

## 2008-9 Annual Visual Inspection

1. School District: Lindenhurst 2. SED Control #: 5801040300000001  
3. Building Name: Kellum 4. SED District #: 58010403  
5. Survey Inspect. Date: 9/11/2008 6. Building 911 Address: 887 Kellum St.  
7. City: Lindenhurst 8. Zip: 11757 9.&10. C/O Status: CURRENT 07/01/09

### Building Age and Gross Square Footage

11. Yr. Original Building: 1964 12. Gross Sq.FT as Configured: 70800  
13. Number of Floors: 1

### Building Ownership and Occupancy Status

14. Building Use Status (Disposition as of 10/01/08): a.Occupied  
15. Building Ownership: a.Owned  
16. Purposes Building is Currently Used?:  
 Student Instructional Purposes  Other Purposes: \_\_\_\_\_  
 District Administration  Used by Other Organizations

### Building Users

17. Students registered to receive instruction in this building as of 10/1/08: 400  
18. Of these, how many receive most of their instruction in:  
Permanent Instructional Spaces: 400 Temporary Instructional Spaces: 0  
Non-instructional Spaces used as Instructional Spaces: 0  
 Cafeteria  Library  Storage Space  
 Gym  Lobby  Other (Describe): \_\_\_\_\_  
 Admin. Spaces  Stairwell

19. Grades Housed: PRE-K 20. Days Building Closed for '07-'08: 0

21. Building used for instructional purposes in the summer?  
 22. Renovations or construction during past 12 months?

### Program Spaces

23. Number of General Purpose Classrooms: 35  
24. Gross Sq. FT of all Gen. Purpose Classrooms: 31500

25. Other Spaces Provided:

- N/A
- Admin
- Art
- Audio Visual
- Auditorium
- Cafeteria
- Computer Room
- Guidance
- Gym
- Health Suite
- Home & Careers
- Kitchen
- Lg. Grp. Instruction
- Library
- Multipurpose Rooms
- Music
- Pre-K
- Remedial Rooms
- Resource Rooms
- Science Labs
- Special Ed.
- Swimming Pool
- Teacher Resource
- Tech / Shop
- Other (Describe): \_\_\_\_\_

**Space Adequacy**

26. Rating of Space Adequacy: Good
27. Estimated capital construction expenses anticipated through 2013-2014 (exclude maintenance): \$1,534,500
28. Overall building rating: S
29. Was overall building rating established after consulting with H&S committee?:
30. A/E Firm Name: ECG Engineering, LLC
31. A/E Firm Address: 22 Lawrence Ave, Suite 300, Smithtown
32. A/E Firm Phone: 631-360-0006
33. A/E Firm Email: info@ecgengineers.com
34. A/E Name: Lloyd Howell, PE
35. A/E License #: 16 52949

**Space Utilities**

Water:

- 36a. Type of service: Municipal
- 36b. Condition: Satisfactory
- 36c. Year of last reconstruct/replace: 1999
- 36d. Rem. useful life (yrs.): 7
- 36e. Cost to reconstruct/replace: \$0.00
- 36f. Comments: \_\_\_\_\_

Site Sanitary:

- 37a. Type of service: Municipal
- 37b. Condition: Satisfactory
- 37c. Year of last reconstruct/replace: 1968
- 37d. Rem. useful life (yrs.): 12
- 37e. Cost to reconstruct/replace: \$0.00
- 37f. Comments: \_\_\_\_\_

Site Gas:

- 38a. Does building have gas service or liquid petroleum gas?:
- 38b. Condition: Satisfactory
- 38c. Year of last reconstruct/replace: 2005
- 38d. Rem. useful life (yrs.): 12
- 38e. Cost to reconstruct/replace: \$0.00
- 38f. Comments: \_\_\_\_\_

Site Fuel Oil:

- 39a. Type of service: Fuel Tanks
- 39b1. # Above gnd: 0
- 39b1. Capacity (gal): 0
- 39b2. # Below gnd: 1
- 39b2. Capacity (gal): 10000
- 39c. Condition: Satisfactory
- 39d. Year of last reconstruct/replace: 1995
- 39d. Rem. useful life (yrs.): 22
- 39e. Cost to reconstruct/replace: \$0.00
- 39f. Comments: \_\_\_\_\_

Site Storm Drainage:

40a. Quality of drainage: Good

40b. Cost to reconstruct/replace: \$0.00

40c. Comments: \_\_\_\_\_

Site Electrical, incl. Exterior Dist.:

41a. Utility Provided    Self Generated    Other   41b. Type of service: Below Ground

41c. Condition: Satisfactory   41d. Year of last reconstruct/replace: 1957

41e. Rem. useful life (yrs.): 4   41f. Cost to reconstruct/replace: \$0.00

41g. Comments: \_\_\_\_\_

**Other Site Features**

Pavement (Roadways / Parking Lots):

42a. Concrete    Asphalt    Gravel    Other    None

42b. Condition: Satisfactory   42c. Year of last reconstruct/replace: 2006

42d. Rem. useful life (yrs.): 8   42e. Cost to reconstruct/replace: \$0.00

42f. Comments: \_\_\_\_\_

Sidewalks:

43a. Concrete    Asphalt    Other

43b. Condition: Satisfactory   43c. Year of last reconstruct/replace: 2006

43d. Rem. useful life (yrs.): 8   43e. Cost to reconstruct/replace: \$0.00

43f. Comments: \_\_\_\_\_

Playgrounds and Equipment:

44a. Condition: Satisfactory   44b. Year of last reconstruct/replace: 2005

44c. Rem. useful life (yrs.): 7   44d. Cost to reconstruct/replace: \$0.00

44e. Comments: \_\_\_\_\_

Athletic Fields, Play Fields and Related Structures:

45a. Condition: Satisfactory   45b. Year of last reconstruct/replace: 2000

45c. Rem. useful life (yrs.): 1   45d. Cost to reconstruct/replace: \$175,000.00

45e. Comments: Replace backstops, benches, bleachers & fence

**Substructure**

46a. Reinforced concrete    Masonry on concrete footing    Other

46b. Evidence of structural concerns:

46b1. Structural cracks    46b2. Heaving/Jacking    46b3. Decay/Corrosion

46b4. Water penetration    46b5. Unsupported areas    46b6. Other

46c. Condition: Satisfactory   46d. Year of last reconstruct/replace: 1957

46e. Rem. useful life (yrs.): 17   46f. Cost to reconstruct/replace: \$0.00

46g. Comments: \_\_\_\_\_

**Building Envelope**

Structural Floors:

- 47a1. Reinforced Concrete slab on Grade     47a4. Wood Deck on Wood Trusses
- 47a2. Concrete/Metal Deck/Metal Joists     47a5. Wood Deck on Wood Joists
- 47a3. Precast Concrete Structural System     47a6. Concrete Deck on Wood Structure
- 47a7. Other: \_\_\_\_\_

47b. Evidence of structural concerns with Beams/Joists/Trusses/Etc.:

- 47b1. Structural cracks     47b4. Deflection
- 47b2. Unsupported End     47b5. Seriously Damaged/Missing Components
- 47b3. Rot/Decay/Corrosion    47b6. Other Problems \_\_\_\_\_

47c. Evidence of structural concerns with structural floor deck:

- 47c1. Cracks     47c2. Deflection     47c3. Rot/Decay/Corrosion

47d. Condition: Satisfactory    47e. Year of last reconstruct/replace: 1957

47f. Rem. useful life (yrs.): 17    47g. Cost to reconstruct/replace: \$0.00

47h. Comments: \_\_\_\_\_

Exterior Walls / Columns:

- 48a. Concrete     Masonry     Steel     Wood     Other

48b. Evidence of structural concerns with Columns/Base Plates/Connections/Etc.:

- 48b1. Structural cracks     48b2. Rot/Decay/Corrosion    48b3. Other Problems: \_\_\_\_\_

48c. Evidence of concerns with Exterior Cladding:

- 48c1. Cracks/Gaps     48c4. Moisture Penetration
- 48c2. Inadequate Flashing     48c5. Rot/Decay/Corrosion
- 48c3. Efflorescence    48c6. Other Problems: \_\_\_\_\_

48d. Condition: Satisfactory    48e. Year of last reconstruct/replace: 1957

48f. Rem. useful life (yrs.): 12    48g. Cost to reconstruct/replace: \$0.00

48h. Comments: \_\_\_\_\_

Chimneys:

- 49a. Masonry     Concrete     Metal     Other     N/A

49b. Condition: Satisfactory    49c. Year of last reconstruct/replace: 1957

49d. Rem. useful life (yrs.): 12    49e. Cost to reconstruct/replace: \$0.00

49f. Comments: Minimum height

Parapets:

- 50a. Masonry     Concrete     Metal     Other     N/A

50b. Condition: \_\_\_\_\_    50c. Year of last reconstruct/replace: \_\_\_\_\_

50d. Rem. useful life (yrs.): \_\_\_\_\_    50e. Cost to reconstruct/replace: \$0.00

50f. Comments: \_\_\_\_\_

Exterior Doors:

51a. Condition of Exterior Doors: Excellent 51b. Condition of Ext. Door Hdw: Excellent  
 51c. Exit doors have magnetic locking devices? 51d. Safety/Security features are adequate?: Yes  
51e. Year of last reconstruct/replace: 2008 51f. Rem. useful life (yrs.): 0015  
51g. Cost to reconstruct/replace: \$0.00 51h. Comments: \_\_\_\_\_

Exterior Steps, Stairs, and Ramps:

52a. Condition: Satisfactory 52b. Year of last reconstruct/replace: 1957  
52c. Rem. useful life (yrs.): 5 52d. Cost to reconstruct/replace: \$0.00  
52e. Comments: \_\_\_\_\_

Fire Escapes:

53a. Does the building have 1 or more fire escapes 53b. Condition: N/A  
 53c. Safety features are adequate? 53d. Year of last reconstruct/replace: \_\_\_\_\_  
53e. Rem. useful life (yrs.): \_\_\_\_\_ 53f. Cost to reconstruct/replace: \$0.00  
53g. Comments: \_\_\_\_\_

Windows:

54a. Aluminum  Steel  Vinyl  Solid Wood  Wood w/ Ext. Cladding  Other  
54b. Condition: Satisfactory 54c. All rescue windows are operable?: Yes  
54d. Year of last reconstruct/replace: 1957 54e. Rem. useful life (yrs.): 1  
54f. Cost to reconstruct/replace: \$800,000.00 54g. Comments: Replace throughout

Roof & Skylights:

55a. Type of roof construction:  
 55a1. Metal deck on metal trusses / joists  55a4. Concrete on metal deck on metal trusses / joists  
 55a2. Wood deck on wood trusses / joists  55a5. Other: \_\_\_\_\_  
 55a3. Wood deck on metal trusses / joists

55b. Type of roofing material:  
 55b1. Single ply membrane  55b4. Pre-formed metal  55b7. Other: \_\_\_\_\_  
 55b2. Built-up  55b5. IRMA  
 55b3. Asphalt single  55b6. Slate

55c. Have ALL roof support systems (Beams/Joists/Trusses, etc.) been visually inspected?

55d. Evidence of structural concerns with beams/joists/trusses/etc.:  
 55d1. Structural cracks  55d4. Deflection  
 55d2. Unsupported ends  55d5. Seriously damaged / missing components  
 55d3. Rot/Decay/Corrosion 55d6. Other Problems: \_\_\_\_\_

55e. Evidence of structural concerns with structural floor deck:  
 55e1. Cracks  55e2. Deflection  55e3. Rot/Decay/Corrosion  
 55f. Does the building have skylights?  
55g. If yes, what material are the skylights made of?: \_\_\_\_\_

55h. Condition: \_\_\_\_\_

55i. Evidence of concerns with roofing, skylights, flashing and drains:

55i1. Failures/Splits/Cracks?: No 55i4. Poorly func. roof drains?: No

55i2. Rot/Decay/Corrosion?: No 55i5. Evidence of water pen.?: No

55i3. Inad. Flashing/curbs/pitch?: No 55i6. Other Concerns: No

55j. Condition: Satisfactory 55k. Year of last reconstruct/replace: 2001

55l. Rem. useful life (yrs.): 5 55m. Cost to reconstruct/replace: \$0.00

55n. Comments: Lack of access to many ceiling spaces

### Interior Spaces

#### Interior Bearing Walls & Fire Walls:

56a. Condition: Satisfactory 56b. Year of last reconstruct/replace: 1957

56c. Rem. useful life (yrs.): 12 56d. Cost to reconstruct/replace: \$0.00

56e. Comments: \_\_\_\_\_

#### Other Interior Walls:

57a. Condition: Satisfactory 57b. Year of last reconstruct/replace: 1957

57c. Rem. useful life (yrs.): 12 57d. Cost to reconstruct/replace: \$0.00

57e. Comments: \_\_\_\_\_

#### Floor Finishes:

58a. Type of floor finishes in instructional spaces:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> 58a1. Carpet                            | <input type="checkbox"/> 58a4. Hard flooring |
| <input checked="" type="checkbox"/> 58a2. Resilient tiles or sheet flooring | <input type="checkbox"/> 58a5. Other         |
| <input checked="" type="checkbox"/> 58a3. Wood                              | <input type="checkbox"/> 58a6. N/A           |

58b. Type of floor finishes in common areas:

- |   |   |
|---|---|
| <input type="checkbox"/> 58b1. Carpet                                       | <input checked="" type="checkbox"/> 58b4. Hard flooring |
| <input checked="" type="checkbox"/> 58b2. Resilient tiles or sheet flooring | <input type="checkbox"/> 58b5. Other                    |
| <input type="checkbox"/> 58b3. Wood   | <input type="checkbox"/> 58b6. N/A                      |

58c. Condition: Satisfactory 58d. Year of last reconstruct/replace: 2006

58e. Rem. useful life (yrs.): 1 58f. Cost to reconstruct/replace: \$90,000.00

58g. Comments: Upgrade gym floor

#### Ceilings:

59a. Condition: Satisfactory 59b. Year of last reconstruct/replace: 1957

59c. Rem. useful life (yrs.): 5 59d. Cost to reconstruct/replace: \$0.00

59e. Comments: \_\_\_\_\_

Other Interior Walls/Lockers:

60a. Condition of Wall Units: N/A 60b. Year of last reconstruct/replace: \_\_\_\_\_

60c. Rem. useful life (yrs.): \_\_\_\_\_ 60d. Cost to reconstruct/replace: \$0.00

60e. Comments: \_\_\_\_\_

Interior Doors:

61a. Condition of int. door units: Satisfactory 61b. Condition of int. door hardware: Satisfactory

61c. Year of last reconstruct/replace: 2000 61d. Rem. useful life (yrs.): 7

61e. Cost to reconstruct/replace: \$0.00 61f. Comments: \_\_\_\_\_

Interior Stairs:

62a. Condition: Satisfactory 62b. Year of last reconstruct/replace: 1957

62c. Rem. useful life (yrs.): 7 62d. Cost to reconstruct/replace: \$0.00

62e. Comments: \_\_\_\_\_

Elevators, Lifts and Escalators:

63a. Condition: Satisfactory 63b. Year of last reconstruct/replace: 1957

63c. Rem. useful life (yrs.): 3 63d. Cost to reconstruct/replace: \$0.00

63e. Comments: Dumbwaiter

Interior Electrical Dist.:

Interior electrical supply meets current needs?

64b. Condition: Satisfactory 64c. Year of last reconstruct/replace: 1995

64d. Rem. useful life (yrs.): 5 64e. Cost to reconstruct/replace: \$0.00

64f. Comments: \_\_\_\_\_

Lighting Fixtures:

65a. Condition: Satisfactory 65b. Year of last reconstruct/replace: 2005

65c. Rem. useful life (yrs.): 12 65d. Cost to reconstruct/replace: \$0.00

65e. Comments: \_\_\_\_\_

Communication Systems:

66a. Systems adequate?: Yes

66b. Condition: Satisfactory 66c. Year of last reconstruct/replace: 1990

66d. Rem. useful life (yrs.): 2 66e. Cost to reconstruct/replace: \$162,500.00

66f. Comments: Upgrade clocks, PA, intercom, and security

Swimming Pool and Systems:

67a. Condition: N/A 67b. Year of last reconstruct/replace: \_\_\_\_\_

67c. Rem. useful life (yrs.): \_\_\_\_\_ 67d. Cost to reconstruct/replace: \$0.00

67e. Comments: \_\_\_\_\_

**Plumbing (Excluding HVAC)**

Water Dist. Systems:

68a. Iron  Galvanized  Copper  Lead  PVC  Other  N/A

68b. Condition: Satisfactory 68c. Year of last reconstruct/replace: 1957

68d. Rem. useful life (yrs.): 9 68e. Cost to reconstruct/replace: \$0.00

68f. Comments: \_\_\_\_\_

Plumbing Drainage System:

69a. Iron     Galvanized     Copper     Lead     PVC     Other     N/A

69b. Condition: Satisfactory    69c. Year of last reconstruct/replace: 2000

69d. Rem. useful life (yrs.): 5    69e. Cost to reconstruct/replace: \$0.00

69f. Comments: \_\_\_\_\_

Hot Water Heaters:

70a. Oil     Natural Gas     Electricity     Other     N/A

70b. Condition: Satisfactory    70c. Year of last reconstruct/replace: 2005

70d. Rem. useful life (yrs.): 0010    70e. Cost to reconstruct/replace: \$7,000.00

70f. Comments: Replace & add in kitchen

Plumbing Fixtures:

71a. Condition: Satisfactory    71b. Year of last reconstruct/replace: 2001

71c. Rem. useful life (yrs.): 7    71d. Cost to reconstruct/replace: \$200,000.00

71e. Comments: Add 3 ADA bathrooms

**HVAC Systems**

HVAC System Type:

72a. Central HVAC system?

72b. Constant Volume     Variable Air Volume     DualDuct / Multizone     Other

Heat Generating Systems:

73a. Boiler / Hot Water     Boiler / Steam     Furnace / Forced Air     Other

73b. Condition: Satisfactory    73c. Year of last reconstruct/replace: 2007

73d. Rem. useful life (yrs.): 13    73e. Cost to reconstruct/replace: \$0.00

73f. Comments: \_\_\_\_\_

Heating Fuel / Energy Systems:

74a. Condition: Satisfactory    74b. Year of last reconstruct/replace: 1995

74c. Rem. useful life (yrs.): 4    74d. Cost to reconstruct/replace: \$0.00

74e. Comments: \_\_\_\_\_

Cooling / AC Generating Systems:

75a. Condition: Satisfactory    75b. Year of last reconstruct/replace: 1990

75c. Rem. useful life (yrs.): 5    75d. Cost to reconstruct/replace: \$0.00

75e. Comments: \_\_\_\_\_

Air Handling and Ventilation Equipment:

76a. Condition: Satisfactory    76b. Year of last reconstruct/replace: 1990

76c. Rem. useful life (yrs.): 5    76d. Cost to reconstruct/replace: \$0.00

76e. Comments: \_\_\_\_\_

Piped Heating and Cooling Dist. Systems:

77a. Condition: Satisfactory    77b. Year of last reconstruct/replace: 1995

77c. Rem. useful life (yrs.): 3    77d. Cost to reconstruct/replace: \$5,000.00

77e. Comments: Replace remaining circulator

Ducted Heating and Cooling Dist. Systems:

78a. Condition: Satisfactory 78b. Year of last reconstruct/replace: 1998

78c. Rem. useful life (yrs.): 5 78d. Cost to reconstruct/replace: \$20,000.00

78e. Comments: Clean ductwork

HVAC Control Systems:

79a. Condition: Satisfactory 79b. Year of last reconstruct/replace: 2001

79c. Rem. useful life (yrs.): 7 79d. Cost to reconstruct/replace: \$0.00

79e. Comments: \_\_\_\_\_

**Fire Safety Systems**

Fire Alarm Systems:

80a. Condition: Satisfactory 80b. Year of last reconstruct/replace: 1995

80c. Rem. useful life (yrs.): 3 80d. Cost to reconstruct/replace: \$75,000.00

80e. Comments: Upgrade for ADA

Smoke Detection Systems:

81a. Condition: Satisfactory 81b. Year of last reconstruct/replace: 1995

81c. Rem. useful life (yrs.): 3 81d. Cost to reconstruct/replace: \$0.00

81e. Comments: \_\_\_\_\_

Fire Supression Systems:

82a. Condition: Satisfactory 82b. Year of last reconstruct/replace: 2000

82c. Rem. useful life (yrs.): 12 82d. Cost to reconstruct/replace: \$0.00

82e. Comments: \_\_\_\_\_

Emergency Lighting Systems:

83a. Condition: Satisfactory 83b. Year of last reconstruct/replace: 2000

83c. Rem. useful life (yrs.): 7 83d. Cost to reconstruct/replace: \$0.00

83e. Comments: \_\_\_\_\_

Emergency Standby Power Systems:

84a. Building has an emergency or standby power system

84b. Condition: N/A 84c. Year of last reconstruct/replace: \_\_\_\_\_

84d. Rem. useful life (yrs.): \_\_\_\_\_ 84e. Cost to reconstruct/replace: \$0.00

84f. Comments: \_\_\_\_\_

**Accessibility**

85. Is there an accessible exterior route for persons with disabilities?

86. Is there an accessible interior route for persons with disabilities for goods/services & restrooms?

87a. Cost of Improvements to provide accessible interior and exterior routes: \$0.00

87b. Comments: \_\_\_\_\_

**Environmental / Comfort / Health**

88a. General appearance: Good

88b. Comments: \_\_\_\_\_

89a. Cleanliness: Good

88b. Comments: Add 1,000 SF Storage Building - \$50,000.00

90a. Acoustics: Good

90b. Comments: \_\_\_\_\_

91a. Types of lighting in general purpose classrooms:

- 91a1. Daylight  91a4. Incandescent
- 91a2. Fluorescent- NOT Full Spectrum  91a5. Other
- 91a3. Fluorescent- Full Spectrum  91a6. N/A

91b. Overall rating: Good

91c. Comments: \_\_\_\_\_

92. Is there evidence of active infestations of:

- 92a. Rodents  92b. Wood Boring/Eating Insects  92c. Cockroaches  92d. Other Vermin

**Indoor Air Quality**

93. Is mold visible in or around the following areas?:

93a1. Classrooms: No 93a4. Other areas: No

93a2. Common areas: No 93a4. Specify: \_\_\_\_\_

93a3. Supply/Return grills: No

93b. Est. cost for improvements: \$0.00 93c. Comments: \_\_\_\_\_

94. Humidity/moisture- Are any of the following found in or around these areas?:

94a. In Classrooms 94b. In Other Areas

94ab1. Visible water damage: No No

94ab2. Active leaks in roof: No No

94ab3. Active plumbing leaks: No No

94ab4. Moisture/Condensation: No No

94c. Rating of humidity/moisture condition in building: Fair

95. Ventilation: Are there fresh air intakes near the following?

95a1. Near bus loading area: No

95a2. Truck delivery areas: No

95a3. Near garbage disposal areas No

95b. Accumulated dirt, dust, debris around fresh air intakes?: No

95c. Fresh air intakes free of blockage?: Yes

95d. Accumulated dirt, dust, debris in ductwork?: No

95e. Dampers functioning as designed?: Yes

95f. Condition of air filters: Fair

95g. Outside air is adequate for occupant load: Unable to Determine

95h. Rating of ventilation/indoor air quality: Unable to Determine

95i. Comments: \_\_\_\_\_

**Indoor Air Quality Plan**

96a. Does the school district use EPA's Tools for Schools Program? Yes

96b. If not, is some other IAQ management plan used?: \_\_\_\_\_

**American Red Cross**

97a. Is there a written agreement with the American Red Cross for the use of this building as an emergency shelter? No

97b. Does this building have an emergency generator to support sheltering operations? (lights, HVAC, etc.)? No

**Contacts**

99. District Director of Facilities: John Drenckhahn

100. Director Phone Number: 631-226-6442

101. Health & Safety Comm. Member: Robert Cozzetto

102. H&S Comm. Member Number: 631-884-0382

103. Code Enf. Official: Lou Mira

104. Registry Number: 1195-0587B