. Comments:**

(No Response)

**113. Indoor Air Quality (IAQ) Plan**

**113a. Does the school district use EPA's Tools for Schools program?**

- Yes
- No

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

- Yes
- No

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

(No Response)

**114. Does the school practice IPM?**

- Yes
- No

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

- Yes
- No

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

- Yes
- No

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

- Yes
- No

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Indoor Air Quality

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**114d. Are pesticides used in the building?**

- Yes
- No

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

- Spot treatment
- Area wide treatments

**114e. Are pesticides used on the grounds?**

- Yes
- No

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

- Yes
- No

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

- Yes
- No

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

- Yes
- No

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

- Yes
- No

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

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

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

(No Response)

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American Red Cross

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**American Red Cross Shelter**

**116. American Red Cross Shelter**

Yes

No