

2005 Building Condition Survey Instrument

1. School District: Lindenhurst 2. SED Control #: 5801040300000010
3. Building Name: West Gates Elementary 4. SED District #: 58010403
5. Survey Inspect. Date: 7/12/2005 6. Building 911 Address: 175 West Gates Avenue
7. City: Lindenhurst 8. Zip: 11757 9.&10. C/O Status: CURRENT 10/01/06

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 10/01/05): 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 10/1/05: _____ 364
18. Of these, how many receive most of their instruction in:
Permanent Instructional Spaces: _____ 364 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 '04-'05: _____ 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 2010-2011 (exclude maintenance): TBD
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: 2001 36d. Rem. useful life (yrs.): 0010
- 36e. Cost to reconstruct/replace: \$50,000.00 36f. Comments: Irrigate front of bldg

Site Sanitary:

- 37a. Type of service: Municipal 37b. Condition: Satisfactory
- 37c. Year of last reconstruct/replace: 1970 37d. Rem. useful life (yrs.): 0008
- 37e. Cost to reconstruct/replace: \$0.00 37f. Comments: _____

Site Gas:

- 38a. Does building have gas service or liquid petroelum gas?: 38b. Condition: Satisfactory
- 38c. Year of last reconstruct/replace: 1978 38d. Rem. useful life (yrs.): 0010
- 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: _____ 39d. Year of last reconstruct/replace: 1991
- 39d. Rem. useful life (yrs.): 0020 39e. Cost to reconstruct/replace: \$0.00
- 39f. Comments: _____

Site Storm Drainage:

40a. Quality of drainage: Fair 40f. 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: 1961

41e. Rem. useful life (yrs.): 0007 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: 2005

42d. Rem. useful life (yrs.): 0010 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.): 0010 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.): 0008 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.): 0003 45d. Cost to reconstruct/replace: \$55,000.00

45e. Comments: 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.): 0015 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 Ends 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.): 0015 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.): 0015 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.): 0020 49e. Cost to reconstruct/replace: \$0.00

49f. Comments: Minimal 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: 2001 51f. Rem. useful life (yrs.): 0010
51g. Cost to reconstruct/replace: \$90,000.00 51h. Comments: Replace as required

Exterior Steps, Stairs, and Ramps:

52a. Condition: Satisfactory 52b. Year of last reconstruct/replace: 1961
52c. Rem. useful life (yrs.): 0008 52d. Cost to reconstruct/replace: \$0.00
52e. Comments: Some spalling of wall at stairs to boiler room

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.): 0014
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. Evidence of structural concerns with beams/joists/trusses/etc.:

- 55c1. Structural cracks 55c4. Deflection
 55c2. Unsupported ends 55c5. Seriously damaged / missing components
 55c3. Rot/Decay/Corrosion 55c6. Other Problems: _____

55d. Evidence of structural concerns with structural floor deck:

- 55d1. Cracks 55d2. Deflection 55d3. Rot/Decay/Corrosion
 55e. Does the building have skylights?

55f. If yes, what material are the skylights made of?: _____

55g. Condition: _____