

# FACILITY CONDITION ASSESSMENT CHECKLIST

## Planning & Project Management / Plant Operations & Maintenance



Printed: 3/2/2014 17:35

### Evaluation Considerations

Age of Component

Expected Service Life

Maintenance Records

Visual Inspection Condition

<b>5</b>	<b>NEW</b>	<b>New or like-new condition;</b> no issues to report; no expected failures; Plan 8 to 10 Yrs.				SCHOOL NAME
<b>4</b>	<b>GOOD</b>	<b>Good condition;</b> no reported issues or concerns; consider replacement 6 to 8 Yrs.				ADDRESS
<b>3</b>	<b>FAIR</b>	<b>Average wear for building age;</b> not new but no issues to report; replace within 4 to 6 Yrs.				CAMPUS
<b>2</b>	<b>POOR</b>	<b>Worn from use -end of expected lifecycle.</b> Replace within 2-4 years when funds are available				SURVEY DATE
<b>1</b>	<b>CRITICAL</b>	<b>Extremely worn or damaged;</b> replace in next 2 Yrs.				SURVEYOR

SITE / CIVIL / LANDSCAPING			S	O	P	5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTION
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Civil												
		S	O	P	5	4	3	2	1	N/A		
a1.1	Emergency Vehicle Access	X		X								
a1.2	Access Gates	X		X								
a1.3	Perimeter Fencing	X										
a1.4	Athletic Field / Court Fencing	X										
a1.5	Equipment / Stormwater Fencing	X										
a1.6	On-Site Sidewalks / Crosswalks (Erosion)	X		X								
a1.4	Off-Site Sidewalks / Crosswalks	X		X								
a1.5.1	Paving Parking Lot (Asphalt / Concrete)	X		X								
a1.5.2	Bus Driveway (Asphalt / Concrete)	X		X								
a1.5.3	Student Drop-off (Asphalt / Concrete)	X		X								
a1.6	Striping / Pavement Markings / Speed Bumps	X										
a1.7	Curbing	X										
a1.8	On-Site Signage	X		X								
a1.9	Off-Site Signage	X		X								
a1.10	Pedestrian Access (ADA & Safety)	X		X								

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### Landscape

		S	O	P	5	4	3	2	1	N/A	
a2.1	Exterior Furniture	X									
a2.2	Bike Racks / Storage (Safe & Accessible)	X		X							
a2.3	Irrigation System (Condition or Needed)	X		X							
a2.4	Landscape Vegetation (Condition & Type)	X		X							
a2.5	Landscape Walls / Structures	X									
a2.6	Trees (Proximity to Bldg.) and Shade Systems	X		X							
a2.7	Patio Systems (Paver, Brick, etc.)	X									
a2.8	Other Amenities	X									

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### Site Facilities

		S	O	P	5	4	3	2	1	N/A	
a3.1	Walkway Canopies (freestanding)	X		X							
a3.2.1	Playground Areas (Ground Mat'l & Edging)	X		X							
a3.2.2	Equipment (Condition & Safety)	X		X							
a3.2.3	Fencing (Condition & Safety)	X									
a3.2.4	Playground Canopies	X									
a3.3.1	Fields Softball	X		X							
a3.3.2	Baseball	X		X							
a3.3.3	Football / Soccer	X		X							
a3.3.4	Practice	X									
a3.3.5	Irrigation	X									
a3.4	Scoreboards	X									
a3.5	Dugouts (Condition & Safety)	X		X							
a3.6	Athletic Tracks	X		X							
a3.7	Concessions & Restrooms	X		X							
a3.8	Tennis Courts	X		X							

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### Site Facilities con't

		S	O	P	5	4	3	2	1	N/A	
a3.9	Basketball Courts	X		X							
a3.10	PE Equipment Storage Areas	X		X							
a3.11	Pavilion	X									
a3.12	Bleachers	X	X	X							2013 Bleacher Inspection Report (bi-annual)
a3.13	Loading Dock	X		X							
a3.14	Dumpster (Apron, pad, enclosure)	X									
a3.15	Compactor	X									
a3.16	Outdoor Pools		X								Addressed separately

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			S	O	P	5	4	3	2	1	N/A	

### Site Utilities

		S	O	P	5	4	3	2	1	N/A	
a4.1	Electrical Service	X									
a4.2	Gas Distribution System	X									
a4.3	Sanitary Collection / Septic System	X									
a4.4	Storm Water Management	X									
a4.5	Sports Field Lighting (incl. Bird Deterrent Devices)	X									
a4.6	Voice / Data System	X									
a4.7	Water Distribution System (Identify Galvanized)	X									
a4.8	Backflow Preventer	X									
a4.9	Lift Stations	X									

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### Site Regulatory

a5.1	Natural Resource Protection (Existing)		X									
a5.2	NPDES Compliance (Potential Need)		X									

### ADA Compliance

a6.1	Handicap Parking	X		X								
a6.2	Passenger loading zones	X		X								
a6.3	Accessible Entry	X		X								
a6.4	Exterior Stairs and railings	X		X								
a6.5	Exterior Ramps and walks	X		X								
a6.6	Barrier free route (ROW - Sidewalk to Bldg. Entry)	X										
a6.7	Building Entry	X		X								

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<b>EXTERIOR BUILDING ENVELOPE</b>			<b>S</b>	<b>O</b>	<b>P</b>	<b>5</b>	<b>4</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>N/A</b>	<b>COMMENTS / RECOMMENDED ACTION</b>

### Foundation/Footings

b1.1	Structure	X											
b1.2	Dampproofing / Dewatering	X											
b1.3	Slab on Grade	X											
b1.4	Floor Framing	X											

### Columns/Beams/Walls

b2.1	Structure	X											
b2.2	Applied Fireproofing Systems	X											
b2.3	Covered Walkways (connected to structure)	X											

### Code Deficiencies

### 2012-13 Deficiency Records

b6.1	Open Code Issues		X										
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- Age of Component
- Expected Service Life
- Maintenance Records
- Visual Inspection Condition

	SCHOOL NAME
	ADDRESS
	BUILDING
	SURVEY DATE
	SURVEYOR

<b>EXTERIOR BUILDING ENVELOPE</b>			<b>S</b>	<b>O</b>	<b>P</b>	<b>5</b>	<b>4</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>N/A</b>	<b>COMMENTS / RECOMMENDED ACTION</b>
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Roofing		BPS Roof Logic										
		S	O	P	5	4	3	2	1	N/A		
b3.1	Condition Rating		X									
b3.2	Roof Openings (Skylights)		X									
b3.3	Roof Openings (Access)		X									
b3.4	Roof Equipment Curbing		X									
b3.5	Leakage		X									
b3.6	Ponding Water		X									
b3.7	Roof Drains		X									
b3.8	Gutters / Downspouts	X	X									



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### Exterior Walls

		S	O	P	5	4	3	2	1	N/A	
b4.1	Exterior Finish	X		X							
b4.3	Sealants	X									
b4.4	Expansion / Control Joints	X									
b4.5	Thermal Condition	X									
b4.6	Soffits	X									
b4.7	General Appearance	X		X							

### Doors / Windows / Louvers

		S	O	P	5	4	3	2	1	N/A	
b5.1	Windows	X		X							
b5.2	Louvers and Vents	X									
b5.3	Main Entry Doors	X		X							
b5.4	Main Entry Hardware	X									
b5.5	Other Exterior Doors	X		X							
b5.6	Other Exterior Door Hardware	X									

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### General

		S	O	P	5	4	3	2	1	N/A	
c1.1	Wall Finishes (Classrooms)	X		X							
c1.2	Wall Finishes (Corridors)	X		X							
c1.3	Wall Finishes (Restrooms)	X		X							
c1.4	Wall Finishes (Others)	X									
c1.5	Cabinetry	X		X							
c1.6	Moveable / Operable Walls	X									

### Interior Doors

		S	O	P	5	4	3	2	1	N/A	
c2.1	Classroom	Door & Frame Condition		X							
c2.2		Hardware Condition		X							
c2.3	Hallway Fire Door		X								
c2.4	Cafe / Concession Security Gates / Roll-up Doors		X								

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### Ceilings

		S	O	P	5	4	3	2	1	N/A	
c3.1	ACT	X		X							
c3.2	Drywall	X		X							
c3.3	Other	X									

### Flooring

		S	O	P	5	4	3	2	1	N/A	
c4.1	Carpet	X		X							
c4.2	VCT	X		X							
c4.3	Tile	X		X							
c4.4	Terrazzo	X									
c4.5	Wood	X									
c4.6	Sealed Concrete	X									
c4.7	Other	X									

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### Stairs

		S	O	P	5	4	3	2	1	N/A	
c5.1	Landing finish	X									
c5.2	Stair treads	X									
c5.3	Stair nosings	X									
c5.4	Handrails	X									

### Toilet Rooms

		S	O	P	5	4	3	2	1	N/A	
c6.1	Restroom Accessories	X									
c6.2	Toilet Partitions	X									
c6.3	Screen Partitions	X									
c6.4	Flooring	X									
c6.5	Walls	X									
c6.6	Signage	X									
c6.7	ADA Accessibility (Large Stall)	X									

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### Signage

c7.1	Room (Side Mount or Door Head Mount)	X		X								
c7.2	Directional	X										

### Other

c8.1	Theater & Stage Equip (Rigging)	X										
c8.2	Theater Curtains	X										
c8.3	Fixed Auditorium Seating	X										
c8.4	Gymnasium Athletic Equipment	X										
c8.5	Student Lockers	X										
c8.6	PE Lockers	X										
c8.7	Indoor Pools	X										
c8.8	Bleachers	X	X									2013 Bleacher Inspection Report

# FACILITY CONDITION ASSESSMENT CHECKLIST

## Planning & Project Management / Plant Operations & Maintenance



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### Evaluation Considerations

<b>5</b>	<b>NEW</b>	<b>New or like-new condition;</b> no issues to report; no expected failures; Plan 8 to 10 Yrs.								SCHOOL NAME		
<b>4</b>	<b>GOOD</b>	<b>Good condition;</b> no reported issues or concerns; consider replacement 6 to 8 Yrs.	Age of Component							ADDRESS		
<b>3</b>	<b>FAIR</b>	<b>Average wear for building age;</b> not new but no issues to report; replace within 4 to 6 Yrs.	Expected Service Life							BUILDING		
<b>2</b>	<b>POOR</b>	<b>Worn from use -end of expected lifecycle.</b> Replace within 2-4 years when funds are available	Maintenance Records							SURVEY DATE		
<b>1</b>	<b>CRITICAL</b>	<b>Extremely worn or damaged;</b> replace in next 2 Yrs.	Visual Inspection Condition							SURVEYOR		
			<b>SOURCE</b>	<b>CONDITION</b>								
			<b>S</b>	<b>O</b>	<b>P</b>	<b>5</b>	<b>4</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>N/A</b>	<b>COMMENTS / RECOMMENDED ACTION</b>

PLUMBING SYSTEMS												
General												
			S	O	P	5	4	3	2	1	N/A	
d1.1	Custodial Closets (Mop Sinks)		X									
d1.2	Laboratory Sinks		X									
d1.3	Eyewash / Emerg. Shower (Floor drains / Tepid Water)		X									
d1.4	Showers (Self metering? Shutoff?)		X									
d1.5	Kitchenettes (POU Grease Trap?)		X									
d1.6	Roof Drain Piping (Pipe Coupling Weight? Insulated?)		X									
d1.7	Grease Traps (Indoor/outdoor? Independent study req'd?)		X	X								
d1.8	Water Fountains (Self contained water cooler?)		X									
d1.9	Lift Stations / Septic System		X									
d1.10	Dilution Tanks (Science Classrooms)		X									

# FACILITY CONDITION ASSESSMENT CHECKLIST

## Planning & Project Management / Plant Operations & Maintenance



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### Evaluation Considerations

<b>5</b>	<b>NEW</b>	<b>New or like-new condition;</b> no issues to report; no expected failures; Plan 8 to 10 Yrs.			Age of Component		SCHOOL NAME					
<b>4</b>	<b>GOOD</b>	<b>Good condition;</b> no reported issues or concerns; consider replacement 6 to 8 Yrs.			Expected Service Life		ADDRESS					
<b>3</b>	<b>FAIR</b>	<b>Average wear for building age;</b> not new but no issues to report; replace within 4 to 6 Yrs.			Maintenance Records		BUILDING					
<b>2</b>	<b>POOR</b>	<b>Worn from use -end of expected lifecycle.</b> Replace within 2-4 years when funds are available			Visual Inspection Condition		SURVEY DATE					
<b>1</b>	<b>CRITICAL</b>	<b>Extremely worn or damaged;</b> replace in next 2 Yrs.					SURVEYOR					
<b>PLUMBING SYSTEMS</b>			<b>SOURCE</b>	<b>CONDITION</b>								
			<b>S</b>	<b>O</b>	<b>P</b>	<b>5</b>	<b>4</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>N/A</b>	<b>COMMENTS / RECOMMENDED ACTION</b>

### Restrooms

d2.1	Water Closets	X											
d2.2	Urinals	X											
d2.3	Lavatories / Sinks	X											
d2.4	ADA Fixture Provisions (heights)	X											

### Water Distribution

d3.1	Supply Piping (any galvanized abv grade?)	X											
d3.2	Sanitary Piping	X											
d3.3	Water Heaters (Separate from Bldg. Heating / Kitchen?)	X											
d3.4	Tanks	X											
d3.5	Booster Pumps (Vented interior regulators?)	X											

# FACILITY CONDITION ASSESSMENT CHECKLIST

Planning & Project Management / Plant Operations & Maintenance



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### Evaluation Considerations

<b>5</b>	<b>NEW</b>	<b>New or like-new condition;</b> no issues to report; no expected failures; Plan 8 to 10 Yrs.								Age of Component		SCHOOL NAME
<b>4</b>	<b>GOOD</b>	<b>Good condition;</b> no reported issues or concerns; consider replacement 6 to 8 Yrs.								Expected Service Life		ADDRESS
<b>3</b>	<b>FAIR</b>	<b>Average wear for building age;</b> not new but no issues to report; replace within 4 to 6 Yrs.								Maintenance Records		BUILDING
<b>2</b>	<b>POOR</b>	<b>Worn from use -end of expected lifecycle.</b> Replace within 2 4 years when funds are available								Visual Inspection Condition		SURVEY DATE
<b>1</b>	<b>CRITICAL</b>	<b>Extremely worn or damaged;</b> replace in next 2 Yrs.	<b>SOURCE</b>		<b>CONDITION</b>						SURVEYOR	
<b>PLUMBING SYSTEMS</b>			<b>S</b>	<b>O</b>	<b>P</b>	<b>5</b>	<b>4</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>N/A</b>	<b>COMMENTS / RECOMMENDED ACTION</b>

### Gas System

d4.1	Piping	X										
d4.2	Other (Vented Interior Regulators?)	X										
d4.3	Gas PRV (Proximity to OA intakes?)	X										
d4.4	Science Classroom Emergency Off Switch	X										

### Food Service

d5.1	SS Sinks	X										
d5.2	Mop Sinks	X										
d5.3	Service to Equipment	X										
d5.4	Dishwasher (Chemical Santizing or 140F water?)	X										



**FACILITY CONDITION ASSESSMENT CHECKLIST**  
 Planning & Project Management / Plant Operations & Maintenance



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**Evaluation Considerations**

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<b>1</b>	<b>CRITICAL</b>	<b>Extremely worn or damaged;</b> replace in next 2 Yrs.

Age of Component	
Expected Service Life	
Maintenance Records	
Visual Inspection Condition	
<b>SOURCE</b>	<b>CONDITION</b>
S O P	5 4 3 2 1 N/A

	SCHOOL NAME
	ADDRESS
	BUILDING
	SURVEY DATE
	SURVEYOR
<b>MECHANICAL SYSTEMS</b>	<b>COMMENTS / RECOMMENDED ACTION</b>

HVAC Controls

POM HVAC Assessment Survey

		S	O	P	5	4	3	2	1	N/A	
e1.1	Control System (JCI or Siemens; note Allerton)	X	X								
e1.2	District Communications (Omissions?)	X	X								
e1.3.1	Internal Communications (Breakage?)	X	X								
e1.3.2	Deep information transfer	X									
e1.4	Sensor Relevance (Note prevalence of failures)	X	X	X							
e1.5	Actuator Operations (Note prevalence of failures)	X	X	X							

Cooling Plant

POM HVAC Assessment Survey

		S	O	P	5	4	3	2	1	N/A	
e2.1	Distribution Piping (2 pipe or 4-pipe)	X	X								
e2.2	Chillers (Age, Refrigerant, Heat Rejection Method)	X	X								
e2.3.1	Cooling Towers (Age, Materials, VFD, Sufficiency)	X	X								
e2.3.2	Age & Condition of Tower Fill	X	X								
e2.4.1	TES Heat Exchanger (Age)	X	X								
e2.4.2	Ice Storage Tanks (Capacity, LBs)	X	X								
e2.5.1	Pumps VFD / Sound / Suction Pressure	X	X								

# FACILITY CONDITION ASSESSMENT CHECKLIST

## Planning & Project Management / Plant Operations & Maintenance



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### Evaluation Considerations

5	NEW	<b>New or like-new condition;</b> no issues to report; no expected failures; Plan 8 to 10 Yrs.
4	GOOD	<b>Good condition;</b> no reported issues or concerns; consider replacement 6 to 8 Yrs.
3	FAIR	<b>Average wear for building age;</b> not new but no issues to report; replace within 4 to 6 Yrs.
2	POOR	<b>Worn from use -end of expected lifecycle.</b> Replace within 2-4 years when funds are available
1	CRITICAL	<b>Extremely worn or damaged;</b> replace in next 2 Yrs.
<b>MECHANICAL SYSTEMS</b>		

- Age of Component
- Expected Service Life
- Maintenance Records
- Visual Inspection Condition

	SCHOOL NAME
	ADDRESS
	BUILDING
	SURVEY DATE
	SURVEYOR
<b>COMMENTS / RECOMMENDED ACTION</b>	

Cooling Plant cont.

POM HVAC Assessment Survey

		SOURCE			CONDITION						
		S	O	P	5	4	3	2	1	N/A	
e2.5.2	CHW Pump Volute Insulation type (foamglass, Armaflex, phenolic foam, fiberglass, mineral wool)	X									
e2.6.1	Plant Piping & Valves (Corroded? Isolation valves?)	X									
e2.6.2	'Chilled Water Pipe Insulation & Jacket (Foamglass? Armaflex? Phenolic foam? Fiberglass? Mineral wool?)	X									
e2.7.1	Campus Piping & Valves (Corroded? Isolation valves?)	X									
e2.7.2	'Chilled Water Pipe Insulation & Jacket (Foamglass? Armaflex? Phenolic foam? Fiberglass? Mineral wool?)	X									
e2.8	Glycol Make-up Station	X	X								
e2.9	Water Treatment	X	X								
e2.10	Refrigeration Room Monitoring and Ventilation (emergency off switch?)	X	X								
e2.11	Makeup Water: Secondary Backflow Preventer	X	X								

# FACILITY CONDITION ASSESSMENT CHECKLIST

## Planning & Project Management / Plant Operations & Maintenance



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### Evaluation Considerations

Age of Component

Expected Service Life

Maintenance Records

Visual Inspection Condition

<b>5</b>	<b>NEW</b>	<b>New or like-new condition;</b> no issues to report; no expected failures; Plan 8 to 10 Yrs.								SCHOOL NAME		
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<b>1</b>	<b>CRITICAL</b>	<b>Extremely worn or damaged;</b> replace in next 2 Yrs.								SURVEYOR		
<b>MECHANICAL SYSTEMS</b>			<b>S</b>	<b>O</b>	<b>P</b>	<b>5</b>	<b>4</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>N/A</b>	<b>COMMENTS / RECOMMENDED ACTION</b>

### Heating Plant

### POM HVAC Assessment Survey

e3.1	Boilers (Age, Fuel Type, Input/Output)	X	X									
e3.2	Pumps (VFD / Sound / Suction Pressure)	X	X									
e3.3	Plant Piping & Valves (Corroded? Isolation Valves?)	X										
e3.4	Campus Piping & Valves (Corroded? Isolation Valves?)	X										
e3.5	Water Treatment	X	X									
e3.6	Boiler Room E-Stop	X	X									
e3.7	Makeup Water: Secondary Backflow Preventer	X	X									
		X										

### Domestic Water Heating

e4.1	Water Heaters (dedicated or part of bldg htg?)	X										
e4.2	Dedicated Heater for Kitchen	X										
e4.3	Water Heaters (Age / Fuel Type / Tankless / Capacity)	X	X									
e4.4	Tanks (Age / Size)	X	X									
e4.5	Recirculation Pump (Operating- Yes/No?)	X										

# FACILITY CONDITION ASSESSMENT CHECKLIST

Planning & Project Management / Plant Operations & Maintenance



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### Evaluation Considerations

Age of Component

Expected Service Life

Maintenance Records

Visual Inspection Condition

<b>5</b>	<b>NEW</b>	<b>New or like-new condition;</b> no issues to report; no expected failures; Plan 8 to 10 Yrs.									SCHOOL NAME	
<b>4</b>	<b>GOOD</b>	<b>Good condition;</b> no reported issues or concerns; consider replacement 6 to 8 Yrs.									ADDRESS	
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<b>1</b>	<b>CRITICAL</b>	<b>Extremely worn or damaged;</b> replace in next 2 Yrs.									SURVEYOR	
<b>MECHANICAL SYSTEMS</b>			<b>S</b>	<b>O</b>	<b>P</b>	<b>5</b>	<b>4</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>N/A</b>	<b>COMMENTS / RECOMMENDED ACTION</b>

### Dedicated Airside Heating Systems

		S	O	P	5	4	3	2	1	N/A	
e5.1	Heating-Only Air Handling Units (Age)	X	X								
e5.2	Duct Furnaces (Fuel, Type, Age, Mission)	X	X								
e5.3	Unit Heaters (Fuel, Type, Age, Mission)	X	X								
e5.4	Heating-Only Unit Ventilators (year, condition)	X	X								

### Air Distribution

### POM HVAC Assessment Survey

		S	O	P	5	4	3	2	1	N/A	
e6.1	Outside Air Units (Age, HR Type? ERV? Unitary? VAV?)	X	X	X							
e6.2	Rooftop ACUs (Age, Gas Heat or Heat Pump)	X	X	X							
e6.3	Central Station AHUs (Age, Type/Geometry, VAV?, typ. SAT? dual path unit?)	X	X	X							
e6.4	Ventilation Airflow Monitoring (Last calibrated?)	X									
e6.5	Return Air Path (Plenum? Ducted?)	X	X								
e6.6	Ducting (Material? Internal lining? Fabric? Amendments?)	X									
e6.7	Terminal Units (VAV? VAV/reheat? Heat source? Close-off VAV? SFPU? PFPU?)	X									

# FACILITY CONDITION ASSESSMENT CHECKLIST

Planning & Project Management / Plant Operations & Maintenance



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### Evaluation Considerations

Age of Component

Expected Service Life

Maintenance Records

Visual Inspection Condition

<b>5</b>	<b>NEW</b>	<b>New or like-new condition;</b> no issues to report; no expected failures; Plan 8 to 10 Yrs.					SCHOOL NAME					
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<b>1</b>	<b>CRITICAL</b>	<b>Extremely worn or damaged;</b> replace in next 2 Yrs.					SURVEYOR					
<b>MECHANICAL SYSTEMS</b>			<b>SOURCE</b>	<b>CONDITION</b>								
			<b>S</b>	<b>O</b>	<b>P</b>	<b>5</b>	<b>4</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>N/A</b>	<b>COMMENTS / RECOMMENDED ACTION</b>

Distributed Air Handling / Air Conditioning

POM HVAC Assessment Survey

		S	O	P	5	4	3	2	1	N/A	
e7.1	Unit Ventilators	X	X								
e7.2	Water Source Heat Pumps (Age, Zoning)	X	X								
e7.3	Split Systems (Age, Service)	X	X								
e7.4	Unitary Systems (Age, Type, Service, Mission)	X	X								
e7.5	Bard-type units (Age, Fuel, Type, Mission)	X	X								
e7.6	Unit Heaters (fuel, type, year, condition, mission)	X	X								
e7.7	Other (Age, Zoning)	X	X								
e7.8	Return Air Path (Plenum? Ducted?)	X	X								
e7.9	Ducting (Material? Internal lining? Fabric? Amendments?)	X									

# FACILITY CONDITION ASSESSMENT CHECKLIST

Planning & Project Management / Plant Operations & Maintenance



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### Evaluation Considerations

Age of Component

Expected Service Life

Maintenance Records

Visual Inspection Condition

<b>5</b>	<b>NEW</b>	<b>New or like-new condition;</b> no issues to report; no expected failures; Plan 8 to 10 Yrs.									SCHOOL NAME	
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<b>1</b>	<b>CRITICAL</b>	<b>Extremely worn or damaged;</b> replace in next 2 Yrs.									SURVEYOR	
<b>MECHANICAL SYSTEMS</b>			<b>S</b>	<b>O</b>	<b>P</b>	<b>5</b>	<b>4</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>N/A</b>	<b>COMMENTS / RECOMMENDED ACTION</b>

### Exhaust Systems

### POM HVAC Assessment Survey

e8.1	Restrooms		X	X										
e8.2	Locker Rooms		X	X										
e8.3.1	Kitchen	Hood Systems (Grease or Heat only? Ansul system? Heat sensor start?)	X	X										
e8.3.2		Exhaust Fan Outlet height (Is it <40"?)	X											
e8.4.1	Science	Room Emergency Exhaust (Operation)	X	X										
e8.4.2		Fume Exhaust (Latest year certified, sash height, manifolded? VAV? fan location)	X	X										
e8.4.3		Stack outlet height (is it <10'?)	X											
e8.5	Art Kiln	Exhaust Fan / Exhaust Hood	X	X										

### Refrigeration Systems

### POM HVAC Assessment Survey

e9.1	Freezer Systems (Age, Location, Refrigerant)		X	X										
e9.2	Cooler Systems (Age, Location, Refrigerant)		X	X										
e9.5	Ice Machine Systems (Age, Location, Refrigerant)		X	X										

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<b>1</b>	<b>CRITICAL</b>	<b>Extremely worn or damaged;</b> replace in next 2 Yrs.
<b>MECHANICAL SYSTEMS</b>		

Age of Component	
Expected Service Life	
Maintenance Records	
Visual Inspection Condition	
<b>SOURCE</b>	<b>CONDITION</b>
S O P	5 4 3 2 1 N/A

	SCHOOL NAME
	ADDRESS
	BUILDING
	SURVEY DATE
	SURVEYOR
	<b>COMMENTS / RECOMMENDED ACTION</b>

### Indoor Swimming Pool Systems

### POM HVAC Assessment Survey

e10.1	Describe System (Make, Age)	X	X										
	Note Problems in Operation or Capability	X	X										

**FACILITY CONDITION ASSESSMENT CHECKLIST**  
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<b>1</b>	<b>CRITICAL</b>	<b>Extremely worn or damaged</b> ; replace in next 2 Yrs.	<b>SOURCE</b>		<b>CONDITION</b>				SURVEYOR				
<b>ELECTRICAL SYSTEMS</b>			<b>S</b>	<b>O</b>	<b>P</b>	<b>5</b>	<b>4</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>N/A</b>	<b>COMMENTS / RECOMMENDED ACTION</b>	

**Electrical Supply**

f1.1	Service Switchgear	X											
f1.2	District-owned Site Transformers	X											
f1.3	Identify Multiple Service Feeds (Campus)	X											
f1.4	Motor Control Centers	X											

**Electrical Distribution**

f2.1	Equipment	X											
f2.2	Panelboards (Condition & Capacity)	X											
f2.3	Feeders	X											
f2.4	Devices (Switches & Receptacles)	X											
f2.5	TSS - Surge Suppression	X											
f2.6	Transformers	X											



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<b>ELECTRICAL SYSTEMS</b>			<b>SOURCE</b>	<b>CONDITION</b>								
			<b>S</b>	<b>O</b>	<b>P</b>	<b>5</b>	<b>4</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>N/A</b>	<b>COMMENTS / RECOMMENDED ACTION</b>

Lighting

			S	O	P	5	4	3	2	1	N/A	
f3.1.1	Room	Classroom (Instructional)	X		X							
f3.1.2		Corridor / Common Areas	X		X							
f3.1.3		Restrooms	X		X							
f3.1.4		High Bay Areas	X									
f3.2	Motion Detection Only		X									
f3.3	Emergency (Condition & Code Compliance)		X									
f3.4	Performance Lighting		X									
f3.5	Exterior Walkway		X									
f3.6	Exterior Perimeter (Building Mounted)		X									
f3.7	Lighting Controls (Building Level)		X									

**FACILITY CONDITION ASSESSMENT CHECKLIST**  
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**Evaluation Considerations**

<b>5</b>	<b>NEW</b>	<b>New or like-new condition;</b> no issues to report; no expected failures; Plan 8 to 10 Yrs.					Age of Component		SCHOOL NAME			
<b>4</b>	<b>GOOD</b>	<b>Good condition;</b> no reported issues or concerns; consider replacement 6 to 8 Yrs.					Expected Service Life		ADDRESS			
<b>3</b>	<b>FAIR</b>	<b>Average wear for building age;</b> not new but no issues to report; replace within 4 to 6 Yrs.					Maintenance Records		BUILDING			
<b>2</b>	<b>POOR</b>	<b>Worn from use -end of expected lifecycle.</b> Replace within 2-4 years when funds are available					Visual Inspection Condition		SURVEY DATE			
<b>1</b>	<b>CRITICAL</b>	<b>Extremely worn or damaged;</b> replace in next 2 Yrs.							SURVEYOR			
<b>ELECTRICAL SYSTEMS</b>			<b>S</b>	<b>O</b>	<b>P</b>	<b>5</b>	<b>4</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>N/A</b>	<b>COMMENTS / RECOMMENDED ACTION</b>

**Classroom Technology**

		S	O	P	5	4	3	2	1	N/A	
f4.1	Projector / Screen	X		X							
f4.2	Document Camera	X		X							
f4.3	Audio Enhancements	X		X							
f4.4	Student Stations (Data Drops)	X		X							
f4.5	Student Stations (Power Drops)	X		X							

**Elevator**

Kone Service/Assessment Possible??

		S	O	P	5	4	3	2	1	N/A	
f5.1	Machine Room Equipment	X									
f5.2	Interior Cab / Signage / Emerg. Phone	X									
f5.3	Hoistway Pit		X								
f5.4	Hall Fixtures	X									
f5.5	Operating Condition	X									
f5.6	Other	X									

**FACILITY CONDITION ASSESSMENT CHECKLIST**  
**Planning & Project Management / Plant Operations & Maintenance**



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**Evaluation Considerations**

<b>5</b>	<b>NEW</b>	<b>New or like-new condition;</b> no issues to report; no expected failures; Plan 8 to 10 Yrs.					Age of Component		SCHOOL NAME			
<b>4</b>	<b>GOOD</b>	<b>Good condition;</b> no reported issues or concerns; consider replacement 6 to 8 Yrs.					Expected Service Life		ADDRESS			
<b>3</b>	<b>FAIR</b>	<b>Average wear for building age;</b> not new but no issues to report; replace within 4 to 6 Yrs.					Maintenance Records		BUILDING			
<b>2</b>	<b>POOR</b>	<b>Worn from use -end of expected lifecycle.</b> Replace within 2-4 years when funds are available					Visual Inspection Condition		SURVEY DATE			
<b>1</b>	<b>CRITICAL</b>	<b>Extremely worn or damaged;</b> replace in next 2 Yrs.	<b>SOURCE</b>		<b>CONDITION</b>				SURVEYOR			
<b>ELECTRICAL SYSTEMS</b>			<b>S</b>	<b>O</b>	<b>P</b>	<b>5</b>	<b>4</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>N/A</b>	<b>COMMENTS / RECOMMENDED ACTION</b>

Other

f6.1	Lightning Protection	X										
f6.2	Kitchen Equipment Supply	X										
f6.3	Scoreboards	X										
f6.4	Lift Stations (Incl. Portables)	X										
f6.5	Emergency Generator	X										
f6.5	Intercom / PA Systems		X	X								2013-14 BPS Intercom Assessment
f6.7	Performance Sound Systems	X										
f6.8	Fire Alarm System		X	X								2013-14 BPS Fire Alarm Assessment
f6.9	Annunciator Panels		X	X								2013-14 BPS Fire Alarm Assessment
f6.10	Operable Retractable Screens	X										
f6.11	Science Classroom Shut-off (Gas & Electric)	X										
f6.12.1	Security											
	Cameras	X										
f6.12.2	Perimeter Alarm System	X										