

2008-9 Annual Visual Inspection

1. School District: Lindenhurst 2. SED Control #: 5801040300000010
3. Building Name: W Gates 4. SED District #: 58010403
5. Survey Inspect. Date: 9/9/2008 6. Building 911 Address: 175 West Gates 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: 1959 12. Gross Sq.FT as Configured: 48000
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: 332
18. Of these, how many receive most of their instruction in:
Permanent Instructional Spaces: 332 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: K-5 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: 22

24. Gross Sq. FT of all Gen. Purpose Classrooms: 19800

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): \$1,093,500
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: 2007
- 36d. Rem. useful life (yrs.): 9
- 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: 1970
- 37d. Rem. useful life (yrs.): 5
- 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: 1978
- 38d. Rem. useful life (yrs.): 7
- 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: 1991
- 39d. Rem. useful life (yrs.): 17
- 39e. Cost to reconstruct/replace: \$0.00
- 39f. Comments: _____

Site Storm Drainage:

40a. Quality of drainage: Fair

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: 2008

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

41g. Comments: Installed 10KW Solar Panel System

Other Site Features

Pavement (Roadways / Parking Lots):

42a. Concrete Asphalt Gravel Other None

42b. Condition: Satisfactory 42c. Year of last reconstruct/replace: 2005

42d. Rem. useful life (yrs.): 7 42e. Cost to reconstruct/replace: \$80,000.00

42f. Comments: Add parking lot

Sidewalks:

43a. Concrete Asphalt Other

43b. Condition: Satisfactory 43c. Year of last reconstruct/replace: 2000

43d. Rem. useful life (yrs.): 7 43e. Cost to reconstruct/replace: \$0.00

43f. Comments: _____

Playgrounds and Equipment:

44a. Condition: Satisfactory 44b. Year of last reconstruct/replace: 1995

44c. Rem. useful life (yrs.): 5 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: 1959

45c. Rem. useful life (yrs.): 1 45d. Cost to reconstruct/replace: \$55,000.00

45e. Comments: Replace backstops, benches, fences, regrade, re-seed

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: 1961

46e. Rem. useful life (yrs.): 12 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: 1961

47f. Rem. useful life (yrs.): 12 47g. Cost to reconstruct/replace: \$0.00

47h. Comments: Some minor settling cracks

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: 1961

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: 1961

49d. Rem. useful life (yrs.): 17 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: 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: 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: 2006
52c. Rem. useful life (yrs.): 12 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.): 11
54f. Cost to reconstruct/replace: \$35,000.00 54g. Comments: Replace blinds

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

55j. Condition: Satisfactory 55k. Year of last reconstruct/replace: 1991

55l. Rem. useful life (yrs.): 7 55m. Cost to reconstruct/replace: \$0.00

55n. Comments: _____

Interior Spaces

Interior Bearing Walls & Fire Walls:

56a. Condition: Satisfactory 56b. Year of last reconstruct/replace: 1961

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: 1961

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 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: 2005

58e. Rem. useful life (yrs.): 7 58f. Cost to reconstruct/replace: \$0.00

58g. Comments: _____

Ceilings:

59a. Condition: Unsatisfactory 59b. Year of last reconstruct/replace: 2000

59c. Rem. useful life (yrs.): 1 59d. Cost to reconstruct/replace: \$200,000.00

59e. Comments: Replace ceilings in classrooms

Other Interior Walls/Lockers:

60a. Condition of Wall Units: Satisfactory 60b. Year of last reconstruct/replace: 1961
60c. Rem. useful life (yrs.): 5 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: 2001 61d. Rem. useful life (yrs.): 7
61e. Cost to reconstruct/replace: \$0.00 61f. Comments: _____

Interior Stairs:

62a. Condition: N/A 62b. Year of last reconstruct/replace: _____
62c. Rem. useful life (yrs.): _____ 62d. Cost to reconstruct/replace: \$0.00
62e. Comments: _____

Elevators, Lifts and Escalators:

63a. Condition: Excellent 63b. Year of last reconstruct/replace: 2000
63c. Rem. useful life (yrs.): 7 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: 1999
64d. Rem. useful life (yrs.): 1 64e. Cost to reconstruct/replace: \$350,000.00
64f. Comments: Upgrade primary and transformers

Lighting Fixtures:

65a. Condition: Satisfactory 65b. Year of last reconstruct/replace: 2006
65c. Rem. useful life (yrs.): 13 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: 1964
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: 2008

69d. Rem. useful life (yrs.): 8 69e. Cost to reconstruct/replace: \$50,000.00

69f. Comments: Add sump pump in kitchen crawlspace

Hot Water Heaters:

70a. Oil Natural Gas Electricity Other N/A

70b. Condition: Satisfactory 70c. Year of last reconstruct/replace: 2007

70d. Rem. useful life (yrs.): 1 70e. Cost to reconstruct/replace: \$3,500.00

70f. Comments: Replace

Plumbing Fixtures:

71a. Condition: Satisfactory 71b. Year of last reconstruct/replace: 2000

71c. Rem. useful life (yrs.): 7 71d. Cost to reconstruct/replace: \$0.00

71e. Comments: _____

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: Excellent 73c. Year of last reconstruct/replace: 2007

73d. Rem. useful life (yrs.): 0024 73e. Cost to reconstruct/replace: \$0.00

73f. Comments: Replaced both boilers

Heating Fuel / Energy Systems:

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

74c. Rem. useful life (yrs.): 5 74d. Cost to reconstruct/replace: \$0.00

74e. Comments: _____

Cooling / AC Generating Systems:

75a. Condition: N/A 75b. Year of last reconstruct/replace: _____

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

75e. Comments: _____

Air Handling and Ventilation Equipment:

76a. Condition: Satisfactory 76b. Year of last reconstruct/replace: 1995

76c. Rem. useful life (yrs.): 1 76d. Cost to reconstruct/replace: \$300,000.00

76e. Comments: Replace univents

Piped Heating and Cooling Dist. Systems:

77a. Condition: Satisfactory 77b. Year of last reconstruct/replace: 2007

77c. Rem. useful life (yrs.): 9 77d. Cost to reconstruct/replace: \$0.00

77e. Comments: _____

Ducted Heating and Cooling Dist. Systems:

78a. Condition: Satisfactory 78b. Year of last reconstruct/replace: 1964

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: 1999

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: 2007

80c. Rem. useful life (yrs.): 14 80d. Cost to reconstruct/replace: \$0.00

80e. Comments: _____

Smoke Detection Systems:

81a. Condition: Satisfactory 81b. Year of last reconstruct/replace: 2000

81c. Rem. useful life (yrs.): 5 81d. Cost to reconstruct/replace: \$0.00

81e. Comments: _____

Fire Supression Systems:

82a. Condition: N/A 82b. Year of last reconstruct/replace: _____

82c. Rem. useful life (yrs.): _____ 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.): 5 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: Yes 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: No No

94ab2. Active leaks in roof: Yes Yes

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: Good

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