

## School Facility Report Card

**School District:** Lindenhurst      **Building Name:** West Gates Elementary

**School Building Address:** 175 West Gates Avenue, Lindenhurst, NY 11757

**Certificate of Occupancy Status:** CURRENT      **Expiration Date:** 10/01/07

**Location Where Certificate of Occupancy is Posted:** Main Office/Entry

### Section I: School Building General Information

1. Prepared for the District by ECG Engineering, LLC.: Thomas G. Gillen      Date: 9/4/2007

2. Right-to-Know Designee Concerning this School Building and School Facility Report Card:

Name: Robert Cozzetto      Position: Asst. Plant Facilities Admin.

Telephone: 631-884-0382      Fax: 631-884-0708      E-Mail: rcozze@lindenhurstschools.org

Address: 350 Daniel Street      City: Lindenhurst      Zip: 11757

3. a. Original Construction Date (year): 1959

b. Present Size of School Building in Gross Square Feet: 48,000      # Floors: 1      Basement? No

1. Grade Levels Currently Housed in This Building? K-5      Current Enrollment? 372

2. Upgrades to School Building Systems Can be Viewed on the Building Condition Survey? Yes

3. The Number of Different Types of Program Spaces Currently in this School Building can be Viewed on the Building Condition Survey? Yes

### Section II: School Building Ratings

4. Date Current 5-Year Building Condition Survey Conducted: 8/13/2005

Overall School Building Safety Rating from Building Condition Survey as Certified by the Board of Education:

Excellent: \_\_\_\_\_ Good: X Satisfactory: \_\_\_\_\_ Unsatisfactory: \_\_\_\_\_

5. Date Current Year Annual Visual Inspection Conducted: 10/12/2006

Overall Condition

Excellent: \_\_\_\_\_ Good: \_\_\_\_\_ Satisfactory: X Unsatisfactory: \_\_\_\_\_

### Section III: Health and Safety

6. Description of Health and Safety Committee Activities:

a. Does the District Have a Health and Safety Committee?

YES	NO
Y	

b. Does the Health and Safety Committee have a Chairperson?

Y	
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Name: Robert Cozzetto

c. Phone Number of Health and Safety Chairperson:

631-884-0382 Email: rcozze@lindenhurstschools.org

d. Basic Health and Safety Committee Membership:

- District Officials
- Staff
- Bargaining Unit
- Parents

Y	
Y	
Y	
Y	

e. Health and Safety Committee Membership Expanded During Construction to Include District Officials, Staff, Bargaining Units, Parents and:

- Project Architect
- Construction Manager
- Contractors

YES	NO
Y	
Y	
Y	

f. Frequency of Health and Safety Committee Meetings:

- 1-2 times/school year \_\_\_\_\_
- 3-5 times/school year \_\_\_\_\_ X \_\_\_\_\_
- 6-8 times/school year \_\_\_\_\_
- >9 times/school year \_\_\_\_\_

7. Lead Testing:

- a. Has this Building Been Tested for the Presence of Lead: Paints, Plumbing, etc.?
- b. Based on the Testing Results, are there Elements in this Building that Would Require Construction or Maintenance Projects to be Conducted in Accordance with the Department of Housing and Urban Development Guidelines for the Evaluation and Control of Lead Based Paint Hazards in Housing?
- c. If Yes, Has this Type of Work been Done in Accordance with the Guidelines?

YES	NO
Y	
Y	
Y	

**Section IV: Environmental Awareness**

8. Federal Asbestos Hazard Emergency Response (AHERA) Plan:

- a. Does this Building Contain Known or Assumed Asbestos Containing Building Materials (ACBM)?
- b. If Yes, has the Original AHERA Management Plan been Developed for this Building? (The AHERA Management Plan for this Building may be Viewed at the Main Office During Normal Business Hours).
- c. When was the AHERA Management Plan Last Updated?

YES	NO
Y	
Y	

1/30/2007

9. Radon Testing:

- a. Has the District Reviewed the Geological Potential for the Presence of Radon from NYSDOH Radon Measurement Database?
- b. Did the Geological Potential Indicate Testing this Facility was Necessary?
- c. If Yes, Has Testing been Done?
- d. If Yes, Did the Highest Test in this Building Exceed 4pCi/L?
- e. If Yes, Describe Mitigation Activities: N/A

YES	NO
Y	
	N
N/A	
N/A	

10. Integrated Pest Management Program:

- a. Does this School Have an Integrated Pest Management Program?
- b. Does this School Have a Person Designated to Oversee the Pest Management Program?
- c. Has this School Established a List of Persons to Notify at Least 48 Hrs. Prior to the Application of Pesticides?
- d. Have Pesticide Application Summary Reports been Provided to All Parents and Staff Pursuant to CR 155.24?

YES	NO
Y	
Y	
Y	
Y	

11. Status of Measurements Taken to Assure Acceptable Indoor Air Quality:

YES	NO
Y	
Y	
Y	
Y	
Y	
Y	
	N

- a. Does this School Utilize the *EPA Indoor Air Quality Tools for Schools Action Kit*?
- b. Does this School Have a Procedure in Place for Reporting Indoor Air Quality Concerns?
- c. Is Ventilation with Outdoor Air Available in All Occupied Spaces?
  - 1. Is All Ventilation and Exhaust Equipment Operational?
  - 2. Are All Outdoor Air Intakes Unobstructed and Clear of Foreign Objects?
  - 3. Are All Outside Air Damper Controls in Place and Operational?
  - 4. Have Facilities Operations Been Reviewed with Respect to Impact on Outside Air Intakes (i.e., Vehicle Emissions, Waste Storage, Mowing, etc.)?
- d. Are There any Unresolved Complaints Regarding Indoor Air at This Facility?  
If Yes, Describe: N/A

Y	
Y	
Y	

- e. Maintenance: Heating, Ventilation, and Air Condition Equipment are Cleaned and Maintained in Accordance With Manufacturer's Instructions (i.e., Filter Changes, Coils Cleaned, etc.)
- f. Has the Interior of Ductwork (Air Passageways) been Inspected for Cleanliness?
- g. Have Exterior Ductwork and Rooftop Air Handling Units Been Inspected for Leaks?

YES	NO
Y	
Y	
Y	
Y	

- h. Operations and Maintenance Program:
  - 1. Does the District Have a Policy Encouraging the Use of Environmentally Friendly Products?
  - 2. Products Entering a School Building are Reviewed with the Intent of Reducing or Eliminating Hazardous Chemicals, Including Volatile Organic Compounds (VOC's), Semi-Volatile Organic Compounds, etc. (Cleaning Supplies, Repair and Maintenance Supplies, Materials, etc.)?
  - 3. Review Performed to Ensure Hazardous Chemicals Used as Part of Instructional Program Are Used and Stored Properly?
- i. Buildings are Inspected for Roof Leaks, Growth of Mold, Evidence of Rodent Infiltration, and Other Potential Problems to Acceptable IAQ?

**Section V: Building Capital, Maintenance, and Operations Information**

12. List any Current Unsatisfactory Building Systems that Have Not Been Corrected Since the Previous Building Condition Survey:

5.3 Ceilings: Replace Ceilings

13. Estimated Remaining Useful Life of School Building and Systems can be Viewed on the Building Condition Survey? Yes

14. The Need for Routine Maintenance, Repairs, Rehabilitation, Reconstruction, and Construction can be Viewed on the Five Year Capital Facilities Plan? Yes

a. List Prioritized Health and Safety Improvements for this Facility as Indicated in the Five Year Plan:

- 6.3 Comm. System - Replace Clock System
- 7.2 Plumbing Drainage - Install Sump Pump w/Double Wall Piping
- 7.4 Water Heaters - Add 180 Degree Water Heater
- 8.1 Boiler/Furnace - Replace both Boilers
- 10.1 Fire Alarm Syst. - Upgrade For ADA

15. Estimated Cost to Restore Building to State of Good Repair (Total amount for all projects listed in the building's Five Year Plan):	<u>\$2,084,500</u>		
16. Annual Estimated Capital Costs to Keep Building in State of Good Repair (BOMA's recommendation of a yearly expenditure to be 2-4% of the building's replacement value):	<u>\$360,000</u>		
17. Projected Annual Operations & Maintenance Budget (Current Year's Operations & Maintenance Budget):	<u>\$130,164</u>		
18. Estimated Energy Costs for Current School Year by Type:			
Electricity: <u>\$57,910</u>	Gas: <u>\$10,427</u>	Fuel Oil: <u>\$50,333</u>	Other: <u>\$0</u>
Total Estimated Energy Costs:			<u>\$118,670</u>