



Tuxedo UFSD

District RESCUE Committee

Visual Inspection Findings

02.14.2023

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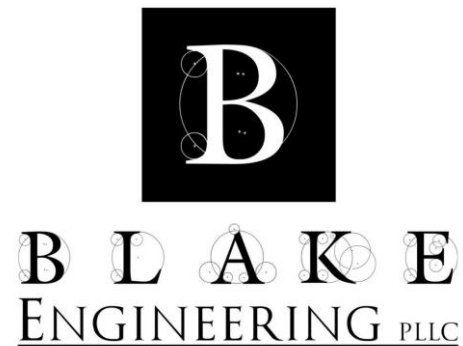
Agenda

1. Introductions
2. Visual Inspection (VI) Findings
3. Survey Documents / Ratings



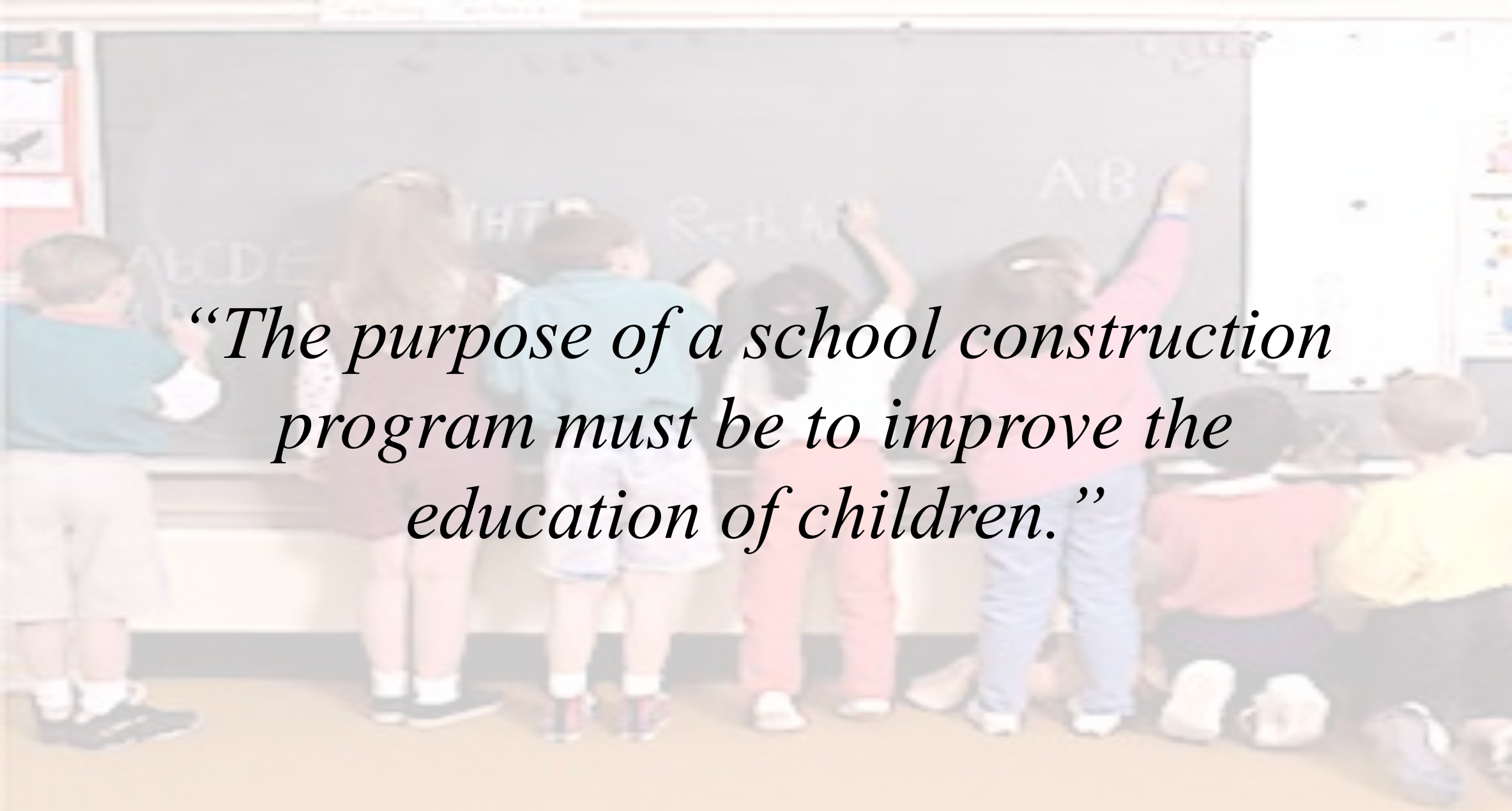
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Team Introductions



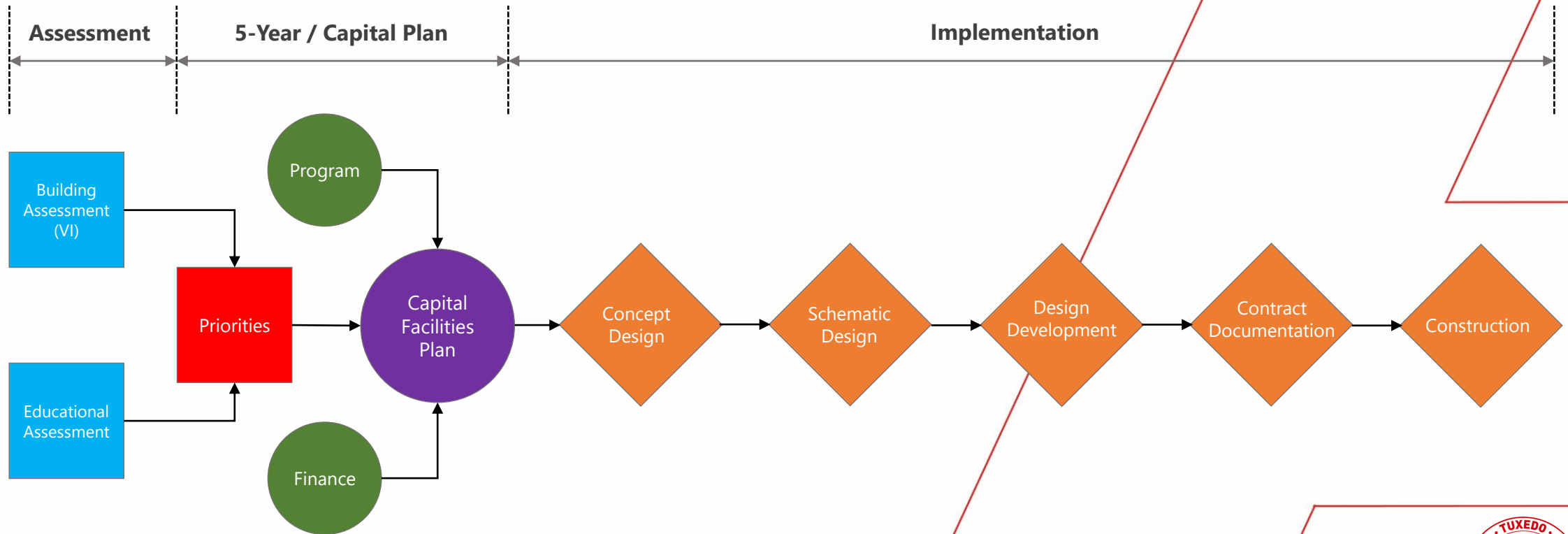
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A group of children are standing in a line in front of a large chalkboard in a classroom. They are all facing the board and appear to be writing or pointing at it. The chalkboard has some letters and numbers written on it, including 'ABCDE' and '12345'. The children are wearing various casual clothing like t-shirts, shorts, and pants. The scene is brightly lit, and the overall atmosphere is educational and active.

“The purpose of a school construction program must be to improve the education of children.”

Capital Planning Process

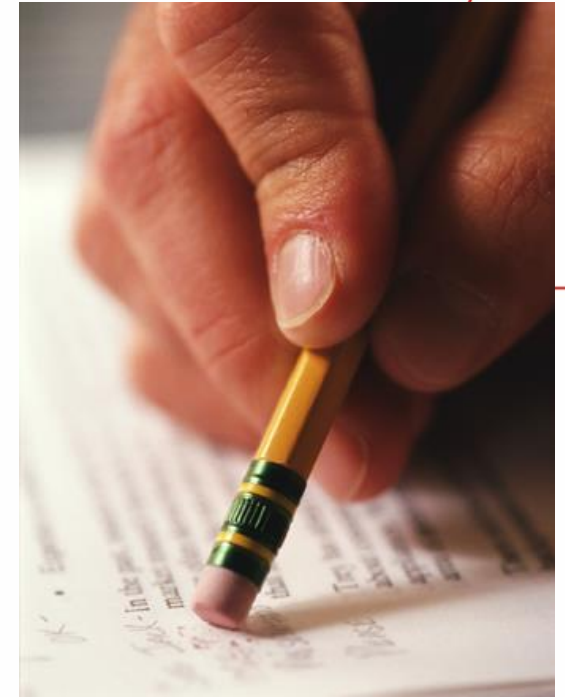


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Visual Inspections

Purpose:

- The Visual Inspection (formerly the AVI) is based upon the Commissioner's Regulations Part 155.1, Part 155.3, and 155.4.
- Building Condition Surveys (BCS) is now staggered over a 5-year period, and based on a Calendar Year, January to December.
- Tuxedo's BCS is scheduled for 2024, and therefore was required to complete a Visual Inspection (VI) in 2022.
- The 2022 Visual Inspection performed by a team consisting of the Director of Facilities, a member of the Health and Safety Committee, and a NYS Certified Code Enforcement Official.
- The VI is intended to provide districts with information necessary to plan and prioritize capital improvements and allow the state to properly plan for building aid reimbursement to districts.



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VI Process

How the Inspections are Performed:

- Consultant Team of architects and engineers completes a survey of existing buildings and sites.
- Based upon the survey, a rating is provided for each category in the Visual Inspection instrument.
- Unlike with the BCS, however, there is no requirement to provide an estimate for items that are Unsatisfactory, Non-functioning, or within 5 years of useful service life.



George F. Baker High School



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VI Findings

System and Building Ratings

- NYSED has identified specific systems that are categorized as "H" (Health and Safety) or "S" (Structural).
- A building must be rated as "Unsatisfactory" if any of the 38 "H" or "S" systems (out of 81) are rated as unsatisfactory.
- A building must be rated as "Failing" if any "H" or "S" system is rated as non-functioning or critical failure.



VI Findings

District Wide: Site, Struct, Arch'l, MEP



| ID No. | System Category | SED Designation | Description | GGMES | GFBHS | GYM | EFRB | EFSB |
|---|--------------------------|-----------------|--|-------|-------|-----|------|------|
| Overall Building Rating - SED instruction, per definition | | | | U | U | U | U | U |
| 23 | Site Utilities | Health/Safety | Water | S | S | S | S | NA |
| 24 | Site Utilities | Health/Safety | Site Sanitary | S | S | S | S | NA |
| 35 | Building Structure | Structural | Foundations | S | S | S | S | S |
| 36 | Building Structure | Structural | Piers | S | S | S | NA | NA |
| 37 | Building Structure | Structural | Columns | S | S | S | S | NA |
| 38 | Building Structure | Structural | Footings | S | S | S | S | S |
| 39 | Building Structure | Structural | Structural Floors | S | S | S | S | S |
| 40 | Building Envelope | Structural | Exterior Walls / Columns | S | S | U | S | S |
| 41 | Building Envelope | Structural | Chimneys | S | S | S | NA | NA |
| 42 | Building Envelope | Structural | Parapets | S | S | S | NA | NA |
| 43 | Building Envelope | Structural | Exterior Doors and Hardware | S | U | U | U | U |
| 44 | Building Envelope | Structural | Exterior Steps, Stairs, Ramps | U | S | S | NA | S |
| 45 | Building Envelope | Structural | Fire Escapes | NA | NA | NA | NA | NA |
| 47 | Building Envelope | Structural | Roofs and Skylights | U | U | U | U | S |
| 48 | Building Interior | Structural | Interior Bearing Walls and Fire Walls | S | S | S | NA | NA |
| 54 | Building Interior | Health/Safety | Ceilings | S | S | U | S | S |
| 57 | Building Interior | Health/Safety | Interior Stairs | S | U | S | NA | NA |
| 58 | Building Interior | Health/Safety | Elevator, Lift, and Escalators | S | S | NA | NA | NA |
| 59 | Building Interior | Health/Safety | Swimming Pool and Swimming Pool Systems | NA | NA | NA | NA | NA |
| 61 | HVAC Systems | Health/Safety | Heat Generating Systems | S | S | U | NA | NA |
| 62 | HVAC Systems | Health/Safety | Ventilation System | S | S | S | NA | NA |
| 64 | HVAC Systems | Health/Safety | Piped Heating and Cooling Distribution Systems | S | S | NA | NA | NA |
| 65 | HVAC Systems | Health/Safety | Ducted Heating and Cooling Distribution Systems | S | S | S | NA | NA |
| 66 | HVAC Systems | Health/Safety | HVAC Control Systems | S | S | S | NA | NA |
| 67 | Plumbing | Health/Safety | Water Supply System | S | S | U | S | NA |
| 68 | Plumbing | Health/Safety | Sanitary System | S | S | S | S | S |
| 69 | Plumbing | Health/Safety | Storm Water Drainage System | S | S | S | NA | NA |
| 71 | Plumbing | Health/Safety | Plumbing Fixtures | S | S | S | S | S |
| 72 | Plumbing | Health/Safety | Water Outlets / Taps for Drinking / Cooking Purposes | S | S | S | NA | NA |
| 73 | Fire Suppression Systems | Health/Safety | Fire Suppression System | NA | S | NA | NA | NA |
| 74 | Fire Suppression Systems | Health/Safety | Kitchen Hoods | NA | S | NA | NA | NA |
| 75 | Electrical Systems | Health/Safety | Electrical Power Distribution System | S | S | S | S | S |
| 76 | Electrical Systems | Health/Safety | Lighting Fixtures | S | S | S | S | S |
| 77 | Electrical Systems | Health/Safety | Emergency / Exit Lighting | S | S | S | NA | NA |
| 78 | Electrical Systems | Health/Safety | Emergency or Standby Power System | NA | NA | NA | NA | NA |
| 79 | Electrical Systems | Health/Safety | Fire Alarm Systems | S | S | S | NA | NA |
| 80 | Electrical Systems | Health/Safety | Carbon Monoxide Alarm System | S | S | S | NA | NA |
| 81 | Electrical Systems | Health/Safety | Communication System | S | S | S | NA | NA |

VI Findings

Common Findings:

- Exterior Walls / Columns
- Doors and Windows
- Roofing



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VI Findings

George Grant Mason ES – VI Identified Conditions

- **(VI Item #28) Site Stormwater Management System (Catch basins, manholes, culverts, retention basins, etc.)** - Repairs and replacements needed to several catch basins and pipes
- **(VI Item #29) Pavement (Roadways and Parking Lots)** - Alligator cracking and patchwork done throughout. Replace pavement in parking lot, provide striping and drainage.
- **(VI Item #44) Exterior Steps, Stairs, and Ramps (S)** - Lichens growth at various locations on ramp; concrete spalling throughout; railings need repainting
- **(VI Item #46) Windows** - All windows in 1905 building are beyond their useful lifespan and need to be replaced
- **(VI Item #47) Roof and Skylights (S)** - Lichens growth on asphalt shingles; 1905 bldg roof shingles showing signs of wear and tear; fascia trim, soffit, gutters need replacement. 2001 flat roof beyond useful life span, bubbling/soft spots throughout; several membrane patching spots observed



Exterior Ramp



North Side - 1905 Building



Roof 1905 Building

Red Text = Unsatisfactory Rating for Structural (S) and Health & Safety (H) Categories

Black Text = Unsatisfactory Rating for other Categories

VI Findings

George F. Baker HS – VI Identified Conditions

- **(VI Item #43) Exterior Doors and Hardware (S)** - 1931 Bldg. doors are beyond useful lifespan
- **(VI Item #47) Roof and Skylights (S)** - Lichens growth at several locations on 1931 bldg. flat roof. 1931 skylight leaking into auditorium below. Some areas of 2003 addition flat roof are bubbling.
- **(VI Item #50) Carpet** - Old/stained carpet at various locations incld. balcony seating @ Auditorium
- **(VI Item #56) Interior Doors and Hardware** - 1931 Bldg doors need to be replaced
- **(VI Item #57) Interior Stairs (H)** - 1931 Bldg. stair handrails do not meet code (29"H); 2003 addition stair wall handrails do not meet code (33"H), guardrail is 33"H and acting as handrail on opposite side



North Side – Entry to Technology Shop



Stairs – 2001 Addition



Roof 1931 Building

*Red Text = Unsatisfactory Rating for Structural (S) and Health & Safety (H) Categories

*Black Text = Unsatisfactory Rating for other Categories

VI Findings

Gymnasium – VI Identified Conditions

- **(VI Item #28) Site Stormwater Management System (Catch basins, manholes, culverts, retention basins, etc.)** - Replace daylighting corrugated metal pipe.
- **(VI Item #29) Pavement (Roadways and Parking Lots)** - Alligator cracking and patchwork done throughout. Replace pavement in parking lot, provide striping and drainage.
- **(VI Item #30) Sidewalks** - Replace select sections of curbing.
- **(VI Item #40) Exterior Walls/Columns (S)** – Wall plaster in need of repair around perimeter of bldg; Lichens growth at several locations; brick in need of repointing. Gable ends at gym sagging and insulation face peeling off.
- **(VI Item #43) Exterior Doors and Hardware (S)** - All exterior doors in poor condition and beyond useful lifespan. Recommend replacement.
- **(VI Item #46) Windows** - Windows beyond useful lifespan. Recommend replacement.
- **(VI Item #47) Roof and Skylights (S)** - Existing roof membrane at the end of useful lifespan. recommend replacement.
- **(VI Item #50) Carpet** - Carpet in office and stairs beyond lifespan and in need of replacement.
- **(VI Item #52) Hard Flooring (concrete; ceramic tile; stone; etc)** - Ceramic tile in lockers and toilets showing signs of wear and tear.
- **(VI Item #54) Ceilings (H)** - Insulation at gym ceiling sagging and insulation backing peeling off; wood panels clg in storage CL needs replacement; stained ACT throughout.
- **(VI Item #55) Lockers** - Lockers in locker rooms beyond useful lifespan. Recommend replacement.
- **(VI Item #56) Interior Doors and Hardware** - All interior doors and hardware are beyond useful lifespan.
- **(VI Item #61) Heat Generating Systems (H)** - (3) Gas fired duct furnaces installed in 2019, (1) for locker rooms and (2) for gym
- **(VI Item #67) Water Supply System (H)** - Water service enters in girls locker room, meter under shower bench. Consider relocating to the mechanical room with new shut off valves

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Black Text = Unsatisfactory Rating for other Categories



East Side



Gym - Interior

VI Findings

Euvar Field - Restroom Building – VI Identified Conditions

- **(VI Item #28) Site Stormwater Management System (Catch basins, manholes, culverts, retention basins, etc.)** – Video inspect system recommended.
- **(VI Item #43) Exterior Doors and Hardware (S)** - Exterior doors and frames are rusting and beyond useful life
- **(VI Item #47) Roof and Skylights (S)** - Roof membrane patch appears to be installed over metal edge on a section of the roof. Metal roof edge trim missing in some areas. Roof membrane in need of replacement. No active leaks.



Red Text = Unsatisfactory Rating for Structural (S) and Health & Safety (H) Categories

Black Text = Unsatisfactory Rating for other Categories

VI Findings

Euvarad Field - Storage Building – VI Identified Conditions

- **(VI Item #43) Exterior Doors and Hardware (S)** - Exterior doors and frames are rusting and beyond useful lifespan.
- **(VI Item #46) Windows** - Wall openings have steel bars horz and vert, covered by wired mesh



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Black Text = Unsatisfactory Rating for other Categories

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