

## 2008-9 Annual Visual Inspection

1. School District: Lindenhurst 2. SED Control #: 5801040300000002  
3. Building Name: Middle 4. SED District #: 58010403  
5. Survey Inspect. Date: 9/9/2008 6. Building 911 Address: 350 S. Wellwood Avenue  
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: 1932 12. Gross Sq.FT as Configured: 186407  
13. Number of Floors: 3

### **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: 1640

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

Permanent Instructional Spaces: 1640 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: 6-8 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: 87

24. Gross Sq. FT of all Gen. Purpose Classrooms: 78300

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): \$1,118,500
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
34. A/E Name: Lloyd Howell, PE
32. A/E Firm Phone: 631-360-0006
33. A/E Firm Email: info@ecgengineers.com
35. A/E License #: 16 52949

**Space Utilities**

Water:

- 36a. Type of service: Municipal
- 36b. Condition: Satisfactory
- 36c. Year of last reconstruct/replace: 2000
- 36d. Rem. useful life (yrs.): 15
- 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.): 15
- 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.): 15
- 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: 2
- 39b2. Capacity (gal): 3000
- 39c. Condition: Satisfactory
- 39d. Year of last reconstruct/replace: 1988
- 39d. Rem. useful life (yrs.): 5
- 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: 2001

41e. Rem. useful life (yrs.): 7 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: 2005

43d. Rem. useful life (yrs.): 15 43e. Cost to reconstruct/replace: \$0.00

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

Playgrounds and Equipment:

44a. Condition: N/A 44b. Year of last reconstruct/replace: \_\_\_\_\_

44c. Rem. useful life (yrs.): \_\_\_\_\_ 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: 2005

45c. Rem. useful life (yrs.): 7 45d. Cost to reconstruct/replace: \$0.00

45e. Comments: \_\_\_\_\_

**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: 1999

46e. Rem. useful life (yrs.): 12 46f. Cost to reconstruct/replace: \$0.00

46g. Comments: Water penetration at tunnel entrance of main boiler room

**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: 1999

47f. Rem. useful life (yrs.): 6    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: 1999

48f. Rem. useful life (yrs.): 15    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: 1956

49d. Rem. useful life (yrs.): 9    49e. Cost to reconstruct/replace: \$0.00

49f. Comments: \_\_\_\_\_

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: Satisfactory 51b. Condition of Ext. Door Hdw: Satisfactory  
 51c. Exit doors have magnetic locking devices? 51d. Safety/Security features are adequate?: Yes  
51e. Year of last reconstruct/replace: 1999 51f. Rem. useful life (yrs.): 7  
51g. Cost to reconstruct/replace: \$0.00 51h. Comments: \_\_\_\_\_

Exterior Steps, Stairs, and Ramps:

52a. Condition: Satisfactory 52b. Year of last reconstruct/replace: 2006  
52c. Rem. useful life (yrs.): 13 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: 2001 54e. Rem. useful life (yrs.): 15  
54f. Cost to reconstruct/replace: \$50,000.00 54g. Comments: Replace blinds as needed

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?: Plastic

55h. Condition: Satisfactory

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

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

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

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

55j. Condition: Satisfactory 55k. Year of last reconstruct/replace: 1999

55l. Rem. useful life (yrs.): 1 55m. Cost to reconstruct/replace: \$15,000.00

55n. Comments: Additional roof drains needed

### Interior Spaces

#### Interior Bearing Walls & Fire Walls:

56a. Condition: Satisfactory 56b. Year of last reconstruct/replace: 1999

56c. Rem. useful life (yrs.): 15 56d. Cost to reconstruct/replace: \$0.00

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

#### Other Interior Walls:

57a. Condition: Satisfactory 57b. Year of last reconstruct/replace: 2004

57c. Rem. useful life (yrs.): 15 57d. Cost to reconstruct/replace: \$0.00

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

#### Floor Finishes:

58a. Type of floor finishes in instructional spaces:

58a1. Carpet  58a4. Hard flooring

58a2. Resilient tiles or sheet flooring  58a5. Other

58a3. Wood  58a6. N/A

58b. Type of floor finishes in common areas:

58b1. Carpet  58b4. Hard flooring

58b2. Resilient tiles or sheet flooring  58b5. Other

58b3. Wood  58b6. N/A

58c. Condition: Satisfactory 58d. Year of last reconstruct/replace: 2005

58e. Rem. useful life (yrs.): 7 58f. Cost to reconstruct/replace: \$100,000.00

58g. Comments: Repair/replace inside terrazo

#### Ceilings:

59a. Condition: Satisfactory 59b. Year of last reconstruct/replace: 2001

59c. Rem. useful life (yrs.): 7 59d. Cost to reconstruct/replace: \$0.00

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

Other Interior Walls/Lockers:

60a. Condition of Wall Units: Satisfactory 60b. Year of last reconstruct/replace: 2008  
60c. Rem. useful life (yrs.): 1 60d. Cost to reconstruct/replace: \$100,000.00  
60e. Comments: Replace gym bleachers

Interior Doors:

61a. Condition of int. door units: Satisfactory 61b. Condition of int. door hardware: Satisfactory  
61c. Year of last reconstruct/replace: 1999 61d. Rem. useful life (yrs.): 6  
61e. Cost to reconstruct/replace: \$0.00 61f. Comments: \_\_\_\_\_

Interior Stairs:

62a. Condition: Satisfactory 62b. Year of last reconstruct/replace: 1999  
62c. Rem. useful life (yrs.): 15 62d. Cost to reconstruct/replace: \$0.00  
62e. Comments: \_\_\_\_\_

Elevators, Lifts and Escalators:

63a. Condition: Satisfactory 63b. Year of last reconstruct/replace: 1999  
63c. Rem. useful life (yrs.): 2 63d. Cost to reconstruct/replace: \$0.00  
63e. Comments: \_\_\_\_\_

Interior Electrical Dist.:

Interior electrical supply meets current needs?

64b. Condition: Satisfactory 64c. Year of last reconstruct/replace: 2002  
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: 2006  
65c. Rem. useful life (yrs.): 8 65d. Cost to reconstruct/replace: \$0.00  
65e. Comments: \_\_\_\_\_

Communication Systems:

66a. Systems adequate?: Yes  
66b. Condition: Excellent 66c. Year of last reconstruct/replace: 2007  
66d. Rem. useful life (yrs.): 9 66e. Cost to reconstruct/replace: \$0.00  
66f. Comments: \_\_\_\_\_

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: 1999  
68d. Rem. useful life (yrs.): 5 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: 2001

69d. Rem. useful life (yrs.): 6      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.): 12      70e. Cost to reconstruct/replace: \$3,500.00

70f. Comments: Add in kitchen

Plumbing Fixtures:

71a. Condition: Satisfactory      71b. Year of last reconstruct/replace: 2008

71c. Rem. useful life (yrs.): 10      71d. Cost to reconstruct/replace: \$0.00

71e. Comments: Replaced partitions for ADA

**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: 2005

73d. Rem. useful life (yrs.): 12      73e. Cost to reconstruct/replace: \$0.00

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

Heating Fuel / Energy Systems:

74a. Condition: Satisfactory      74b. Year of last reconstruct/replace: 1999

74c. Rem. useful life (yrs.): 7      74d. Cost to reconstruct/replace: \$0.00

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

Cooling / AC Generating Systems:

75a. Condition: Satisfactory      75b. Year of last reconstruct/replace: 1999

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: 1968

76c. Rem. useful life (yrs.): 3      76d. Cost to reconstruct/replace: \$130,000.00

76e. Comments: Equip w/pre-filters & HEPA filters/upgrade in gym

Piped Heating and Cooling Dist. Systems:

77a. Condition: Satisfactory      77b. Year of last reconstruct/replace: 1988

77c. Rem. useful life (yrs.): 5      77d. Cost to reconstruct/replace: \$550,000.00

77e. Comments: Abate crawl space/replace univents

Ducted Heating and Cooling Dist. Systems:

78a. Condition: Satisfactory 78b. Year of last reconstruct/replace: 1968  
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: 2004  
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: 1999  
80c. Rem. useful life (yrs.): 6 80d. Cost to reconstruct/replace: \$0.00  
80e. Comments: \_\_\_\_\_

Smoke Detection Systems:

81a. Condition: Satisfactory 81b. Year of last reconstruct/replace: 1999  
81c. Rem. useful life (yrs.): 6 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.): 7 82d. Cost to reconstruct/replace: \$0.00  
82e. Comments: \_\_\_\_\_

Emergency Lighting Systems:

83a. Condition: Satisfactory 83b. Year of last reconstruct/replace: 1999  
83c. Rem. useful life (yrs.): 6 83d. Cost to reconstruct/replace: \$0.00  
83e. Comments: \_\_\_\_\_

Emergency Standby Power Systems:

84a. Building has an emergency or standby power system  
84b. Condition: Satisfactory 84c. Year of last reconstruct/replace: 1968  
84d. Rem. useful life (yrs.): 2 84e. Cost to reconstruct/replace: \$150,000.00  
84f. Comments: Replace

**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
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94ab1. Visible water damage: Yes No

94ab2. Active leaks in roof: Yes No

94ab3. Active plumbing leaks: No No

94ab4. Moisture/Condensation: No No

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

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?: Yes

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? Yes

97b. Does this building have an emergency generator to support sheltering operations? (lights, HVAC, etc.)? Yes

**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