

## 2015-16 Building Condition Survey

1. School District: Irvington UFSD 2. SED Control #: 6604020200000015  
3. Building Name: Administration Building- Dbl Mod 4. SED District #: 66040202  
5. Survey Inspect. Date: 7/15/2015 6. Building 911 Address: 6 Dows Lane  
7. City: Irvington 8. Zip: 10533 9.&10. C/O Status: ANNUAL 10/01/2015

### Building Age and Gross Square Footage

11. Yr. Original Building: 1997 12. Gross Sq.FT as Configured: 4224  
13. Number of Floors: 1

### Building Ownership and Occupancy Status

14. How many full-time and part-time custodians are employed at the school (or work in the building)

Full-Time Custodians: 0 Part-Time Custodians: 0

15. Building Ownership: a.Owned

16. Purposes Building is Currently Used?:

- Student Instructional Purposes  Other Purposes: Building has been removed  
 District Administration  Used by Other Organizations

### Building Users

17. Students registered to receive instruction in this building as of 10/1/14: 0

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

Permanent Instructional Spaces: 0 Temporary Instructional Spaces: 0

Non-instructional Spaces used as Instructional Spaces: 0

- Cafeteria  Library  Storage Space  
 Gym  Lobby  Other (Describe): Removed  
 Admin. Spaces  Stairwell

19. Grades Housed: N/A 20. Days Building Closed for '13-'14: 0

21. Building used for instructional purposes in the summer?  
 22. Renovations or construction during past 12 months?  
 23. Was major construction/renovation work since 2010 conducted when school was in session

### Program Spaces

24. Number of General Purpose Classrooms: 0

25. Gross Sq. FT of all Gen. Purpose Classrooms: 0

26. Other Spaces Provided:

- |  |  |   |   |
|--|--|---|---|
| <input type="checkbox"/> N/A           | <input type="checkbox"/> Guidance                                  | <input type="checkbox"/> Multipurpose Rooms | <input type="checkbox"/> Special Ed.      |
| <input type="checkbox"/> Admin         | <input type="checkbox"/> Gym                                       | <input type="checkbox"/> Music              | <input type="checkbox"/> Swimming Pool    |
| <input type="checkbox"/> Art           | <input type="checkbox"/> Health Suite                              | <input type="checkbox"/> Pre-K              | <input type="checkbox"/> Teacher Resource |
| <input type="checkbox"/> Audio Visual  | <input type="checkbox"/> Home & Careers                            | <input type="checkbox"/> Remedial Rooms     | <input type="checkbox"/> Tech / Shop      |
| <input type="checkbox"/> Auditorium    | <input type="checkbox"/> Kitchen                                   | <input type="checkbox"/> Resource Rooms     | <input type="checkbox"/> Library          |
| <input type="checkbox"/> Cafeteria     | <input type="checkbox"/> Lg. Grp. Instruction                      | <input type="checkbox"/> Science Labs       |   |
| <input type="checkbox"/> Computer Room | <input type="checkbox"/> Other (Describe): <u>Building Removed</u> |   |   |

**Space Adequacy**

27. Rating of Space Adequacy: N/a Two Mods - SEDs 66040202000015&16  
28. Estimated capital construction expenses anticipated through 2020-2021 (exclude maintenance): \$0  
29. Overall building rating: S  
30. Was overall building rating established after consulting with H&S committee?:   
31. A/E Firm Name: ECG Engineering, PC 33. A/E Firm Phone: 631-360-0006  
32. A/E Firm Address: 222 East Main St., Suite#318, Smithtown, NY 34. A/E Firm Email: info@ecgengineering.com  
35. A/E Name: Lloyd Howell, Engineer 36. A/E License #: 1652949

**Site Utilities**

Water:

37a. Type of service: \_\_\_\_\_ 37b. Condition: \_\_\_\_\_  
37c. Year of last reconstruct/replace: 2015 37d. Rem. useful life (yrs.): 0  
37e. Cost to reconstruct/replace: \$0.00 37f. Comments: \_\_\_\_\_

Site Sanitary:

38a. Type of service: \_\_\_\_\_ 38b. Condition: \_\_\_\_\_  
38c. Year of last reconstruct/replace: 2015 38d. Rem. useful life (yrs.): 0  
38e. Cost to reconstruct/replace: \$0.00 38f. Comments: \_\_\_\_\_

Site Gas:

39a. Does building have gas service?:  Nat. Gas  Propane 39b. Condition: \_\_\_\_\_  
39c. Year of last reconstruct/replace: \_\_\_\_\_ 39d. Rem. useful life (yrs.): \_\_\_\_\_  
39e. Cost to reconstruct/replace: \$0.00 39f. Comments: \_\_\_\_\_

Site Fuel Oil:

40a. Type of service: \_\_\_\_\_  
40b1. # Above gnd: 0 40b1. Capacity (gal): 0  
40b2. # Below gnd: 0 40b2. Capacity (gal): 0  
40c. Condition: \_\_\_\_\_ 40d. Year of last reconstruct/replace: \_\_\_\_\_  
40d. Rem. useful life (yrs.): \_\_\_\_\_ 40e. Cost to reconstruct/replace: \$0.00  
40f. Comments: \_\_\_\_\_

Site Electrical, incl. Exterior Dist.:

41a. Utility Provided  Self Generated  Other 41b. Type of service: \_\_\_\_\_  
41c. Condition: \_\_\_\_\_ 41d. Year of last reconstruct/replace: 2015  
41e. Rem. useful life (yrs.): 0 41f. Cost to reconstruct/replace: \$0.00  
41g. Comments: \_\_\_\_\_

Closed Drainage Pipe Stormwater Management System:

42a. Does the facility have a closed pipe system?  
42b. Condition: \_\_\_\_\_ 42c. Year of last reconstruct/replace: \_\_\_\_\_  
42d. Rem. useful life (yrs.): \_\_\_\_\_ 42e. Cost to reconstruct/replace: \$0.00  
42f. Comments: \_\_\_\_\_



Open Drainage Pipe Stormwater Management System:

43a. Does the facility have an open stormwater system (ditch)

43b. Condition: \_\_\_\_\_ 43c. Year of last reconstruct/replace: 2015 \_\_\_\_\_

43d. Rem. useful life (yrs.): 0 \_\_\_\_\_ 43e. Cost to reconstruct/replace: \$0.00 \_\_\_\_\_

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

Catch Basins / Drop Inlets / Manholes:

44a. Does the facility have catch basins/drop inlets/manholes?

44b. Condition: \_\_\_\_\_ 44c. Year of last reconstruct/replace: 2015 \_\_\_\_\_

44d. Rem. useful life (yrs.): 0 \_\_\_\_\_ 44e. Cost to reconstruct/replace: \$0.00 \_\_\_\_\_

44f. Comments: \_\_\_\_\_

Culverts:

45a. Does the facility have culverts?

45b. Condition: \_\_\_\_\_ 45c. Year of last reconstruct/replace: \_\_\_\_\_

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

45f. Comments: \_\_\_\_\_

Outfalls:

46a. Does facility have outfalls? 46b. Pt. of Discharge: \_\_\_\_\_  46c. Inspected?

46d. Condition: \_\_\_\_\_ 46e. Year of last reconstruct/replace: \_\_\_\_\_

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

46h. Comments: \_\_\_\_\_

Infiltration Basins / Chambers:

47a. Does the facility have infiltration basins/chambers?

47b. Condition: \_\_\_\_\_ 47c. Year of last reconstruct/replace: \_\_\_\_\_

47d. Rem. useful life (yrs.): \_\_\_\_\_ 47e. Cost to reconstruct/replace: \$0.00 \_\_\_\_\_

47f. Comments: \_\_\_\_\_

Retention Basins:

48a. Does the facility have retention basins?

48b. Condition: \_\_\_\_\_ 48c. Year of last reconstruct/replace: \_\_\_\_\_

48d. Rem. useful life (yrs.): \_\_\_\_\_ 48e. Cost to reconstruct/replace: \$0.00 \_\_\_\_\_

48f. Comments: \_\_\_\_\_

Wetponds:

49a. Does the facility have retention basins?

49b. Condition: \_\_\_\_\_ 49c. Year of last reconstruct/replace: \_\_\_\_\_

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

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

Manufactured Stormwater Proprietary Units:

50a. Does the facility have retention basins?

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

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

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

51. Point of outfall discharge:

- Municipal storm water system    Combined sewer system    Surface water  
 Onsite recharge    Other: \_\_\_\_\_

52. Outfall reconnaissance inventory. Were all stormwater outfalls inspected during dry weather for signs of non-stormwater discharge?

**Other Site Features**

Pavement (Roadways / Parking Lots):

- 53a. Concrete    Asphalt    Gravel    Other    None

53b. Condition: \_\_\_\_\_ 53c. Year of last reconstruct/replace: 2015

53d. Rem. useful life (yrs.): 0 53e. Cost to reconstruct/replace: \$0.00

53f. Comments: \_\_\_\_\_

Sidewalks:

- 54a. Concrete    Asphalt    Other

54b. Condition: \_\_\_\_\_ 54c. Year of last reconstruct/replace: 2015

54d. Rem. useful life (yrs.): 0 54e. Cost to reconstruct/replace: \$0.00

54f. Comments: \_\_\_\_\_

Playgrounds and Equipment:

55a. Condition: N/A 55b. Year of last reconstruct/replace: \_\_\_\_\_

55c. Rem. useful life (yrs.): \_\_\_\_\_ 55d. Cost to reconstruct/replace: \$0.00

55e. Comments: \_\_\_\_\_

Athletic Fields, Play Fields and Related Structures:

56a. Condition: N/A 56b. Year of last reconstruct/replace: \_\_\_\_\_

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

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

56f. Synthetic Turf? 56f1. # of Fields: \_\_\_\_\_ 56f2. Rem life (yrs.) \_\_\_\_\_ 56f3. Infill: \_\_\_\_\_

Exterior Bleachers / Stadiums:

57a. Condition: N/A 57b. Year of last reconstruct/replace: \_\_\_\_\_

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

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

Related structures (such as press boxes, dugouts, climbing walls, etc.):

58a. Condition: N/A 58b. Year of last reconstruct/replace: \_\_\_\_\_

58c. Rem. useful life (yrs.): \_\_\_\_\_ 58d. Cost to reconstruct/replace: \$0.00

58e. Comments: \_\_\_\_\_



**Substructure**

59a. Reinforced concrete  Masonry on concrete footing  Other

59b. Evidence of structural concerns:

59b1. Structural cracks  59b2. Heaving/Jacking  59b3. Decay/Corrosion

59b4. Water penetration  59b5. Unsupported areas  59b6. Other

59c. Condition: \_\_\_\_\_ 59d. Year of last reconstruct/replace: 2015

59e. Rem. useful life (yrs.): 0 59f. Cost to reconstruct/replace: \$0.00

59g. Comments: \_\_\_\_\_

**Building Envelope**

Structural Floors:

60a1. Reinforced Concrete slab on Grade  60a4. Wood Deck on Wood Trusses

60a2. Concrete/Metal Deck/Metal Joists  60a5. Wood Deck on Wood Joists

60a3. Precast Concrete Structural System  60a6. Concrete Deck on Wood Structure

60a7. Other: \_\_\_\_\_

60b. Evidence of structural concerns with Beams/Joists/Trusses/Etc.:

60b1. Structural cracks  60b4. Deflection

60b2. Unsupported Ends  60b5. Seriously Damaged/Missing Components

60b3. Rot/Decay/Corrosion 60b6. Other Problems \_\_\_\_\_

60c. Evidence of structural concerns with structural floor deck:

60c1. Cracks  60c2. Deflection  60c3. Rot/Decay/Corrosion

60d. Condition: \_\_\_\_\_ 60e. Year of last reconstruct/replace: 2015

60f. Rem. useful life (yrs.): 0 60g. Cost to reconstruct/replace: \$0.00

60h. Comments: \_\_\_\_\_

Exterior Walls / Columns:

61a. Concrete  Masonry  Steel  Wood  Other

61b. Evidence of structural concerns with Columns/Base Plates/Connections/Etc.:

61b1. Structural cracks  61b2. Rot/Decay/Corrosion 61b3. Other Problems: \_\_\_\_\_

61c. Evidence of concerns with Exterior Cladding:

61c1. Cracks/Gaps  61c4. Moisture Penetration

61c2. Inadequate Flashing  61c5. Rot/Decay/Corrosion

61c3. Efflorescence 61c6. Other Problems: \_\_\_\_\_

61d. Condition: \_\_\_\_\_ 61e. Year of last reconstruct/replace: 2015

61f. Rem. useful life (yrs.): 0 61g. Cost to reconstruct/replace: \$0.00

61h. Comments: \_\_\_\_\_

Chimneys:

62a. Masonry  Concrete  Metal  Other  N/A

62b. Condition: N/A 62c. Year of last reconstruct/replace: \_\_\_\_\_

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

62f. Comments: \_\_\_\_\_

Parapets:

63a. Masonry    Concrete    Metal    Other    N/A

63b. Condition: N/A      63c. Year of last reconstruct/replace: \_\_\_\_\_

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

63f. Comments: \_\_\_\_\_

Exterior Doors:

64a. Condition of Exterior Doors: \_\_\_\_\_      64b. Condition of Ext. Door Hdw: \_\_\_\_\_

64c. Exit doors have magnetic locking devices?      64d. Safety/Security features are adequate?: \_\_\_\_\_

64e. Year of last reconstruct/replace: 2015      64f. Rem. useful life (yrs.): 0

64g. Cost to reconstruct/replace: \_\_\_\_\_ \$0.00      64h. Comments: \_\_\_\_\_

Exterior Steps, Stairs, and Ramps:

65a. Condition: \_\_\_\_\_      65b. Year of last reconstruct/replace: 2015

65c. Rem. useful life (yrs.): 0      65d. Cost to reconstruct/replace: \_\_\_\_\_ \$0.00

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

Fire Escapes:

66a. Does the building have 1 or more fire escapes      66b. Condition: \_\_\_\_\_

66c. Safety features are adequate?      66d. Year of last reconstruct/replace: \_\_\_\_\_

66e. Rem. useful life (yrs.): \_\_\_\_\_      66f. Cost to reconstruct/replace: \_\_\_\_\_ \$0.00

66g. Comments: \_\_\_\_\_

Windows:

67a. Aluminum    Steel    Vinyl    Solid Wood    Wood w/ Ext. Cladding    Other

67. Condition: \_\_\_\_\_      67c. All rescue windows are operable?: \_\_\_\_\_

67d. Year of last reconstruct/replace: 2015      67e. Rem. useful life (yrs.): 0

67f. Cost to reconstruct/replace: \_\_\_\_\_ \$0.00      67g. Comments: \_\_\_\_\_

Roof & Skylights:

68a. Type of roof construction:

68a1. Metal deck on metal trusses / joists       68a4. Concrete on metal deck on metal trusses / joists

68a2. Wood deck on wood trusses / joists       68a5. Other: \_\_\_\_\_

68a3. Wood deck on metal trusses / joists

68b. Type of roofing material:

68b1. Single ply membrane       68b4. Pre-formed metal       68b7. Other: \_\_\_\_\_

68b2. Built-up       68b5. IRMA

68b3. Asphalt single       68b6. Slate



68d. Evidence of structural concerns with beams/joists/trusses/etc.:

- 68d1. Structural cracks       68d4. Deflection  
 68d2. Unsupported ends       68d5. Seriously damaged / missing components  
 68d3. Rot/Decay/Corrosion      68d6. Other Problems: \_\_\_\_\_

68e. Evidence of structural concerns with structural floor deck:

- 68e1. Cracks     68e2. Deflection       68e3. Rot/Decay/Corrosion  
 68f. Does the building have skylights?  
68g. If yes, what material are the skylights made of?: \_\_\_\_\_  
68h. Condition: \_\_\_\_\_

68i. Evidence of concerns with roofing, skylights, flashing and drains:

- 68i1. Failures/Splits/Cracks?:    No      68i4. Poorly func. roof drains?:    No  
68i2. Rot/Decay/Corrosion?:    No      68i5. Evidence of water pen.?:    No  
68i3. Inad. Flashing/curbs/pitch?:    No      68i6. Other Concerns: \_\_\_\_\_

68j. Condition: \_\_\_\_\_ 68k. Year of last reconstruct/replace: 2015

68l. Rem. useful life (yrs.): 0      68m. Cost to reconstruct/replace: \$0.00

68n. Comments: \_\_\_\_\_

### Interior Spaces

#### Interior Bearing Walls/Firewalls (S)

- 69a. Condition: \_\_\_\_\_ 69b. Year of last reconstruct/replace: 2015  
69c. Rem. useful life (yrs.): 0      69d. Cost to reconstruct/replace: \$0.00  
69e. Comments: \_\_\_\_\_

#### Other Interior Walls

- 70a. Condition: \_\_\_\_\_ 70b. Year of last reconstruct/replace: 2015  
70c. Rem. useful life (yrs.): 0      70d. Cost to reconstruct/replace: \$0.00  
70e. Comments: \_\_\_\_\_

#### Carpet:

- 71a. Instructional Space       71a. Common Area

- 71b. Condition: \_\_\_\_\_ 71c. Year of last reconstruct/replace: 2015  
71c. Rem. useful life (yrs.): 0      71d. Cost to reconstruct/replace: \$0.00  
71e. Comments: \_\_\_\_\_

#### Resilient Tiles or Sheet Flooring:

- 72a. Instructional Space       72a. Common Area

- 72b. Condition: \_\_\_\_\_ 72c. Year of last reconstruct/replace: 2015  
72c. Rem. useful life (yrs.): 0      72d. Cost to reconstruct/replace: \$0.00  
72e. Comments: \_\_\_\_\_

#### Hard Flooring:

- 73a. Instructional Space       73a. Common Area

- 73b. Condition: \_\_\_\_\_ 73c. Year of last reconstruct/replace: \_\_\_\_\_  
73c. Rem. useful life (yrs.): \_\_\_\_\_ 73d. Cost to reconstruct/replace: \$0.00  
73e. Comments: \_\_\_\_\_

Wood Flooring:

74a. Instructional Space       74a. Common Area

74b. Condition: \_\_\_\_\_ 74c. Year of last reconstruct/replace: \_\_\_\_\_

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

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

Ceilings:

75a. Condition: \_\_\_\_\_ 75b. Year of last reconstruct/replace: 2015

75c. Rem. useful life (yrs.): 0 \_\_\_\_\_ 75d. Cost to reconstruct/replace: \_\_\_\_\_ \$0.00

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

Other Interior Walls/Lockers

76a. Condition of Wall Units: \_\_\_\_\_ 76b. Year of last reconstruct/replace: 2015

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

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

Interior Doors:

77a. Condition of int. door units: \_\_\_\_\_ 77b. Condition of int. door hardware: \_\_\_\_\_

77c. Year of last reconstruct/replace: 2015 \_\_\_\_\_ 77d. Rem. useful life (yrs.): 0 \_\_\_\_\_

77e. Cost to reconstruct/replace: \_\_\_\_\_ \$0.00 77f. Comments: \_\_\_\_\_

Interior Stairs:

78a. Condition: N/A \_\_\_\_\_ 78b. Year of last reconstruct/replace: \_\_\_\_\_

78c. Rem. useful life (yrs.): \_\_\_\_\_ 78d. Cost to reconstruct/replace: \_\_\_\_\_ \$0.00

78e. Comments: \_\_\_\_\_

Elevators, Lifts and Escalators:

79a. Condition: N/A \_\_\_\_\_ 79b. Year of last reconstruct/replace: \_\_\_\_\_

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

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

Interior Electrical Dist.:

80a. Interior electrical supply meets current needs

80b. Condition: \_\_\_\_\_ 80c. Year of last reconstruct/replace: 2015

80d. Rem. useful life (yrs.): 0 \_\_\_\_\_ 80e. Cost to reconstruct/replace: \_\_\_\_\_ \$0.00

80f. Comments: \_\_\_\_\_

Lighting Fixtures:

81a. Condition: \_\_\_\_\_ 81b. Year of last reconstruct/replace: 2015

81c. Rem. useful life (yrs.): 0 \_\_\_\_\_ 81d. Cost to reconstruct/replace: \_\_\_\_\_ \$0.00

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

Communication Systems:

82a. Systems adequate?: \_\_\_\_\_

82b. Condition: \_\_\_\_\_ 82c. Year of last reconstruct/replace: 2015

82d. Rem. useful life (yrs.): 0 \_\_\_\_\_ 82e. Cost to reconstruct/replace: \_\_\_\_\_ \$0.00

82f. Comments: \_\_\_\_\_



Swimming Pool and Systems:

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

**Plumbing (Excluding HVAC)**

Water Dist. Systems:

84a. Iron  Galvanized  Copper  Lead  PVC  Other  N/A  
84b. Condition: \_\_\_\_\_ 84c. Year of last reconstruct/replace: 2015  
84d. Rem. useful life (yrs.): 0 84e. Cost to reconstruct/replace: \$0.00  
84f. Comments: \_\_\_\_\_

Plumbing Drainage System:

85a. Iron  Galvanized  Copper  Lead  PVC  Other  N/A  
85b. Condition: \_\_\_\_\_ 85c. Year of last reconstruct/replace: 2015  
85d. Rem. useful life (yrs.): 0 85e. Cost to reconstruct/replace: \$0.00  
85f. Comments: \_\_\_\_\_

Hot Water Heaters:

86a. Oil  Natural Gas  Electricity  Propane  Other  N/A  
86b. Condition: \_\_\_\_\_ 86c. Year of last reconstruct/replace: 2015  
86d. Rem. useful life (yrs.): 0 86e. Cost to reconstruct/replace: \$0.00  
86f. Comments: \_\_\_\_\_

Plumbing Fixtures:

87a. Condition: \_\_\_\_\_ 87b. Year of last reconstruct/replace: 2015  
87c. Rem. useful life (yrs.): 0 87d. Cost to reconstruct/replace: \$0.00  
87e. Comments: \_\_\_\_\_

**HVAC Systems**

HVAC System Type:

88a. Central HVAC system?  
 88b. Constant Volume  Variable Air Volume  DualDuct / Multizone  Other

Heat Generating Systems:

89a. Boiler / Hot Water  Boiler / Steam  Furnace / Forced Air  Other  
 Unit Ventilation  Geothermal  Biomass  Electric  
89b. Condition: \_\_\_\_\_ 89c. Year of last reconstruct/replace: 2015  
89d. Rem. useful life (yrs.): 0 89e. Cost to reconstruct/replace: \$0.00  
89f. Comments: \_\_\_\_\_

Heating Fuel / Energy Systems:

90a. Condition: \_\_\_\_\_ 90b. Year of last reconstruct/replace: 2015  
90c. Rem. useful life (yrs.): 0 90d. Cost to reconstruct/replace: \$0.00  
90e. Comments: \_\_\_\_\_

Cooling / AC Generating Systems:

91a. Condition: \_\_\_\_\_ 91b. Year of last reconstruct/replace: 2015  
91c. Rem. useful life (yrs.): 0 91d. Cost to reconstruct/replace: \$0.00

91e. Comments: \_\_\_\_\_

Air Handling and Ventilation Equipment:

92a. Condition: \_\_\_\_\_ 92b. Year of last reconstruct/replace: 2015 \_\_\_\_\_

92c. Rem. useful life (yrs.): 0 \_\_\_\_\_ 92d. Cost to reconstruct/replace: \_\_\_\_\_ \$0.00

92e. Comments: \_\_\_\_\_

Piped Heating and Cooling Dist. Systems:

93a. Condition: \_\_\_\_\_ 93b. Year of last reconstruct/replace: \_\_\_\_\_

93c. Rem. useful life (yrs.): \_\_\_\_\_ 93d. Cost to reconstruct/replace: \_\_\_\_\_ \$0.00

93e. Comments: \_\_\_\_\_

Ducted Heating and Cooling Dist. Systems:

94a. Condition: \_\_\_\_\_ 94b. Year of last reconstruct/replace: 2015 \_\_\_\_\_

94c. Rem. useful life (yrs.): 0 \_\_\_\_\_ 94d. Cost to reconstruct/replace: \_\_\_\_\_ \$0.00

94e. Comments: \_\_\_\_\_

HVAC Control Systems:

95a. Condition: \_\_\_\_\_ 95b. Year of last reconstruct/replace: 2015 \_\_\_\_\_

95c. Rem. useful life (yrs.): 0 \_\_\_\_\_ 95d. Cost to reconstruct/replace: \_\_\_\_\_ \$0.00

95e. Comments: \_\_\_\_\_

**Fire Safety Systems**

Fire Alarm Systems:

96a. Condition: \_\_\_\_\_ 96b. Year of last reconstruct/replace: 2015 \_\_\_\_\_

96c. Rem. useful life (yrs.): 0 \_\_\_\_\_ 96d. Cost to reconstruct/replace: \_\_\_\_\_ \$0.00

96e. Comments: \_\_\_\_\_

Smoke Detection Systems:

97a. Condition: \_\_\_\_\_ 97b. Year of last reconstruct/replace: 2015 \_\_\_\_\_

97c. Rem. useful life (yrs.): 0 \_\_\_\_\_ 97d. Cost to reconstruct/replace: \_\_\_\_\_ \$0.00

97e. Comments: \_\_\_\_\_

Fire Supression Systems:

98a. Condition: \_\_\_\_\_ 98b. Year of last reconstruct/replace: \_\_\_\_\_

98c. Rem. useful life (yrs.): \_\_\_\_\_ 98d. Cost to reconstruct/replace: \_\_\_\_\_ \$0.00

98e. Comments: \_\_\_\_\_

Emergency / Exit Lighting Systems:

99a. Condition: \_\_\_\_\_ 99b. Year of last reconstruct/replace: \_\_\_\_\_

99c. Rem. useful life (yrs.): 0 \_\_\_\_\_ 99d. Cost to reconstruct/replace: \_\_\_\_\_ \$0.00

99e. Comments: \_\_\_\_\_

Emergency Standby Power Systems:

100a. Building has an emergency or standby power system

100b. Condition: NA \_\_\_\_\_ 100c. Year of last reconstruct/replace: \_\_\_\_\_

100d. Rem. useful life (yrs.): \_\_\_\_\_ 100e. Cost to reconstruct/replace: \_\_\_\_\_ \$0.00

100f. Comments: \_\_\_\_\_



**Accessibility**

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

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

103a. Cost of Improvements to provide accessible interior and exterior routes:                     \$0.00                    

103b. Comments: \_\_\_\_\_

**Environmental / Comfort / Health**

104a. General appearance: \_\_\_\_\_ 90b. Comments: \_\_\_\_\_

105a. Cleanliness: \_\_\_\_\_ 91b. Comments: \_\_\_\_\_

106a. Are matts/grills at least 6 Ft. long?: \_\_\_\_\_ **No**

106b. Are matts/grills in entryways?: \_\_\_\_\_ **No**

107a. Acoustics: \_\_\_\_\_  Is there noise in classrooms from HVAC, traffic, that may impact education

107b. Comments: \_\_\_\_\_

108a. Types of lighting in general purpose classrooms:

108a1. Daylight  108a4. Incandescent

108a2. Fluorescent- NOT Full Spectrum  108a5. Other

108a3. Fluorescent- Full Spectrum  108a6. N/A

108b. Blinds provided to prevent glare? 108c. Overall rating: \_\_\_\_\_

108d. Comments: \_\_\_\_\_

109. Is there evidence of active infestations of:

109a. Rodents  109b. Wood Boring/Eating Insects  109c. Cockroaches  109d. Other Vermin

**Indoor Air Quality**

110. Is mold visible, or moldy odors noticed in or around the following areas

	Visible	Odor		Visible	Odor
110a1. Classrooms:	<u>          No          </u>	<u>          No          </u>	110a4. Other areas:	<u>          No          </u>	<u>          No          </u>

110a2. Hallways:           No           110a4. Specify: \_\_\_\_\_

110a3. Supply/Return grills:           No           110c. Comments: \_\_\_\_\_

110b. Est. cost for improvements:           \$0.00           110d. Cellulose?           No           110e. Paper-Faced?           No          

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

	111a. In Classrooms	111b. In Other Areas
111ab1. Visible water damage:	_____	_____
111ab2. Active leaks in roof:	_____	_____
111ab3. Active plumbing leaks:	_____	_____
111ab4. Moisture/Condensation	_____	_____

111c. Rating of humidity/moisture condition in building: \_\_\_\_\_

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

112a1. Near bus loading area: \_\_\_\_\_

112a2. Truck delivery areas: \_\_\_\_\_

112a3. Near garbage disposal areas \_\_\_\_\_

112b. Accumulated dirt, dust, debris around fresh air intakes?: \_\_\_\_\_

112c. Fresh air intakes free of blockage?: \_\_\_\_\_

- 112d. Accumulated dirt, dust, debris in ductwork?: \_\_\_\_\_
- 112e. Dampers functioning as designed?: \_\_\_\_\_
- 112f. Condition of air filters: \_\_\_\_\_
- 112g. Outside air is adequate for occupant load: \_\_\_\_\_
- 112h. Rating of ventilation/indoor air quality: \_\_\_\_\_
- 112i. Comments: \_\_\_\_\_

### Indoor Air Quality Plan

- 113a. Does the school district use EPA's Tools for Schools Program? No \_\_\_\_\_
- 113b. If not, is some other IAQ management plan used?: No \_\_\_\_\_
- 113c. Does the district have an IAQ designee?: No \_\_\_\_\_

### 114. Integrated Pest Management:

- 114a. Does the school district use Integrated Pest Management? No \_\_\_\_\_
- 114b. Is vegetation kept 1ft. from the building?: No \_\_\_\_\_
- 114c. Is there a certified pesticide applicator on staff? No \_\_\_\_\_
- 114d. Are exterior crevices and holes sealed or eliminated? No \_\_\_\_\_
- 114e. Are pesticides used in the buildings/grounds?: No \_\_\_\_\_
- 114e1. If yes, how are they applied?: \_\_\_\_\_
- 114e2. If yes, was an emergency exemption granted by the BOE? No \_\_\_\_\_

### 115. Radon

- 115a. Has the facility been tested for Radon?: No \_\_\_\_\_
- 115b. Were any of the results of the test greater than or equal to 4 picocuries per liter (pCi/L) No \_\_\_\_\_
- 115c. If yes, did the school take steps to mitigate these elevated radon levels?

- Yes, active mitigation system installed     Yes, ventilation controls (HVAC) adjust
- Yes, passive system made active     No action taken
- Yes, other: \_\_\_\_\_

### American Red Cross

- 116a. Is there a written agreement with the American Red Cross for the use of this building as an emergency shelter? No \_\_\_\_\_
- 116b. Does this building have an emergency generator to support sheltering operations? (lights, HVAC, etc.)? No \_\_\_\_\_

If yes, check items below that are powered by the emergency generator:

- Communication System     Fire Alarm System     Kitchen Equipment
- Security System     Lighting     Cooking Equipment
- HVAC     Sump Pump

- 116c. Does this facility have a cooking / food preparation kitchen No \_\_\_\_\_

If yes, is the area outfitted for:

- Full Preparation     Warming Capability Only
- Connected to Emergency Generator?:  Cooking  Refrigeration  Other

- 116d. Potable Water:



Municipal System                       On-Site Wells

Connected to Emergency Generator? No

116e. Sanitary:

Gravity Discharge                       Force Main / Pumping Station

Connected to Emergency Generator? No





## EXECUTIVE SUMMARY

A review of the **Building Condition Surveys** along with the evaluation of educational objectives and future enrollment estimates has resulted in the formulation of a **Five Year Capital Facilities Plan** for Irvington UFSD.

(See the 5 Year Capital Facilities Plan for detailed information).

The costs associated with this plan include:

### TOTAL FIVE YEAR COST BY BUILDING

<b>BUILDING</b>	<b>TOTAL COSTS</b>
Administration Building- Dbl Mod	\$0
Dows Lane Elementary School	\$2,236,000
Facilities/Buildings & Grounds Ofc.	\$0
Irvington Arts & Athletics Building	\$147,000
Irvington High School & LGA Bldg.	\$5,831,000
Irvington Main Street Gym	\$1,571,000
Irvington Main Street School	\$1,732,000
Irvington MS/CMS Building	\$601,000
<b>DISTRICT TOTAL</b>	<b>\$12,118,000</b>

#### Facilities General Conditions & Goals

The following is a list of significant five-year plan goals for each facility:

#### **1. Dows Lane Elementary School**

Ceilings: Replace 1x1 ceilings, replace damaged/stained tiles, repair ceiling in library storage

Control Systems: Replace/upgrade pneumatic controls (leaks in system)

Emergency Power: Install emergency generator

Exterior Doors: Replace exterior doors

Exterior Stairs: Repair railing on circular exterior stairs, repair exterior steps

Exterior Walls: Repair/repoint exterior walls, repair rusted lintels, recaulk expansion joints

Floor Finishes: Abate remaining 9x9 tile - 8,000 S.F.

Floor Finishes: Replace damaged gym wood floor

Interior Doors: Replace/upgrade interior doors & hardware for ADA

Lighting: Replace/upgrade gym lighting & older T8 lighting

Paving: Repave/reseal roadways around building

Play Fields: Resod upper fields

Playgrounds: Repair/reseal blacktop playground & basketball court

Plumbing Fixtures: Upgrade/renovate bathrooms for ADA

Roofing: Repair flashing at roof edges, clean/repair drains

Roofing: Replace built-up roof

Sidewalks: Repair blacktop walks, repair sidewalk at front of building

Site Electrical: Replace/upgrade exterior building lighting

Site Storm Water: Replace catch basin

Ventilation & Air Handling: Replace/upgrade univents, replace AHUs & exhaust fans

Wall Units: Replace/upgrade cabinetry & sinks

Windows: Replace old single pane windows, repair 2nd floor window sills-fill openings (bees)

## **2. Irvington Arts & Athletics Building**

Ceilings: Repair boy's locker room ceiling

Control Systems: Upgrade BMS so AHUs don't run 24/7

Exterior Doors: Replace exterior doors, provide weatherization

Lighting: Repair boy's locker room lighting

Roofing: Provide solution to gravel on roof clogging drains

Sidewalks: Repair sidewalks & curbs

Ventilation & Air Handling: Upgrade heating for stairwells & storage areas

Water Heaters: Pipe relief valve to 18" above floor

## **3. Irvington High School & LGA Bldg.**

Ceilings: Replace old ceilings, replace LGA boy's locker room ceiling

Comm. System: Replace/upgrade clocks

Control Systems: Repair/upgrade BMS controls

Ductwork: Inspect & clean ducts

Electric Serv./Dist.: Replace old electrical panels

Emergency Lighting: Replace/upgrade exit/emergency lighting

Emergency Power: Install emergency generator

Exterior Doors: Repair art room doors

Exterior Stairs: Clean out HS window wells

Exterior Stairs: Repair exterior steps to LGA

Exterior Walls: Repair exterior walls at LGA, HS north wall-exposed rebar, HS S/W corner by roof

Floor Finishes: Replace 9x9 tiles in classrooms, repair tile between atrium & HS

Interior Doors: Replace fire doors at stairwells

Interior Doors: Replace/upgrade interior doors & hardware for ADA

Interior Walls: Repair damage to interior hallway walls, repair step cracks

Lighting: Upgrade LGA gym lighting, replace exterior lighting in 1st floor walkway & atrium rear entrance

Other Interior Walls: Provide tempered glass at classrooms

Other Interior Walls: Provide tempered glass at classrooms

Other Interior Walls: Replace sheetrock walls

Paving: Repave/reseal roadway around building, blacktop walk to CMS building

Play Fields: Replace track, add turf field, upgrade east field - top cap & drainage

Plumbing Fixtures: Upgrade boys & girls bathrooms

Roofing: Repair drainage on canopy roofs by exits, repair rusted metal roof panels

Sidewalks: Repair sidewalks & curbs in front & back of LGA bldg. & courtyard

Site Electrical: Repair exterior lighting under overhang - west side of building

Ventilation & Air Handling: Repair dampers, secure 6 roof top exhaust fans

Ventilation & Air Handling: Replace old univents

Wall Units: Replace lockers in high school-600 units, replace old cabinetry

Windows: Repair window leaks with driving rain at HS south side

## **4. Irvington Main Street Gym**

Boiler/Furnace: Add dual fuel - gas

Ceilings: Repair/replace damaged ceiling tiles



Comm. System: Replace/upgrade system - connect to Main St. school  
Control Systems: Upgrade/integrate control systems  
Electric Serv./Dist.: Check water leak at overhead electrical conduit in locker room  
Electric Serv./Dist.: Replace/upgrade old electrical panels  
Emergency Lighting: Upgrade exit/emergency lighting  
Exterior Doors: Replace all exterior doors  
Exterior Walls: Repair/repoint exterior walls, repair major cracks in walls by lower roof  
Interior Doors: Replace/upgrade interior doors & hardware for ADA  
Interior Walls: Repair/repaint damaged plaster walls  
Lighting: Replace/upgrade gym lighting to LED  
Paving: Repave blacktop driveway  
Plumbing Fixtures: Renovate/upgrade bathrooms  
Sidewalks: Repair front sidewalks  
Ventilation & Air Handling: Replace/upgrade ventilation system

## **5. Irvington Main Street School**

Ceilings: Replace damaged/stained ceiling tiles  
Control Systems: Upgrade/integrate control systems-Andover system bypassed  
Exterior Doors: Replace exterior doors at ends & rear of building  
Exterior Stairs: Repair cracks in steps, repair railings by dumpsters, repair steps to playground  
Exterior Walls: Repair/repoint exterior walls, repair walls in window wells  
Floor Finishes: Replace carpeting in music room  
Floor Finishes: Replace tiles in room 304  
Heat Syst. Piping: Replace/upgrade radiators & pipes  
Interior Doors: Replace/upgrade interior doors & hardware for ADA  
Interior Stairs: Repair/replace railings & stair treads  
Interior Walls: Repair auditorium wall and wall by window in room 407  
Lighting: Replace/upgrade old lighting in hallways, auditorium, stage  
Paving: Repave parking lots, Add curb chocks by building  
Plumbing Fixtures: Upgrade/renovate bathrooms  
Sidewalks: Repair sidewalks & curbs as necessary  
Ventilation & Air Handling: Check return air vents in rooms 207 & 308  
Ventilation & Air Handling: Replace/upgrade ventilation system, check return air vents in rooms 207 & 308  
Windows: Repair balancers, replace window blinds

## **6. Irvington MS/CMS Building**

Control Systems: Upgrade BMS to connect entire campus  
Exterior Doors: Replace vertical rod doors in CMS building  
Exterior Walls: Repair crack in end of exterior wall of CMS building  
Floor Finishes: Repair cracked floor tiles, provide drains by eye wash stations in CMS building  
Other Interior Walls: Add vestibule to MS entrance  
Parapets: Seal gap between coping stones on northside of building  
Paving: Repair dust bowl area between MS & Arts/Athletics building  
Plumbing Drainage: Repair incorrect pitch on nurse's toilet drainage  
Roofing: Repair rusting panels on standing seam roof - wire brush & paint  
Sidewalks: Repair blacktop between CMS & LGA, repair concrete outside music room





**DISTRICT-WIDE  
COST BY YEAR AND RESOURCE**

<b>YEAR</b>	<b>OPS</b>	<b>CAPITAL</b>	<b>BOND</b>	<b>EPC</b>	<b>EXCEL</b>	<b>TOTAL</b>
2016/2017	\$92,000	\$4,935,000				\$5,027,000
2017/2018	\$25,000	\$1,253,000				\$1,278,000
2018/2019		\$1,520,000				\$1,520,000
2019/2020	\$10,000	\$1,333,000				\$1,343,000
2020/2021		\$2,950,000				\$2,950,000
<b>Tot. by Resource</b>	\$127,000	\$11,991,000				
					<b>Grand Total</b>	\$12,118,000

In addition to the effort set forth in this **COMPREHENSIVE PUBLIC SCHOOL SAFETY PROGRAM** the school district has additional on-going requirements to maintain compliance with the RESCUE Regulations which include:

**1. BUILDING CONDITION SURVEYS AND ANNUAL VISUAL INSPECTIONS -**

A reinspection of all building systems is due every November 15th. These building inspections must be completed by a team that includes the Director of Facilities and a PE/RA (or Code Enforcement Official, for AVI's).

**2. REVISED FIVE YEAR CAPITAL FACILITIES PLAN -** Required to be updated each year after the AVI or BCS is performed.

This **COMPREHENSIVE PUBLIC SCHOOL SAFETY PROGRAM** is a work in progress and will change each year as repairs, maintenance and construction activities take place. Compliance with this process will support the objective of improving schools and enhancing education.



### COST BY BUILDING AND YEAR

<u>BUILDING</u>	<u>YEAR</u>	<u>COST</u>
Administration Building- Dbl Mod	2016/2017	\$0
	2017/2018	\$0
	2018/2019	\$0
	2019/2020	\$0
	2020/2021	\$0
	<b>Total Cost</b>	<b>\$0</b>
Dows Lane Elementary School	2016/2017	\$709,000
	2017/2018	\$307,000
	2018/2019	\$370,000
	2019/2020	\$500,000
	2020/2021	\$350,000
	<b>Total Cost</b>	<b>\$2,236,000</b>
Facilities/Buildings & Grounds Ofc.	2016/2017	\$0
	2017/2018	\$0
	2018/2019	\$0
	2019/2020	\$0
	2020/2021	\$0
	<b>Total Cost</b>	<b>\$0</b>
Irvington Arts & Athletics Building	2016/2017	\$32,000
	2017/2018	\$70,000
	2018/2019	\$20,000
	2019/2020	\$25,000
	2020/2021	\$0
	<b>Total Cost</b>	<b>\$147,000</b>



Irvington High School & LGA Bldg.

2016/2017	\$3,516,000
2017/2018	\$305,000
2018/2019	\$850,000
2019/2020	\$510,000
2020/2021	\$650,000
<b>Total Cost</b>	<b>\$5,831,000</b>

Irvington Main Street Gym

2016/2017	\$273,000
2017/2018	\$90,000
2018/2019	\$210,000
2019/2020	\$198,000
2020/2021	\$800,000
<b>Total Cost</b>	<b>\$1,571,000</b>

Irvington Main Street School

2016/2017	\$47,000
2017/2018	\$465,000
2018/2019	\$70,000
2019/2020	\$100,000
2020/2021	\$1,050,000
<b>Total Cost</b>	<b>\$1,732,000</b>

Irvington MS/CMS Building

2016/2017	\$450,000
2017/2018	\$41,000
2018/2019	\$0
2019/2020	\$10,000
2020/2021	\$100,000
<b>Total Cost</b>	<b>\$601,000</b>

## BUILDING INVENTORY FORM

**Building Name:** Administration Building- Dbl Mod

**Bed Codes Number:** 6604020200000015

**Address:** 6 Dows Lane  
Irvington, NY 10533

**Use:** Administration **Current Enrollment:** 0

**Total Square Footage:** 4,224

**Ownership:** Irvington UFSD

**Building Condition Survey Rating:** S

**Building Age:** 19

	<b>Construction Year</b>	<b>Square Footage</b>
<b>Original Building:</b>	1997	4,224

**Heating System Energy Source:** Electric

**Energy Consumption:** \$5,536

**Probable Useful Life of Building:** 10 **Estimated Replacement Value:** \$1,056,000

**Building Facility Report Card:** Y





# District Estimated Expenses Summary Form

Date 4/13/2016

School District: Irvington UFSD

2016-2017		Costs
SED #660402020000001	Irvington Main Street School	\$47,000
SED #660402020000002	Dows Lane Elementary School	\$709,000
SED #660402020000004	Irvington Main Street Gym	\$273,000
SED #660402020000007	Irvington High School & LGA Bldg.	\$3,516,000
SED #660402020000010	Facilities/Buildings & Grounds Ofc.	\$0
SED #660402020000013	Irvington MS/CMS Building	\$450,000
SED #660402020000014	Irvington Arts & Athletics Building	\$32,000
SED #660402020000015	Administration Building- Dbl Mod	\$0
<b>Year Total</b>		<b>\$5,027,000</b>

2017-2018		Costs
SED #660402020000001	Irvington Main Street School	\$465,000
SED #660402020000002	Dows Lane Elementary School	\$307,000
SED #660402020000004	Irvington Main Street Gym	\$90,000
SED #660402020000007	Irvington High School & LGA Bldg.	\$305,000
SED #660402020000010	Facilities/Buildings & Grounds Ofc.	\$0
SED #660402020000013	Irvington MS/CMS Building	\$41,000
SED #660402020000014	Irvington Arts & Athletics Building	\$70,000
SED #660402020000015	Administration Building- Dbl Mod	\$0
<b>Year Total</b>		<b>\$1,278,000</b>

2018-2019		Costs
SED #660402020000001	Irvington Main Street School	\$70,000
SED #660402020000002	Dows Lane Elementary School	\$370,000
SED #660402020000004	Irvington Main Street Gym	\$210,000
SED #660402020000007	Irvington High School & LGA Bldg.	\$850,000
SED #660402020000010	Facilities/Buildings & Grounds Ofc.	\$0
SED #660402020000013	Irvington MS/CMS Building	\$0
SED #660402020000014	Irvington Arts & Athletics Building	\$20,000
SED #660402020000015	Administration Building- Dbl Mod	\$0
<b>Year Total</b>		<b>\$1,520,000</b>

2019-2020		Costs
SED #660402020000001	Irvington Main Street School	\$100,000
SED #660402020000002	Dows Lane Elementary School	\$500,000
SED #660402020000004	Irvington Main Street Gym	\$198,000
SED #660402020000007	Irvington High School & LGA Bldg.	\$510,000
SED #660402020000010	Facilities/Buildings & Grounds Ofc.	\$0
SED #660402020000013	Irvington MS/CMS Building	\$10,000
SED #660402020000014	Irvington Arts & Athletics Building	\$25,000
SED #660402020000015	Administration Building- Dbl Mod	\$0
<b>Year Total</b>		<b>\$1,343,000</b>

2020-2021		Costs
SED #660402020000001	Irvington Main Street School	\$1,050,000
SED #660402020000002	Dows Lane Elementary School	\$350,000
SED #660402020000004	Irvington Main Street Gym	\$800,000
SED #660402020000007	Irvington High School & LGA Bldg.	\$650,000
SED #660402020000010	Facilities/Buildings & Grounds Ofc.	\$0
SED #660402020000013	Irvington MS/CMS Building	\$100,000
SED #660402020000014	Irvington Arts & Athletics Building	\$0
SED #660402020000015	Administration Building- Dbl Mod	\$0
<b>Year Total</b>		<b>\$2,950,000</b>

District Total      \$12,118,000

# Facility Estimated Expenses Form

Date 4/13/2016

School District: Irvington UFSD  
 Building Name: Administration Building- Dbl Mod  
 SED Number: 6604020200000015

		New Construction	Addition	Alterations	Major System	Major Repair	Energy	Bond	Capital	EPC	Operating	EXCEL	Cost
<b>2016</b>	Priority	BCS #	Item Description										\$0
			N/A Recommendations: There is no work scheduled for 2016-17 - Building has been removed										\$0
			Priority Total										\$0
<b>2017</b>	Priority	BCS #	Item Description										\$0
			N/A Recommendations: There is no work scheduled for 2017-18 - Building has been removed										\$0
			Priority Total										\$0
<b>2018</b>	Priority	BCS #	Item Description										\$0
			N/A Recommendations: There is no work scheduled for 2018-19 - Building has been removed										\$0
			Priority Total										\$0
<b>2019</b>	Priority	BCS #	Item Description										\$0
			N/A Recommendations: There is no work scheduled for 2019-20 - Building has been removed										\$0
			Priority Total										\$0
<b>2020</b>	Priority	BCS #	Item Description										\$0
			N/A Recommendations: There is no work scheduled for 2020-21 - Building has been removed										\$0
			Priority Total										\$0
			<b>Facility Total</b>										<b>\$0</b>





## Five Year Capital Facilities Plan By Scheduled Date of Completion

School District: Irvington UFSD  
 Building Name: Administration Building- Dbl Mod      Year: 2016 / 2017

SYSTEM	PROJECT DESCRIPTION	PRIORITY	REASON	SOURCE OF FUNDS	COST OF REPAIR
N/A	There is no work scheduled for 2016-17 - Building has been removed				\$0

**Priority Ranking / Cost Summary:**

A. New Construction	\$0
B. Additions	\$0
C. Alterations / Recon	\$0
D. Major Repairs	\$0
E. Major Systems RM	\$0
F. Energy Consumption	\$0

**Funding Source Totals:**

Capital	\$0
Oper.	\$0
Bond	\$0
EPC	\$0
EXCEL	\$0
<b>Total</b>	<b>\$0</b>





## Five Year Capital Facilities Plan By Scheduled Date of Completion

School District: Irvington UFSD  
 Building Name: Administration Building- Dbl Mod      Year: 2017 / 2018

SYSTEM	PROJECT DESCRIPTION	PRIORITY	REASON	SOURCE OF FUNDS	COST OF REPAIR
N/A	There is no work scheduled for 2017-18 - Building has been removed				\$0

**Priority Ranking / Cost Summary:**

A. New Construction	\$0
B. Additions	\$0
C. Alterations / Recon	\$0
D. Major Repairs	\$0
E. Major Systems RM	\$0
F. Energy Consumption	\$0

**Funding Source Totals:**

Capital	\$0
Oper.	\$0
Bond	\$0
EPC	\$0
EXCEL	\$0
<b>Total</b>	<b>\$0</b>



## Five Year Capital Facilities Plan By Scheduled Date of Completion

School District: Irvington UFSD  
 Building Name: Administration Building- Dbl Mod  
 Year: 2018/2019

SYSTEM	PROJECT DESCRIPTION	PRIORITY	REASON	SOURCE OF FUNDS	COST OF REPAIR
N/A	There is no work scheduled for 2018-19 - Building has been removed				\$0

**Priority Ranking / Cost Summary:**

A. New Construction	\$0
B. Additions	\$0
C. Alterations / Recon	\$0
D. Major Repairs	\$0
E. Major Systems RM	\$0
F. Energy Consumption	\$0

**Funding Source Totals:**

Capital	\$0
Oper.	\$0
Bond	\$0
EPC	\$0
EXCEL	\$0
<b>Total</b>	<b>\$0</b>





# Five Year Capital Facilities Plan By Scheduled Date of Completion

School District: Irvington UFSD

Building Name: Administration Building- Dbl Mod

Year: 2019 / 2020

SYSTEM	PROJECT DESCRIPTION	PRIORITY	REASON	SOURCE OF FUNDS	COST OF REPAIR
N/A	There is no work scheduled for 2019-20 - Building has been removed				\$0

**Priority Ranking / Cost Summary:**

A. New Construction	\$0
B. Additions	\$0
C. Alterations / Recon	\$0
D. Major Repairs	\$0
E. Major Systems RM	\$0
F. Energy Consumption	\$0

**Funding Source Totals:**

Capital	\$0
Oper.	\$0
Bond	\$0
EPC	\$0
EXCEL	\$0
<b>Total</b>	<b>\$0</b>



## Five Year Capital Facilities Plan By Scheduled Date of Completion

School District: Irvington UFSD  
 Building Name: Administration Building- Dbl Mod  
 Year: 2020 / 2021

SYSTEM	PROJECT DESCRIPTION	PRIORITY	REASON	SOURCE OF FUNDS	COST OF REPAIR
N/A	There is no work scheduled for 2020-21 - Building has been removed				\$0

**Priority Ranking / Cost Summary:**

A. New Construction	\$0
B. Additions	\$0
C. Alterations / Recon	\$0
D. Major Repairs	\$0
E. Major Systems RM	\$0
F. Energy Consumption	\$0

**Funding Source Totals:**

Capital	\$0
Oper.	\$0
Bond	\$0
EPC	\$0
EXCEL	\$0
<b>Total</b>	<b>\$0</b>





## 2015-16 Building Condition Survey

1. School District: Irvington UFSD 2. SED Control #: 6604020200000014  
3. Building Name: Irvington Arts & Athletics Building 4. SED District #: 66040202  
5. Survey Inspect. Date: 7/16/2015 6. Building 911 Address: 40 North Broadway  
7. City: Irvington 8. Zip: 10533 9.&10. C/O Status: ANNUAL 10/01/2015

### Building Age and Gross Square Footage

11. Yr. Original Building: 2003 12. Gross Sq.FT as Configured: 53180  
13. Number of Floors: 2

### Building Ownership and Occupancy Status

14. How many full-time and part-time custodians are employed at the school (or work in the building)

Full-Time Custodians: 2 Part-Time Custodians: 1

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 10/1/14: 555

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

Permanent Instructional Spaces: 555 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: 6-12 20. Days Building Closed for '13-'14: 0

21. Building used for instructional purposes in the summer?  
 22. Renovations or construction during past 12 months?  
 23. Was major construction/renovation work since 2010 conducted when school was in session

### Program Spaces

24. Number of General Purpose Classrooms: 15

25. Gross Sq. FT of all Gen. Purpose Classrooms: 14000

26. Other Spaces Provided:

- |  |  |   |   |
|--|--|---|---|
| <input type="checkbox"/> N/A                   | <input type="checkbox"/> Guidance                | <input type="checkbox"/> Multipurpose Rooms | <input type="checkbox"/> Special Ed.      |
| <input type="checkbox"/> Admin                 | <input checked="" type="checkbox"/> Gym          | <input type="checkbox"/> Music              | <input type="checkbox"/> Swimming Pool    |
| <input type="checkbox"/> Art                   | <input type="checkbox"/> Health Suite            | <input type="checkbox"/> Pre-K              | <input type="checkbox"/> Teacher Resource |
| <input type="checkbox"/> Audio Visual          | <input type="checkbox"/> Home & Careers          | <input type="checkbox"/> Remedial Rooms     | <input type="checkbox"/> Tech / Shop      |
| <input checked="" type="checkbox"/> Auditorium | <input type="checkbox"/> Kitchen                 | <input type="checkbox"/> Resource Rooms     | <input type="checkbox"/> Library          |
| <input type="checkbox"/> Cafeteria             | <input type="checkbox"/> Lg. Grp. Instruction    | <input type="checkbox"/> Science Labs       |   |
| <input type="checkbox"/> Computer Room         | <input type="checkbox"/> Other (Describe): _____ |   |   |

## Space Adequacy

27. Rating of Space Adequacy: Good
28. Estimated capital construction expenses anticipated through 2020-2021 (exclude maintenance): \$147,000
29. Overall building rating: S
30. Was overall building rating established after consulting with H&S committee?:
31. A/E Firm Name: ECG Engineering, PC 33. A/E Firm Phone: 631-360-0006
32. A/E Firm Address: 222 East Main St., Suite#318, Smithtown, NY 34. A/E Firm Email: info@ecgengineering.com
35. A/E Name: Lloyd Howell, Engineer 36. A/E License #: 1652949

## Site Utilities

### Water:

- 37a. Type of service: Municipal 37b. Condition: Satisfactory
- 37c. Year of last reconstruct/replace: 2003 37d. Rem. useful life (yrs.): 20
- 37e. Cost to reconstruct/replace: \$0.00 37f. Comments: \_\_\_\_\_

### Site Sanitary:

- 38a. Type of service: Municipal 38b. Condition: Satisfactory
- 38c. Year of last reconstruct/replace: 2003 38d. Rem. useful life (yrs.): 20
- 38e. Cost to reconstruct/replace: \$0.00 38f. Comments: \_\_\_\_\_

### Site Gas:

- 39a. Does building have gas service?:  Nat. Gas  Propane 39b. Condition: Satisfactory
- 39c. Year of last reconstruct/replace: 2003 39d. Rem. useful life (yrs.): 25
- 39e. Cost to reconstruct/replace: \$0.00 39f. Comments: \_\_\_\_\_

### Site Fuel Oil:

- 40a. Type of service: \_\_\_\_\_
- 40b1. # Above gnd: 0 40b1. Capacity (gal): 0
- 40b2. # Below gnd: 0 40b2. Capacity (gal): 0
- 40c. Condition: \_\_\_\_\_ 40d. Year of last reconstruct/replace: \_\_\_\_\_
- 40d. Rem. useful life (yrs.): \_\_\_\_\_ 40e. Cost to reconstruct/replace: \$0.00
- 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: 2003
- 41e. Rem. useful life (yrs.): 35 41f. Cost to reconstruct/replace: \$0.00
- 41g. Comments: \_\_\_\_\_

### Closed Drainage Pipe Stormwater Management System:

- 42a. Does the facility have a closed pipe system?
- 42b. Condition: Satisfactory 42c. Year of last reconstruct/replace: 2003
- 42d. Rem. useful life (yrs.): 15 42e. Cost to reconstruct/replace: \$0.00
- 42f. Comments: \_\_\_\_\_



Open Drainage Pipe Stormwater Management System:

43a. Does the facility have an open stormwater system (ditch)

43b. Condition: Satisfactory 43c. Year of last reconstruct/replace: 2002

43d. Rem. useful life (yrs.): 10 43e. Cost to reconstruct/replace: \$0.00

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

Catch Basins / Drop Inlets / Manholes:

44a. Does the facility have catch basins/drop inlets/manholes?

44b. Condition: Satisfactory 44c. Year of last reconstruct/replace: 2003

44d. Rem. useful life (yrs.): 10 44e. Cost to reconstruct/replace: \$0.00

44f. Comments: \_\_\_\_\_

Culverts:

45a. Does the facility have culverts?

45b. Condition: \_\_\_\_\_ 45c. Year of last reconstruct/replace: \_\_\_\_\_

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

45f. Comments: \_\_\_\_\_

Outfalls:

46a. Does facility have outfalls? 46b. Pt. of Discharge: \_\_\_\_\_  46c. Inspected?

46d. Condition: Satisfactory 46e. Year of last reconstruct/replace: 2003

46f. Rem. useful life (yrs.): 0010 46g. Cost to reconstruct/replace: \$0.00

46h. Comments: \_\_\_\_\_

Infiltration Basins / Chambers:

47a. Does the facility have infiltration basins/chambers?

47b. Condition: \_\_\_\_\_ 47c. Year of last reconstruct/replace: \_\_\_\_\_

47d. Rem. useful life (yrs.): \_\_\_\_\_ 47e. Cost to reconstruct/replace: \$0.00

47f. Comments: \_\_\_\_\_

Retention Basins:

48a. Does the facility have retention basins?

48b. Condition: Satisfactory 48c. Year of last reconstruct/replace: 2003

48d. Rem. useful life (yrs.): 0010 48e. Cost to reconstruct/replace: \$0.00

48f. Comments: \_\_\_\_\_

Wetponds:

49a. Does the facility have retention basins?

49b. Condition: \_\_\_\_\_ 49c. Year of last reconstruct/replace: \_\_\_\_\_

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

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

Manufactured Stormwater Proprietary Units:

50a. Does the facility have retention basins?

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

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



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

51. Point of outfall discharge:

- Municipal storm water system     Combined sewer system     Surface water
- Onsite recharge                       Other: \_\_\_\_\_

52. Outfall reconnaissance inventory. Were all stormwater outfalls inspected during dry weather for signs of non-stormwater discharge?

**Other Site Features**

Pavement (Roadways / Parking Lots):

- 53a. Concrete     Asphalt     Gravel     Other     None

53b. Condition: Satisfactory                      53c. Year of last reconstruct/replace: 2003

53d. Rem. useful life (yrs.): 10                      53e. Cost to reconstruct/replace: \$0.00

53f. Comments: \_\_\_\_\_

Sidewalks:

- 54a. Concrete     Asphalt     Other

54b. Condition: Satisfactory                      54c. Year of last reconstruct/replace: 2003

54d. Rem. useful life (yrs.): 10                      54e. Cost to reconstruct/replace: \$50,000.00

54f. Comments: Repair sidewalks & curbs

Playgrounds and Equipment:

55a. Condition: N/A                      55b. Year of last reconstruct/replace: \_\_\_\_\_

55c. Rem. useful life (yrs.): \_\_\_\_\_                      55d. Cost to reconstruct/replace: \$0.00

55e. Comments: \_\_\_\_\_

Athletic Fields, Play Fields and Related Structures:

56a. Condition: Satisfactory                      56b. Year of last reconstruct/replace: 2003

56c. Rem. useful life (yrs.): 10                      56d. Cost to reconstruct/replace: \$0.00

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

56f. Synthetic Turf? 56f1. # of Fields: \_\_\_\_\_ 56f2. Rem life (yrs.) \_\_\_\_\_ 56f3. Infill: \_\_\_\_\_

Exterior Bleachers / Stadiums:

57a. Condition: Satisfactory                      57b. Year of last reconstruct/replace: 2003

57c. Rem. useful life (yrs.): 0010                      57d. Cost to reconstruct/replace: \$0.00

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

Related structures (such as press boxes, dugouts, climbing walls, etc.):

58a. Condition: Satisfactory                      58b. Year of last reconstruct/replace: 2003

58c. Rem. useful life (yrs.): 0010                      58d. Cost to reconstruct/replace: \$0.00

58e. Comments: \_\_\_\_\_

## Substructure

59a. Reinforced concrete  Masonry on concrete footing  Other

59b. Evidence of structural concerns:

59b1. Structural cracks  59b2. Heaving/Jacking  59b3. Decay/Corrosion

59b4. Water penetration  59b5. Unsupported areas  59b6. Other

59c. Condition: Satisfactory 59d. Year of last reconstruct/replace: 2003

59e. Rem. useful life (yrs.): 40 59f. Cost to reconstruct/replace: \$0.00

59g. Comments: \_\_\_\_\_

## Building Envelope

### Structural Floors:

60a1. Reinforced Concrete slab on Grade  60a4. Wood Deck on Wood Trusses

60a2. Concrete/Metal Deck/Metal Joists  60a5. Wood Deck on Wood Joists

60a3. Precast Concrete Structural System  60a6. Concrete Deck on Wood Structure

60a7. Other: \_\_\_\_\_

60b. Evidence of structural concerns with Beams/Joists/Trusses/Etc.:

60b1. Structural cracks  60b4. Deflection

60b2. Unsupported Ends  60b5. Seriously Damaged/Missing Components

60b3. Rot/Decay/Corrosion 60b6. Other Problems \_\_\_\_\_

60c. Evidence of structural concerns with structural floor deck:

60c1. Cracks  60c2. Deflection  60c3. Rot/Decay/Corrosion

60d. Condition: Satisfactory 60e. Year of last reconstruct/replace: 2003

60f. Rem. useful life (yrs.): 30 60g. Cost to reconstruct/replace: \$0.00

60h. Comments: \_\_\_\_\_

### Exterior Walls / Columns:

61a. Concrete  Masonry  Steel  Wood  Other

61b. Evidence of structural concerns with Columns/Base Plates/Connections/Etc.:

61b1. Structural cracks  61b2. Rot/Decay/Corrosion 61b3. Other Problems: \_\_\_\_\_

61c. Evidence of concerns with Exterior Cladding:

61c1. Cracks/Gaps  61c4. Moisture Penetration

61c2. Inadequate Flashing  61c5. Rot/Decay/Corrosion

61c3. Efflorescence 61c6. Other Problems: \_\_\_\_\_

61d. Condition: Satisfactory 61e. Year of last reconstruct/replace: 2003

61f. Rem. useful life (yrs.): 20 61g. Cost to reconstruct/replace: \$0.00

61h. Comments: \_\_\_\_\_

### Chimneys:

62a. Masonry  Concrete  Metal  Other  N/A

62b. Condition: Satisfactory 62c. Year of last reconstruct/replace: 2003

62d. Rem. useful life (yrs.): 20 62e. Cost to reconstruct/replace: \$0.00

62f. Comments: \_\_\_\_\_



Parapets:

63a. Masonry    Concrete    Metal    Other    N/A

63b. Condition: \_\_\_\_\_ 63c. Year of last reconstruct/replace: \_\_\_\_\_

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

63f. Comments: \_\_\_\_\_

Exterior Doors:

64a. Condition of Exterior Doors: Satisfactory   64b. Condition of Ext. Door Hdw: Satisfactory

64c. Exit doors have magnetic locking devices? 64d. Safety/Security features are adequate?: Yes

64e. Year of last reconstruct/replace: 2003   64f. Rem. useful life (yrs.): 20

64g. Cost to reconstruct/replace: \$20,000.00   64h. Comments: Replace exterior doors, provide weatherization

Exterior Steps, Stairs, and Ramps:

65a. Condition: Satisfactory   65b. Year of last reconstruct/replace: 2003

65c. Rem. useful life (yrs.): 20   65d. Cost to reconstruct/replace: \_\_\_\_\_ \$0.00

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

Fire Escapes:

66a. Does the building have 1 or more fire escapes   66b. Condition: \_\_\_\_\_

66c. Safety features are adequate?   66d. Year of last reconstruct/replace: \_\_\_\_\_

66e. Rem. useful life (yrs.): \_\_\_\_\_   66f. Cost to reconstruct/replace: \_\_\_\_\_ \$0.00

66g. Comments: \_\_\_\_\_

Windows:

67a. Aluminum    Steel    Vinyl    Solid Wood    Wood w/ Ext. Cladding    Other

67. Condition: Satisfactory   67c. All rescue windows are operable?: Yes

67d. Year of last reconstruct/replace: 2003   67e. Rem. useful life (yrs.): 15

67f. Cost to reconstruct/replace: \_\_\_\_\_ \$0.00   67g. Comments: \_\_\_\_\_

Roof & Skylights:

68a. Type of roof construction:

68a1. Metal deck on metal trusses / joists    68a4. Concrete on metal deck on metal trusses / joists

68a2. Wood deck on wood trusses / joists    68a5. Other: \_\_\_\_\_

68a3. Wood deck on metal trusses / joists

68b. Type of roofing material:

68b1. Single ply membrane    68b4. Pre-formed metal    68b7. Other: \_\_\_\_\_

68b2. Built-up    68b5. IRMA

68b3. Asphalt single    68b6. Slate

68d. Evidence of structural concerns with beams/joists/trusses/etc.:

- 68d1. Structural cracks
- 68d2. Unsupported ends
- 68d3. Rot/Decay/Corrosion
- 68d4. Deflection
- 68d5. Seriously damaged / missing components
- 68d6. Other Problems: \_\_\_\_\_

68e. Evidence of structural concerns with structural floor deck:

- 68e1. Cracks
- 68e2. Deflection
- 68e3. Rot/Decay/Corrosion
- 68f. Does the building have skylights?

68g. If yes, what material are the skylights made of?: \_\_\_\_\_

68h. Condition: \_\_\_\_\_

68i. Evidence of concerns with roofing, skylights, flashing and drains:

- 68i1. Failures/Splits/Cracks?: No
- 68i2. Rot/Decay/Corrosion?: No
- 68i3. Inad. Flashing/curbs/pitch?: No
- 68i4. Poorly func. roof drains?: No
- 68i5. Evidence of water pen.?: No
- 68i6. Other Concerns: \_\_\_\_\_

68j. Condition: Satisfactory 68k. Year of last reconstruct/replace: 2003

68l. Rem. useful life (yrs.): 5 68m. Cost to reconstruct/replace: \$20,000.00

68n. Comments: Provide solution to gravel on roof clogging drains

**Interior Spaces**

Interior Bearing Walls/Firewalls (S)

- 69a. Condition: Satisfactory 69b. Year of last reconstruct/replace: 2003
- 69c. Rem. useful life (yrs.): 20 69d. Cost to reconstruct/replace: \$0.00
- 69e. Comments: \_\_\_\_\_

Other Interior Walls

- 70a. Condition: Satisfactory 70b. Year of last reconstruct/replace: 2003
- 70c. Rem. useful life (yrs.): 20 70d. Cost to reconstruct/replace: \$0.00
- 70e. Comments: \_\_\_\_\_

Carpet:

- 71a. Instructional Space
- 71a. Common Area

- 71b. Condition: Satisfactory 71c. Year of last reconstruct/replace: 2003
- 71c. Rem. useful life (yrs.): 10 71d. Cost to reconstruct/replace: \$0.00
- 71e. Comments: \_\_\_\_\_

Resilient Tiles or Sheet Flooring:

- 72a. Instructional Space
- 72a. Common Area

- 72b. Condition: Satisfactory 72c. Year of last reconstruct/replace: 2003
- 72c. Rem. useful life (yrs.): 20 72d. Cost to reconstruct/replace: \$0.00
- 72e. Comments: \_\_\_\_\_

Hard Flooring:

- 73a. Instructional Space
- 73a. Common Area

- 73b. Condition: Satisfactory 73c. Year of last reconstruct/replace: 2003
- 73c. Rem. useful life (yrs.): 20 73d. Cost to reconstruct/replace: \$0.00
- 73e. Comments: \_\_\_\_\_



Wood Flooring:

74a. Instructional Space     74a. Common Area

74b. Condition: Satisfactory    74c. Year of last reconstruct/replace: 2003

74c. Rem. useful life (yrs.): 15    74d. Cost to reconstruct/replace: \$0.00

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

Ceilings:

75a. Condition: Satisfactory    75b. Year of last reconstruct/replace: 2003

75c. Rem. useful life (yrs.): 15    75d. Cost to reconstruct/replace: \$10,000.00

75e. Comments: Repair boys locker room ceiling

Other Interior Walls/Lockers

76a. Condition of Wall Units: Satisfactory    76b. Year of last reconstruct/replace: 2003

76c. Rem. useful life (yrs.): 20    76d. Cost to reconstruct/replace: \$0.00

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

Interior Doors:

77a. Condition of int. door units: Satisfactory    77b. Condition of int. door hardware: Satisfactory

77c. Year of last reconstruct/replace: 2003    77d. Rem. useful life (yrs.): 20

77e. Cost to reconstruct/replace: \$0.00    77f. Comments: \_\_\_\_\_

Interior Stairs:

78a. Condition: Satisfactory    78b. Year of last reconstruct/replace: 2003

78c. Rem. useful life (yrs.): 30    78d. Cost to reconstruct/replace: \$0.00

78e. Comments: \_\_\_\_\_

Elevators, Lifts and Escalators:

79a. Condition: Satisfactory    79b. Year of last reconstruct/replace: 2003

79c. Rem. useful life (yrs.): 20    79d. Cost to reconstruct/replace: \$0.00

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

Interior Electrical Dist.:

80a. Interior electrical supply meets current needs

80b. Condition: Satisfactory    80c. Year of last reconstruct/replace: 2003

80d. Rem. useful life (yrs.): 20    80e. Cost to reconstruct/replace: \$0.00

80f. Comments: \_\_\_\_\_

Lighting Fixtures:

81a. Condition: Satisfactory    81b. Year of last reconstruct/replace: 2003

81c. Rem. useful life (yrs.): 10    81d. Cost to reconstruct/replace: \$10,000.00

81e. Comments: Replace boys locker room lighting

Communication Systems:

82a. Systems adequate?: Yes

82b. Condition: Satisfactory    82c. Year of last reconstruct/replace: 2003

82d. Rem. useful life (yrs.): 10    82e. Cost to reconstruct/replace: \$0.00

82f. Comments: \_\_\_\_\_

Swimming Pool and Systems:

83a. Condition: N/A 83b. Year of last reconstruct/replace: \_\_\_\_\_

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

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

**Plumbing (Excluding HVAC)**

Water Dist. Systems:

84a. Iron  Galvanized  Copper  Lead  PVC  Other  N/A

84b. Condition: Satisfactory 84c. Year of last reconstruct/replace: 2003

84d. Rem. useful life (yrs.): 25 84e. Cost to reconstruct/replace: \$0.00

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

Plumbing Drainage System:

85a. Iron  Galvanized  Copper  Lead  PVC  Other  N/A

85b. Condition: Satisfactory 85c. Year of last reconstruct/replace: 2003

85d. Rem. useful life (yrs.): 25 85e. Cost to reconstruct/replace: \$0.00

85f. Comments: \_\_\_\_\_

Hot Water Heaters:

86a. Oil  Natural Gas  Electricity  Propane  Other  N/A

86b. Condition: Satisfactory 86c. Year of last reconstruct/replace: 2003

86d. Rem. useful life (yrs.): 15 86e. Cost to reconstruct/replace: \$2,000.00

86f. Comments: Pipe relief valve to 18" above floor

Plumbing Fixtures:

87a. Condition: Satisfactory 87b. Year of last reconstruct/replace: 2003

87c. Rem. useful life (yrs.): 15 87d. Cost to reconstruct/replace: \$0.00

87e. Comments: \_\_\_\_\_

**HVAC Systems**

HVAC System Type:

88a. Central HVAC system?

88b. Constant Volume  Variable Air Volume  DualDuct / Multizone  Other

Heat Generating Systems:

89a. Boiler / Hot Water  Boiler / Steam  Furnace / Forced Air  Other

Unit Ventilation  Geothermal  Biomass  Electric

89b. Condition: Satisfactory 89c. Year of last reconstruct/replace: 2003

89d. Rem. useful life (yrs.): 30 89e. Cost to reconstruct/replace: \$0.00

89f. Comments: \_\_\_\_\_

Heating Fuel / Energy Systems:

90a. Condition: Satisfactory 90b. Year of last reconstruct/replace: 2003

90c. Rem. useful life (yrs.): 30 90d. Cost to reconstruct/replace: \$0.00

90e. Comments: \_\_\_\_\_

Cooling / AC Generating Systems:

91a. Condition: Satisfactory 91b. Year of last reconstruct/replace: 2003

91c. Rem. useful life (yrs.): 20 91d. Cost to reconstruct/replace: \$0.00



91e. Comments: \_\_\_\_\_

Air Handling and Ventilation Equipment:

92a. Condition: Satisfactory 92b. Year of last reconstruct/replace: 2003

92c. Rem. useful life (yrs.): 20 92d. Cost to reconstruct/replace: \$25,000.00

92e. Comments: Upgrade heating for stairwells & storage areas

Piped Heating and Cooling Dist. Systems:

93a. Condition: Satisfactory 93b. Year of last reconstruct/replace: 2003

93c. Rem. useful life (yrs.): 30 93d. Cost to reconstruct/replace: \$0.00

93e. Comments: \_\_\_\_\_

Ducted Heating and Cooling Dist. Systems:

94a. Condition: Satisfactory 94b. Year of last reconstruct/replace: 2003

94c. Rem. useful life (yrs.): 30 94d. Cost to reconstruct/replace: \$0.00

94e. Comments: \_\_\_\_\_

HVAC Control Systems:

95a. Condition: Satisfactory 95b. Year of last reconstruct/replace: 2003

95c. Rem. useful life (yrs.): 15 95d. Cost to reconstruct/replace: \$10,000.00

95e. Comments: Upgrade BMS so AHUs don't run 24/7

**Fire Safety Systems**

Fire Alarm Systems:

96a. Condition: Satisfactory 96b. Year of last reconstruct/replace: 2003

96c. Rem. useful life (yrs.): 15 96d. Cost to reconstruct/replace: \$0.00

96e. Comments: \_\_\_\_\_

Smoke Detection Systems:

97a. Condition: Satisfactory 97b. Year of last reconstruct/replace: 2003

97c. Rem. useful life (yrs.): 15 97d. Cost to reconstruct/replace: \$0.00

97e. Comments: \_\_\_\_\_

Fire Supression Systems:

98a. Condition: NA 98b. Year of last reconstruct/replace: \_\_\_\_\_

98c. Rem. useful life (yrs.): \_\_\_\_\_ 98d. Cost to reconstruct/replace: \$0.00

98e. Comments: \_\_\_\_\_

Emergency / Exit Lighting Systems:

99a. Condition: Satisfactory 99b. Year of last reconstruct/replace: 2003

99c. Rem. useful life (yrs.): 15 99d. Cost to reconstruct/replace: \$0.00

99e. Comments: \_\_\_\_\_

Emergency Standby Power Systems:

100a. Building has an emergency or standby power system

100b. Condition: NA 100c. Year of last reconstruct/replace: \_\_\_\_\_

100d. Rem. useful life (yrs.): \_\_\_\_\_ 100e. Cost to reconstruct/replace: \$0.00

100f. Comments: \_\_\_\_\_

## Accessibility

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

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

103a. Cost of Improvements to provide accessible interior and exterior routes: \$0.00

103b. Comments: \_\_\_\_\_

## Environmental / Comfort / Health

104a. General appearance: Good 90b. Comments: \_\_\_\_\_

105a. Cleanliness: Good 91b. Comments: \_\_\_\_\_

106a. Are matts/grills at least 6 Ft. long?: Yes

106b. Are matts/grills in entryways?: Yes

107a. Acoustics: Good  Is there noise in classrooms from HVAC, traffic, that may impact education

107b. Comments: \_\_\_\_\_

108a. Types of lighting in general purpose classrooms:

108a1. Daylight  108a4. Incandescent

108a2. Fluorescent- NOT Full Spectrum  108a5. Other

108a3. Fluorescent- Full Spectrum  108a6. N/A

108b. Blinds provided to prevent glare? 108c. Overall rating: Good

108d. Comments: \_\_\_\_\_

109. Is there evidence of active infestations of:

109a. Rodents  109b. Wood Boring/Eating Insects  109c. Cockroaches  109d. Other Vermin

## Indoor Air Quality

110. Is mold visible, or moldy odors noticed in or around the following areas

	Visible	Odor		Visible	Odor
110a1. Classrooms:	<u>No</u>	<u>No</u>	110a4. Other areas:	<u>No</u>	<u>No</u>

110a2. Hallways:	<u>No</u>	<u>No</u>	110a4. Specify:	_____	
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110a3. Supply/Return grills:	<u>No</u>	<u>No</u>	110c. Comments:	_____	
------------------------------	-----------	-----------	-----------------	-------	--

110b. Est. cost for improvements: \$0.00 110d. Cellulose? Yes 110e. Paper-Faced? Yes

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

	111a. In Classrooms	111b. In Other Areas
111ab1. Visible water damage:	<u>No</u>	<u>No</u>
111ab2. Active leaks in roof:	<u>No</u>	<u>No</u>
111ab3. Active plumbing leaks:	<u>No</u>	<u>No</u>
111ab4. Moisture/Condensation	<u>No</u>	<u>No</u>

111c. Rating of humidity/moisture condition in building: Good

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

112a1. Near bus loading area: No

112a2. Truck delivery areas: No

112a3. Near garbage disposal areas No

112b. Accumulated dirt, dust, debris around fresh air intakes?: No

112c. Fresh air intakes free of blockage?: Yes



112d. Accumulated dirt, dust, debris in ductwork?: No  
 112e. Dampers functioning as designed?: Yes  
 112f. Condition of air filters: Good  
 112g. Outside air is adequate for occupant load: No  
 112h. Rating of ventilation/indoor air quality: Good  
 112i. Comments: \_\_\_\_\_

**Indoor Air Quality Plan**

113a. Does the school district use EPA's Tools for Schools Program? Yes  
 113b. If not, is some other IAQ management plan used?: No  
 113c. Does the district have an IAQ designee?: Yes  
 114. Integrated Pest Management:  
 114a. Does the school district use Integrated Pest Management? Yes  
 114b. Is vegetation kept 1ft. from the building?: Yes  
 114c. Is there a certified pesticide applicator on staff? No  
 114d. Are exterior crevices and holes sealed or eliminated? No  
 114e. Are pesticides used in the buildings/grounds?: No  
 114e1. If yes, how are they applied?: \_\_\_\_\_  
 114e2. If yes, was an emergency exemption granted by the BOE? No

115. Radon

115a. Has the facility been tested for Radon?: Yes  
 115b. Were any of the results of the test greater than or equal to 4 picocuries per liter (pCi/L) No  
 115c. If yes, did the school take steps to mitigate these elevated radon levels?  
 Yes, active mitigation system installed     Yes, ventilation controls (HVAC) adjuste  
 Yes, passive system made active     No action taken  
 Yes, other: \_\_\_\_\_

**American Red Cross**

116a. Is there a written agreement with the American Red Cross for the use of this building as an emergency shelter? No  
 116b. Does this building have an emergency generator to support sheltering operations? (lights, HVAC, etc.)? No

If yes, check items below that are powered by the emergency generator:

- Communication System     Fire Alarm System     Kitchen Equipment
- Security System     Lighting     Cooking Equipment
- HVAC     Sump Pump

116c. Does this facility have a cooking / food preparation kitchen No

If yes, is the area outfitted for:

- Full Preparation     Warming Capability Only
- Connected to Emergency Generator?:  Cooking  Refrigeration  Other

116d. Potable Water:

Municipal System       On-Site Wells

Connected to Emergency Generator? No

116e. Sanitary:

Gravity Discharge       Force Main / Pumping Station

Connected to Emergency Generator? No



## EXECUTIVE SUMMARY

A review of the **Building Condition Surveys** along with the evaluation of educational objectives and future enrollment estimates has resulted in the formulation of a **Five Year Capital Facilities Plan** for Irvington UFSD.

(See the 5 Year Capital Facilities Plan for detailed information).

The costs associated with this plan include:

### TOTAL FIVE YEAR COST BY BUILDING

<b>BUILDING</b>	<b>TOTAL COSTS</b>
Administration Building- Dbl Mod	\$0
Dows Lane Elementary School	\$2,236,000
Facilities/Buildings & Grounds Ofc.	\$0
Irvington Arts & Athletics Building	\$147,000
Irvington High School & LGA Bldg.	\$5,831,000
Irvington Main Street Gym	\$1,571,000
Irvington Main Street School	\$1,732,000
Irvington MS/CMS Building	\$601,000
<b>DISTRICT TOTAL</b>	<b>\$12,118,000</b>

#### Facilities General Conditions & Goals

The following is a list of significant five-year plan goals for each facility:

##### **1. Dows Lane Elementary School**

Ceilings: Replace 1x1 ceilings, replace damaged/stained tiles, repair ceiling in library storage

Control Systems: Replace/upgrade pneumatic controls (leaks in system)

Emergency Power: Install emergency generator

Exterior Doors: Replace exterior doors

Exterior Stairs: Repair railing on circular exterior stairs, repair exterior steps

Exterior Walls: Repair/repoint exterior walls, repair rusted lintels, recaulk expansion joints

Floor Finishes: Abate remaining 9x9 tile - 8,000 S.F.

Floor Finishes: Replace damaged gym wood floor

Interior Doors: Replace/upgrade interior doors & hardware for ADA

Lighting: Replace/upgrade gym lighting & older T8 lighting

Paving: Repave/reseal roadways around building

Play Fields: Resod upper fields

Playgrounds: Repair/reseal blacktop playground & basketball court

Plumbing Fixtures: Upgrade/renovate bathrooms for ADA

Roofing: Repair flashing at roof edges, clean/repair drains

Roofing: Replace built-up roof

Sidewalks: Repair blacktop walks, repair sidewalk at front of building

Site Electrical: Replace/upgrade exterior building lighting

Site Storm Water: Replace catch basin

Ventilation & Air Handling: Replace/upgrade univents, replace AHUs & exhaust fans



Wall Units: Replace/upgrade cabinetry & sinks

Windows: Replace old single pane windows, repair 2nd floor window sills-fill openings (bees)

## **2. Irvington Arts & Athletics Building**

Ceilings: Repair boy's locker room ceiling

Control Systems: Upgrade BMS so AHUs don't run 24/7

Exterior Doors: Replace exterior doors, provide weatherization

Lighting: Repair boy's locker room lighting

Roofing: Provide solution to gravel on roof clogging drains

Sidewalks: Repair sidewalks & curbs

Ventilation & Air Handling: Upgrade heating for stairwells & storage areas

Water Heaters: Pipe relief valve to 18" above floor

## **3. Irvington High School & LGA Bldg.**

Ceilings: Replace old ceilings, replace LGA boy's locker room ceiling

Comm. System: Replace/upgrade clocks

Control Systems: Repair/upgrade BMS controls

Ductwork: Inspect & clean ducts

Electric Serv./Dist.: Replace old electrical panels

Emergency Lighting: Replace/upgrade exit/emergency lighting

Emergency Power: Install emergency generator

Exterior Doors: Repair art room doors

Exterior Stairs: Clean out HS window wells

Exterior Stairs: Repair exterior steps to LGA

Exterior Walls: Repair exterior walls at LGA, HS north wall-exposed rebar, HS S/W corner by roof

Floor Finishes: Replace 9x9 tiles in classrooms, repair tile between atrium & HS

Interior Doors: Replace fire doors at stairwells

Interior Doors: Replace/upgrade interior doors & hardware for ADA

Interior Walls: Repair damage to interior hallway walls, repair step cracks

Lighting: Upgrade LGA gym lighting, replace exterior lighting in 1st floor walkway & atrium rear entrance

Other Interior Walls: Provide tempered glass at classrooms

Other Interior Walls: Provide tempered glass at classrooms

Other Interior Walls: Replace sheetrock walls

Paving: Repave/reseal roadway around building, blacktop walk to CMS building

Play Fields: Replace track, add turf field, upgrade east field - top cap & drainage

Plumbing Fixtures: Upgrade boys & girls bathrooms

Roofing: Repair drainage on canopy roofs by exits, repair rusted metal roof panels

Sidewalks: Repair sidewalks & curbs in front & back of LGA bldg. & courtyard

Site Electrical: Repair exterior lighting under overhang - west side of building

Ventilation & Air Handling: Repair dampers, secure 6 roof top exhaust fans

Ventilation & Air Handling: Replace old univents

Wall Units: Replace lockers in high school-600 units, replace old cabinetry

Windows: Repair window leaks with driving rain at HS south side

## **4. Irvington Main Street Gym**

Boiler/Furnace: Add dual fuel - gas

Ceilings: Repair/replace damaged ceiling tiles



Comm. System: Replace/upgrade system - connect to Main St. school  
Control Systems: Upgrade/integrate control systems  
Electric Serv./Dist.: Check water leak at overhead electrical conduit in locker room  
Electric Serv./Dist.: Replace/upgrade old electrical panels  
Emergency Lighting: Upgrade exit/emergency lighting  
Exterior Doors: Replace all exterior doors  
Exterior Walls: Repair/repaint exterior walls, repair major cracks in walls by lower roof  
Interior Doors: Replace/upgrade interior doors & hardware for ADA  
Interior Walls: Repair/repaint damaged plaster walls  
Lighting: Replace/upgrade gym lighting to LED  
Paving: Repave blacktop driveway  
Plumbing Fixtures: Renovate/upgrade bathrooms  
Sidewalks: Repair front sidewalks  
Ventilation & Air Handling: Replace/upgrade ventilation system

## **5. Irvington Main Street School**

Ceilings: Replace damaged/stained ceiling tiles  
Control Systems: Upgrade/integrate control systems-Andover system bypassed  
Exterior Doors: Replace exterior doors at ends & rear of building  
Exterior Stairs: Repair cracks in steps, repair railings by dumpsters, repair steps to playground  
Exterior Walls: Repair/repaint exterior walls, repair walls in window wells  
Floor Finishes: Replace carpeting in music room  
Floor Finishes: Replace tiles in room 304  
Heat Syst. Piping: Replace/upgrade radiators & pipes  
Interior Doors: Replace/upgrade interior doors & hardware for ADA  
Interior Stairs: Repair/replace railings & stair treads  
Interior Walls: Repair auditorium wall and wall by window in room 407  
Lighting: Replace/upgrade old lighting in hallways, auditorium, stage  
Paving: Repave parking lots, Add curb chocks by building  
Plumbing Fixtures: Upgrade/renovate bathrooms  
Sidewalks: Repair sidewalks & curbs as necessary  
Ventilation & Air Handling: Check return air vents in rooms 207 & 308  
Ventilation & Air Handling: Replace/upgrade ventilation system, check return air vents in rooms 207 & 308  
Windows: Repair balancers, replace window blinds

## **6. Irvington MS/CMS Building**

Control Systems: Upgrade BMS to connect entire campus  
Exterior Doors: Replace vertical rod doors in CMS building  
Exterior Walls: Repair crack in end of exterior wall of CMS building  
Floor Finishes: Repair cracked floor tiles, provide drains by eye wash stations in CMS building  
Other Interior Walls: Add vestibule to MS entrance  
Parapets: Seal gap between coping stones on northside of building  
Paving: Repair dust bowl area between MS & Arts/Athletics building  
Plumbing Drainage: Repair incorrect pitch on nurse's toilet drainage  
Roofing: Repair rusting panels on standing seam roof - wire brush & paint  
Sidewalks: Repair blacktop between CMS & LGA, repair concrete outside music room



**DISTRICT-WIDE  
COST BY YEAR AND RESOURCE**

<b>YEAR</b>	<b>OPS</b>	<b>CAPITAL</b>	<b>BOND</b>	<b>EPC</b>	<b>EXCEL</b>	<b>TOTAL</b>
2016/2017	\$92,000	\$4,935,000				\$5,027,000
2017/2018	\$25,000	\$1,253,000				\$1,278,000
2018/2019		\$1,520,000				\$1,520,000
2019/2020	\$10,000	\$1,333,000				\$1,343,000
2020/2021		\$2,950,000				\$2,950,000
<b>Tot. by Resource</b>	\$127,000	\$11,991,000				
					<b>Grand Total</b>	\$12,118,000

In addition to the effort set forth in this **COMPREHENSIVE PUBLIC SCHOOL SAFETY PROGRAM** the school district has additional on-going requirements to maintain compliance with the RESCUE Regulations which include:

**1. BUILDING CONDITION SURVEYS AND ANNUAL VISUAL INSPECTIONS -**

A reinspection of all building systems is due every November 15th. These building inspections must be completed by a team that includes the Director of Facilities and a PE/RA (or Code Enforcement Official, for AVI's).

**2. REVISED FIVE YEAR CAPITAL FACILITIES PLAN -** Required to be updated each year after the AVI or BCS is performed.

This **COMPREHENSIVE PUBLIC SCHOOL SAFETY PROGRAM** is a work in progress and will change each year as repairs, maintenance and construction activities take place. Compliance with this process will support the objective of improving schools and enhancing education.



## COST BY BUILDING AND YEAR

<u>BUILDING</u>	<u>YEAR</u>	<u>COST</u>
Administration Building- Dbl Mod	2016/2017	\$0
	2017/2018	\$0
	2018/2019	\$0
	2019/2020	\$0
	2020/2021	\$0
	<b>Total Cost</b>	<b>\$0</b>
Dows Lane Elementary School	2016/2017	\$709,000
	2017/2018	\$307,000
	2018/2019	\$370,000
	2019/2020	\$500,000
	2020/2021	\$350,000
	<b>Total Cost</b>	<b>\$2,236,000</b>
Facilities/Buildings & Grounds Ofc.	2016/2017	\$0
	2017/2018	\$0
	2018/2019	\$0
	2019/2020	\$0
	2020/2021	\$0
	<b>Total Cost</b>	<b>\$0</b>
Irvington Arts & Athletics Building	2016/2017	\$32,000
	2017/2018	\$70,000
	2018/2019	\$20,000
	2019/2020	\$25,000
	2020/2021	\$0
	<b>Total Cost</b>	<b>\$147,000</b>



Irvington High School & LGA Bldg.

2016/2017	\$3,516,000
2017/2018	\$305,000
2018/2019	\$850,000
2019/2020	\$510,000
2020/2021	\$650,000
<b>Total Cost</b>	<b>\$5,831,000</b>

Irvington Main Street Gym

2016/2017	\$273,000
2017/2018	\$90,000
2018/2019	\$210,000
2019/2020	\$198,000
2020/2021	\$800,000
<b>Total Cost</b>	<b>\$1,571,000</b>

Irvington Main Street School

2016/2017	\$47,000
2017/2018	\$465,000
2018/2019	\$70,000
2019/2020	\$100,000
2020/2021	\$1,050,000
<b>Total Cost</b>	<b>\$1,732,000</b>

Irvington MS/CMS Building

2016/2017	\$450,000
2017/2018	\$41,000
2018/2019	\$0
2019/2020	\$10,000
2020/2021	\$100,000
<b>Total Cost</b>	<b>\$601,000</b>

**BUILDING INVENTORY FORM**

**Building Name:** Irvington Arts & Athletics Building

**Bed Codes Number:** 6604020200000014

**Address:** 40 North Broadway  
Irvington, NY 10533

**Use:** Instruction

**Current Enrollment:** 555

**Total Square Footage:** 53,180

**Ownership:** Irvington UFSD

**Building Condition Survey Rating:** S

**Building Age:** 13

	<b>Construction Year</b>	<b>Square Footage</b>
<b>Original Building:</b>	2003	53,180

**Heating System Energy Source:** Gas,Oil

**Energy Consumption:** \$103,031

**Probable Useful Life of Building:** 45      **Estimated Replacement Value:** \$13,295,000

**Building Facility Report Card:** Y



# District Estimated Expenses Summary Form

Date 4/13/2016

School District: Irvington UFSD

2016-2017		Costs
SED #6604020200000001	Irvington Main Street School	\$47,000
SED #6604020200000002	Dows Lane Elementary School	\$709,000
SED #6604020200000004	Irvington Main Street Gym	\$273,000
SED #6604020200000007	Irvington High School & LGA Bldg.	\$3,516,000
SED #6604020200000010	Facilities/Buildings & Grounds Ofc.	\$0
SED #6604020200000013	Irvington MS/CMS Building	\$450,000
SED #6604020200000014	Irvington Arts & Athletics Building	\$32,000
SED #6604020200000015	Administration Building- Dbl Mod	\$0
<b>Year Total</b>		<b>\$5,027,000</b>

2017-2018		Costs
SED #6604020200000001	Irvington Main Street School	\$465,000
SED #6604020200000002	Dows Lane Elementary School	\$307,000
SED #6604020200000004	Irvington Main Street Gym	\$90,000
SED #6604020200000007	Irvington High School & LGA Bldg.	\$305,000
SED #6604020200000010	Facilities/Buildings & Grounds Ofc.	\$0
SED #6604020200000013	Irvington MS/CMS Building	\$41,000
SED #6604020200000014	Irvington Arts & Athletics Building	\$70,000
SED #6604020200000015	Administration Building- Dbl Mod	\$0
<b>Year Total</b>		<b>\$1,278,000</b>

2018-2019		Costs
SED #6604020200000001	Irvington Main Street School	\$70,000
SED #6604020200000002	Dows Lane Elementary School	\$370,000
SED #6604020200000004	Irvington Main Street Gym	\$210,000
SED #6604020200000007	Irvington High School & LGA Bldg.	\$850,000
SED #6604020200000010	Facilities/Buildings & Grounds Ofc.	\$0
SED #6604020200000013	Irvington MS/CMS Building	\$0
SED #6604020200000014	Irvington Arts & Athletics Building	\$20,000
SED #6604020200000015	Administration Building- Dbl Mod	\$0
<b>Year Total</b>		<b>\$1,520,000</b>

2019-2020		Costs
SED #6604020200000001	Irvington Main Street School	\$100,000
SED #6604020200000002	Dows Lane Elementary School	\$500,000
SED #6604020200000004	Irvington Main Street Gym	\$198,000
SED #6604020200000007	Irvington High School & LGA Bldg.	\$510,000
SED #6604020200000010	Facilities/Buildings & Grounds Ofc.	\$0
SED #6604020200000013	Irvington MS/CMS Building	\$10,000
SED #6604020200000014	Irvington Arts & Athletics Building	\$25,000
SED #6604020200000015	Administration Building- Dbl Mod	\$0
<b>Year Total</b>		<b>\$1,343,000</b>

2020-2021		Costs
SED #6604020200000001	Irvington Main Street School	\$1,050,000
SED #6604020200000002	Dows Lane Elementary School	\$350,000
SED #6604020200000004	Irvington Main Street Gym	\$800,000
SED #6604020200000007	Irvington High School & LGA Bldg.	\$650,000
SED #6604020200000010	Facilities/Buildings & Grounds Ofc.	\$0
SED #6604020200000013	Irvington MS/CMS Building	\$100,000
SED #6604020200000014	Irvington Arts & Athletics Building	\$0
SED #6604020200000015	Administration Building- Dbl Mod	\$0
<b>Year Total</b>		<b>\$2,950,000</b>



District Total      \$12,118,000

# Facility Estimated Expenses Form

Date 4/14/2016

School District: Irvington UFSD  
 Building Name: Irvington Arts & Athletics Building  
 SED Number: 660402020000014

2016 Priority	BCS #	Item Description	New Construction	Addition	Alterations	Major System	Major Repair	Energy	Bond	Capital	EPC	Operating	EXCEL	Cost
	D-2	2.1 Roof: Provide solution to gravel on roof clogging drains					X			X				\$20,000
	D-2	7.4 Hot Water Heater: Pipe relief valve to 18" above floor					X					X		\$2,000
	B-1	8.9 Control Systems: Upgrade BMS so AHUs don't run 24/7		X						X				\$10,000
Priority Total														\$32,000
2017 Priority	BCS #	Item Description	New Construction	Addition	Alterations	Major System	Major Repair	Energy	Bond	Capital	EPC	Operating	EXCEL	Cost
	D-2	1.72 Sidewalks: Repair sidewalks & curbs					X			X				\$50,000
	D-2	5.3 Ceilings: Repair boy's locker room ceiling					X			X				\$10,000
	D-2	6.2 Lighting: Repair boy's locker room lighting					X			X				\$10,000
Priority Total														\$70,000
2018 Priority	BCS #	Item Description	New Construction	Addition	Alterations	Major System	Major Repair	Energy	Bond	Capital	EPC	Operating	EXCEL	Cost
	E-2	3.2 Exterior Doors: Replace exterior doors, provide weatherization									X			\$20,000
Priority Total														\$20,000
2019 Priority	BCS #	Item Description	New Construction	Addition	Alterations	Major System	Major Repair	Energy	Bond	Capital	EPC	Operating	EXCEL	Cost
	B-2	8.3 Ventilation & Air Handling: Upgrade heating for stairwells & storage areas		X										\$25,000
Priority Total														\$25,000

# Facility Estimated Expenses Form

Date 4/14/2016

School District: Irvington UFSD  
 Building Name: Irvington Arts & Athletics Building  
 SED Number: 6604020200000014

2020 Priority	BCS #	Item Description	EXCEL	Operating	EPC	Capital	Bond	Energy	Major Repair	Major System	Alterations	Addition	New Construction	Cost
N/A Recommendations: There is no work scheduled for 2020-21														
<b>Priority Total</b>													\$0	
<b>Facility Total</b>													<b>\$147,000</b>	

## Five Year Capital Facilities Plan By Scheduled Date of Completion

School District: Irvington UFSD

Year: 2016 / 2017

Building Name: Irvington Arts & Athletics Building

SYSTEM	PROJECT DESCRIPTION	PRIORITY	REASON	SOURCE OF FUNDS	COST OF REPAIR
<b>2.1 Roofing</b>					
Roof	Provide solution to gravel on roof clogging drains	D-2	O&M	CAP	\$20,000
<b>7.4 Water Heaters</b>					
Hot Water Heater	Pipe relief valve to 18" above floor	D-2	O&M	OPER	\$2,000
<b>8.9 Control Systems</b>					
Control Systems	Upgrade BMS so AHUs don't run 24/7	B-1	O&M	CAP	\$10,000

### Priority Ranking / Cost Summary:

A. New Construction	\$0
B. Additions	\$10,000
C. Alterations / Recon	\$0
D. Major Repairs	\$22,000
E. Major Systems RM	\$0
F. Energy Consumption	\$0

### Funding Source Totals:

Capital	\$30,000
Oper.	\$2,000
Bond	\$0
EPC	\$0
EXCEL	\$0
<b>Total</b>	<b>\$32,000</b>





## Five Year Capital Facilities Plan By Scheduled Date of Completion

School District: Irvington UFSD

Year: 2017 / 2018

Building Name: Irvington Arts & Athletics Building

SYSTEM	PROJECT DESCRIPTION	PRIORITY	REASON	SOURCE OF FUNDS	COST OF REPAIR
<b>1.72 Sidewalks</b>					
Sidewalks	Repair sidewalks & curbs	D-2	O&M	CAP	\$50,000
<b>5.3 Ceilings</b>					
Ceilings	Repair boy's locker room ceiling	D-2	O&M	CAP	\$10,000
<b>6.2 Lighting</b>					
Lighting	Repair boy's locker room lighting	D-2	O&M	CAP	\$10,000

**Priority Ranking / Cost Summary:**

A. New Construction	\$0
B. Additions	\$0
C. Alterations / Recon	\$0
D. Major Repairs	\$70,000
E. Major Systems RM	\$0
F. Energy Consumption	\$0

**Funding Source Totals:**

Capital	\$70,000
Oper.	\$0
Bond	\$0
EPC	\$0
EXCEL	\$0
<b>Total</b>	<b>\$70,000</b>



## Five Year Capital Facilities Plan By Scheduled Date of Completion

School District: Irvington UFSD

Year: 2018 / 2019

Building Name: Irvington Arts & Athletics Building

SYSTEM	PROJECT DESCRIPTION	PRIORITY	REASON	SOURCE OF FUNDS	COST OF REPAIR
3.2 Exterior Doors	Replace exterior doors, provide weatherization	E-2	O&M	CAP	\$20,000

**Priority Ranking / Cost Summary:**

A. New Construction	\$0
B. Additions	\$0
C. Alterations / Recon	\$0
D. Major Repairs	\$0
E. Major Systems RM	\$20,000
F. Energy Consumption	\$0

**Funding Source Totals:**

Capital	\$20,000
Oper.	\$0
Bond	\$0
EPC	\$0
EXCEL	\$0
<b>Total</b>	<b>\$20,000</b>





## Five Year Capital Facilities Plan By Scheduled Date of Completion

School District: Irvington UFSD

Year: 2019 / 2020

Building Name: Irvington Arts & Athletics Building

SYSTEM	PROJECT DESCRIPTION	PRIORITY	REASON	SOURCE OF FUNDS	COST OF REPAIR
8.3	Ventilation & Air Handling				
	Upgrade heating for stairwells & storage areas	B-2	HSE	CAP	\$25,000

**Priority Ranking / Cost Summary:**

A. New Construction	\$0
B. Additions	\$25,000
C. Alterations / Recon	\$0
D. Major Repairs	\$0
E. Major Systems RM	\$0
F. Energy Consumption	\$0

**Funding Source Totals:**

Capital	\$25,000
Oper.	\$0
Bond	\$0
EPC	\$0
EXCEL	\$0
<b>Total</b>	<b>\$25,000</b>



## Five Year Capital Facilities Plan By Scheduled Date of Completion

School District: Irvington UFSD

Year: 2020 / 2021

Building Name: Irvington Arts & Athletics Building

SYSTEM	PROJECT DESCRIPTION	PRIORITY	REASON	SOURCE OF FUNDS	COST OF REPAIR
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N/A

Recommendations: There is no work scheduled for 2020-21

\$0

**Priority Ranking / Cost Summary:**

A. New Construction	\$0
B. Additions	\$0
C. Alterations / Recon	\$0
D. Major Repairs	\$0
E. Major Systems RM	\$0
F. Energy Consumption	\$0

**Funding Source Totals:**

Capital	\$0
Oper.	\$0
Bond	\$0
EPC	\$0
EXCEL	\$0
<b>Total</b>	<b>\$0</b>





## 2015-16 Building Condition Survey

1. School District: Irvington UFSD 2. SED Control #: 6604020200000002  
3. Building Name: Dows Lane Elementary School 4. SED District #: 66040202  
5. Survey Inspect. Date: 7/15/2015 6. Building 911 Address: 6 Dows Lane  
7. City: Irvington 8. Zip: 10533 9.&10. C/O Status: ANNUAL 10/01/2015

### Building Age and Gross Square Footage

11. Yr. Original Building: 1955 12. Gross Sq.FT as Configured: 87168  
13. Number of Floors: 3

### Building Ownership and Occupancy Status

14. How many full-time and part-time custodians are employed at the school (or work in the building)

Full-Time Custodians: 5 Part-Time Custodians: 1

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 10/1/14: 520

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

Permanent Instructional Spaces: 520 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-3 20. Days Building Closed for '13-'14: 0

21. Building used for instructional purposes in the summer?

22. Renovations or construction during past 12 months?

23. Was major construction/renovation work since 2010 conducted when school was in session

### Program Spaces

24. Number of General Purpose Classrooms: 45

25. Gross Sq. FT of all Gen. Purpose Classrooms: 36000

26. Other Spaces Provided:

- |   |  |  |  |
|---|--|--|--|
| <input type="checkbox"/> N/A                      | <input type="checkbox"/> Guidance                | <input checked="" type="checkbox"/> Multipurpose Rooms | <input checked="" type="checkbox"/> Special Ed.      |
| <input checked="" type="checkbox"/> Admin         | <input checked="" type="checkbox"/> Gym          | <input checked="" type="checkbox"/> Music              | <input type="checkbox"/> Swimming Pool               |
| <input checked="" type="checkbox"/> Art           | <input checked="" type="checkbox"/> Health Suite | <input type="checkbox"/> Pre-K                         | <input checked="" type="checkbox"/> Teacher Resource |
| <input type="checkbox"/> Audio Visual             | <input type="checkbox"/> Home & Careers          | <input type="checkbox"/> Remedial Rooms                | <input type="checkbox"/> Tech / Shop                 |
| <input checked="" type="checkbox"/> Auditorium    | <input checked="" type="checkbox"/> Kitchen      | <input type="checkbox"/> Resource Rooms                | <input checked="" type="checkbox"/> Library          |
| <input checked="" type="checkbox"/> Cafeteria     | <input type="checkbox"/> Lg. Grp. Instruction    | <input type="checkbox"/> Science Labs                  |  |
| <input checked="" type="checkbox"/> Computer Room | <input type="checkbox"/> Other (Describe): _____ |  |  |

**Space Adequacy**

- 27. Rating of Space Adequacy: Good
- 28. Estimated capital construction expenses anticipated through 2020-2021 (exclude maintenance): \$2,236,000
- 29. Overall building rating: S
- 30. Was overall building rating established after consulting with H&S committee?:
- 31. A/E Firm Name: ECG Engineering, PC 33. A/E Firm Phone: 631-360-0006
- 32. A/E Firm Address: 222 East Main St., Suite#318, Smithtown, NY 34. A/E Firm Email: info@ecgengineering.com
- 35. A/E Name: Lloyd Howell, Engineer 36. A/E License #: 1652949

**Site Utilities**

Water:

- 37a. Type of service: Municipal 37b. Condition: Satisfactory
- 37c. Year of last reconstruct/replace: 1995 37d. Rem. useful life (yrs.): 20
- 37e. Cost to reconstruct/replace: \$0.00 37f. Comments: \_\_\_\_\_

Site Sanitary:

- 38a. Type of service: Municipal 38b. Condition: Satisfactory
- 38c. Year of last reconstruct/replace: 1955 38d. Rem. useful life (yrs.): 20
- 38e. Cost to reconstruct/replace: \$0.00 38f. Comments: \_\_\_\_\_

Site Gas:

- 39a. Does building have gas service?:  Nat. Gas  Propane 39b. Condition: Satisfactory
- 39c. Year of last reconstruct/replace: 1995 39d. Rem. useful life (yrs.): 20
- 39e. Cost to reconstruct/replace: \$0.00 39f. Comments: \_\_\_\_\_

Site Fuel Oil:

- 40a. Type of service: \_\_\_\_\_
- 40b1. # Above gnd: 0 40b1. Capacity (gal): 0
- 40b2. # Below gnd: 0 40b2. Capacity (gal): 0
- 40c. Condition: \_\_\_\_\_ 40d. Year of last reconstruct/replace: \_\_\_\_\_
- 40d. Rem. useful life (yrs.): \_\_\_\_\_ 40e. Cost to reconstruct/replace: \$0.00
- 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: 2010
- 41e. Rem. useful life (yrs.): 25 41f. Cost to reconstruct/replace: \$7,000.00
- 41g. Comments: Replace/upgrade exterior building lighting

Closed Drainage Pipe Stormwater Management System:

- 42a. Does the facility have a closed pipe system?
- 42b. Condition: \_\_\_\_\_ 42c. Year of last reconstruct/replace: \_\_\_\_\_
- 42d. Rem. useful life (yrs.): \_\_\_\_\_ 42e. Cost to reconstruct/replace: \$0.00
- 42f. Comments: \_\_\_\_\_



Open Drainage Pipe Stormwater Management System:

43a. Does the facility have an open stormwater system (ditch)

43b. Condition: Satisfactory 43c. Year of last reconstruct/replace: 2010

43d. Rem. useful life (yrs.): 10 43e. Cost to reconstruct/replace: \$0.00

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

Catch Basins / Drop Inlets / Manholes:

44a. Does the facility have catch basins/drop inlets/manholes?

44b. Condition: Satisfactory 44c. Year of last reconstruct/replace: 2015

44d. Rem. useful life (yrs.): 10 44e. Cost to reconstruct/replace: \$5,000.00

44f. Comments: Replace catch basin

Culverts:

45a. Does the facility have culverts?

45b. Condition: Satisfactory 45c. Year of last reconstruct/replace: 2001

45d. Rem. useful life (yrs.): 10 45e. Cost to reconstruct/replace: \$0.00

45f. Comments: \_\_\_\_\_

Outfalls:

46a. Does facility have outfalls? 46b. Pt. of Discharge: \_\_\_\_\_  46c. Inspected?

46d. Condition: \_\_\_\_\_ 46e. Year of last reconstruct/replace: \_\_\_\_\_

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

46h. Comments: \_\_\_\_\_

Infiltration Basins / Chambers:

47a. Does the facility have infiltration basins/chambers?

47b. Condition: \_\_\_\_\_ 47c. Year of last reconstruct/replace: \_\_\_\_\_

47d. Rem. useful life (yrs.): \_\_\_\_\_ 47e. Cost to reconstruct/replace: \$0.00

47f. Comments: \_\_\_\_\_

Retention Basins:

48a. Does the facility have retention basins?

48b. Condition: \_\_\_\_\_ 48c. Year of last reconstruct/replace: \_\_\_\_\_

48d. Rem. useful life (yrs.): \_\_\_\_\_ 48e. Cost to reconstruct/replace: \$0.00

48f. Comments: \_\_\_\_\_

Wetponds:

49a. Does the facility have retention basins?

49b. Condition: \_\_\_\_\_ 49c. Year of last reconstruct/replace: \_\_\_\_\_

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

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

Manufactured Stormwater Proprietary Units:

50a. Does the facility have retention basins?

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

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

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

51. Point of outfall discharge:

Municipal storm water system     Combined sewer system     Surface water

Onsite recharge     Other: \_\_\_\_\_

52. Outfall reconnaissance inventory. Were all stormwater outfalls inspected during dry weather for signs of non-stormwater discharge?

**Other Site Features**

Pavement (Roadways / Parking Lots):

53a. Concrete     Asphalt     Gravel     Other     None

53b. Condition: Satisfactory    53c. Year of last reconstruct/replace: 1980

53d. Rem. useful life (yrs.): 5    53e. Cost to reconstruct/replace: \$100,000.00

53f. Comments: Repave/reseal roadways around bldg. \_\_\_\_\_

Sidewalks:

54a. Concrete     Asphalt     Other

54b. Condition: Satisfactory    54c. Year of last reconstruct/replace: 2013

54d. Rem. useful life (yrs.): 5    54e. Cost to reconstruct/replace: \$50,000.00

54f. Comments: Repair blacktop walks, repair sidewalk at front of school \_\_\_\_\_

Playgrounds and Equipment:

55a. Condition: Satisfactory    55b. Year of last reconstruct/replace: 2005

55c. Rem. useful life (yrs.): 5    55d. Cost to reconstruct/replace: \$10,000.00

55e. Comments: Repair/reseal blacktop playground & basketball courts \_\_\_\_\_

Athletic Fields, Play Fields and Related Structures:

56a. Condition: Satisfactory    56b. Year of last reconstruct/replace: 1955

56c. Rem. useful life (yrs.): 20    56d. Cost to reconstruct/replace: \$4,000.00

56e. Comments: Resod upper fields \_\_\_\_\_

56f. Synthetic Turf? 56f1. # of Fields: \_\_\_\_\_ 56f2. Rem life (yrs.) \_\_\_\_\_ 56f3. Infill: \_\_\_\_\_

Exterior Bleachers / Stadiums:

57a. Condition: Satisfactory    57b. Year of last reconstruct/replace: 2003

57c. Rem. useful life (yrs.): 0010    57d. Cost to reconstruct/replace: \$0.00

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

Related structures (such as press boxes, dugouts, climbing walls, etc.):

58a. Condition: N/A    58b. Year of last reconstruct/replace: \_\_\_\_\_

58c. Rem. useful life (yrs.): 0010    58d. Cost to reconstruct/replace: \$0.00

58e. Comments: \_\_\_\_\_



## Substructure

59a. Reinforced concrete  Masonry on concrete footing  Other

59b. Evidence of structural concerns:

59b1. Structural cracks  59b2. Heaving/Jacking  59b3. Decay/Corrosion

59b4. Water penetration  59b5. Unsupported areas  59b6. Other

59c. Condition: Satisfactory 59d. Year of last reconstruct/replace: 1955

59e. Rem. useful life (yrs.): 20 59f. Cost to reconstruct/replace: \$0.00

59g. Comments: \_\_\_\_\_

## Building Envelope

### Structural Floors:

60a1. Reinforced Concrete slab on Grade  60a4. Wood Deck on Wood Trusses

60a2. Concrete/Metal Deck/Metal Joists  60a5. Wood Deck on Wood Joists

60a3. Precast Concrete Structural System  60a6. Concrete Deck on Wood Structure

60a7. Other: \_\_\_\_\_

60b. Evidence of structural concerns with Beams/Joists/Trusses/Etc.:

60b1. Structural cracks  60b4. Deflection

60b2. Unsupported Ends  60b5. Seriously Damaged/Missing Components

60b3. Rot/Decay/Corrosion 60b6. Other Problems \_\_\_\_\_

60c. Evidence of structural concerns with structural floor deck:

60c1. Cracks  60c2. Deflection  60c3. Rot/Decay/Corrosion

60d. Condition: Satisfactory 60e. Year of last reconstruct/replace: 1995

60f. Rem. useful life (yrs.): 30 60g. Cost to reconstruct/replace: \$0.00

60h. Comments: \_\_\_\_\_

### Exterior Walls / Columns:

61a. Concrete  Masonry  Steel  Wood  Other

61b. Evidence of structural concerns with Columns/Base Plates/Connections/Etc.:

61b1. Structural cracks  61b2. Rot/Decay/Corrosion 61b3. Other Problems: \_\_\_\_\_

61c. Evidence of concerns with Exterior Cladding:

61c1. Cracks/Gaps  61c4. Moisture Penetration

61c2. Inadequate Flashing  61c5. Rot/Decay/Corrosion

61c3. Efflorescence 61c6. Other Problems: \_\_\_\_\_

61d. Condition: Satisfactory 61e. Year of last reconstruct/replace: 1995

61f. Rem. useful life (yrs.): 5 61g. Cost to reconstruct/replace: \$100,000.00

61h. Comments: Repair/repoint exterior walls, repair rusted lintels, recaulk expansion joints

### Chimneys:

62a. Masonry  Concrete  Metal  Other  N/A

62b. Condition: Satisfactory 62c. Year of last reconstruct/replace: 1995

62d. Rem. useful life (yrs.): 20 62e. Cost to reconstruct/replace: \$0.00

62f. Comments: \_\_\_\_\_

Parapets:

63a. Masonry    Concrete    Metal    Other    N/A

63b. Condition: \_\_\_\_\_ 63c. Year of last reconstruct/replace: \_\_\_\_\_

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

63f. Comments: \_\_\_\_\_

Exterior Doors:

64a. Condition of Exterior Doors: Satisfactory   64b. Condition of Ext. Door Hdw: Satisfactory

64c. Exit doors have magnetic locking devices? 64d. Safety/Security features are adequate?: Yes

64e. Year of last reconstruct/replace: 2014   64f. Rem. useful life (yrs.): 5

64g. Cost to reconstruct/replace: \$10,000.00   64h. Comments: Replace exterior doors

Exterior Steps, Stairs, and Ramps:

65a. Condition: Satisfactory   65b. Year of last reconstruct/replace: 1995

65c. Rem. useful life (yrs.): 5   65d. Cost to reconstruct/replace: \$40,000.00

65e. Comments: Repair railing on circular exterior stairs, repair exterior steps

Fire Escapes:

66a. Does the building have 1 or more fire escapes   66b. Condition: \_\_\_\_\_

66c. Safety features are adequate? 66d. Year of last reconstruct/replace: \_\_\_\_\_

66e. Rem. useful life (yrs.): \_\_\_\_\_ 66f. Cost to reconstruct/replace: \$0.00

66g. Comments: \_\_\_\_\_

Windows:

67a. Aluminum    Steel    Vinyl    Solid Wood    Wood w/ Ext. Cladding    Other

67. Condition: Satisfactory   67c. All rescue windows are operable?: Yes

67d. Year of last reconstruct/replace: 2015   67e. Rem. useful life (yrs.): 15

67f. Cost to reconstruct/replace: \$110,000.00   67g. Comments: Repair 2nd floor window sills, fill openings on exterior (bees), replace single pane windows

Roof & Skylights:

68a. Type of roof construction:

68a1. Metal deck on metal trusses / joists    68a4. Concrete on metal deck on metal trusses / joists

68a2. Wood deck on wood trusses / joists    68a5. Other: \_\_\_\_\_

68a3. Wood deck on metal trusses / joists

68b. Type of roofing material:

68b1. Single ply membrane    68b4. Pre-formed metal    68b7. Other: \_\_\_\_\_

68b2. Built-up    68b5. IRMA

68b3. Asphalt single    68b6. Slate



68d. Evidence of structural concerns with beams/joists/trusses/etc.:

- 68d1. Structural cracks       68d4. Deflection  
 68d2. Unsupported ends       68d5. Seriously damaged / missing components  
 68d3. Rot/Decay/Corrosion      68d6. Other Problems: \_\_\_\_\_

68e. Evidence of structural concerns with structural floor deck:

- 68e1. Cracks     68e2. Deflection       68e3. Rot/Decay/Corrosion

68f. Does the building have skylights?

68g. If yes, what material are the skylights made of?: Plastic

68h. Condition: Satisfactory

68i. Evidence of concerns with roofing, skylights, flashing and drains:

- 68i1. Failures/Splits/Cracks?: Yes      68i4. Poorly func. roof drains?: Yes  
68i2. Rot/Decay/Corrosion?: No      68i5. Evidence of water pen.?: Yes  
68i3. Inad. Flashing/curbs/pitch?: No      68i6. Other Concerns: \_\_\_\_\_

68j. Condition: Satisfactory      68k. Year of last reconstruct/replace: 2010

68l. Rem. useful life (yrs.): 5      68m. Cost to reconstruct/replace: \$515,000.00

68n. Comments: Replace built-up roof, repair flashing at roof edges

### Interior Spaces

#### Interior Bearing Walls/Firewalls (S)

69a. Condition: Satisfactory      69b. Year of last reconstruct/replace: 1955

69c. Rem. useful life (yrs.): 20      69d. Cost to reconstruct/replace: \$0.00

69e. Comments: \_\_\_\_\_

#### Other Interior Walls

70a. Condition: Satisfactory      70b. Year of last reconstruct/replace: 1955

70c. Rem. useful life (yrs.): 20      70d. Cost to reconstruct/replace: \$0.00

70e. Comments: Adding walls for Admin. Offices

#### Carpet:

- 71a. Instructional Space       71a. Common Area

71b. Condition: Satisfactory      71c. Year of last reconstruct/replace: 2015

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

71e. Comments: \_\_\_\_\_

#### Resilient Tiles or Sheet Flooring:

- 72a. Instructional Space       72a. Common Area

72b. Condition: Satisfactory      72c. Year of last reconstruct/replace: 1995

72c. Rem. useful life (yrs.): 10      72d. Cost to reconstruct/replace: \$50,000.00

72e. Comments: Abate remaining 9x9 tile - 8,000 S.F.

#### Hard Flooring:

- 73a. Instructional Space       73a. Common Area

73b. Condition: Satisfactory      73c. Year of last reconstruct/replace: 1955

73c. Rem. useful life (yrs.): 20      73d. Cost to reconstruct/replace: \$0.00

73e. Comments: \_\_\_\_\_

Wood Flooring:

74a. Instructional Space     74a. Common Area

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

74c. Rem. useful life (yrs.): 5    74d. Cost to reconstruct/replace: \$50,000.00

74e. Comments: Replace damaged gym wood floor

Ceilings:

75a. Condition: Satisfactory    75b. Year of last reconstruct/replace: 2014

75c. Rem. useful life (yrs.): 5    75d. Cost to reconstruct/replace: \$100,000.00

75e. Comments: Replace 1x1 ceilings, replace stained/damaged tiles, repair ceiling in library storage

Other Interior Walls/Lockers

76a. Condition of Wall Units: Satisfactory    76b. Year of last reconstruct/replace: 2015

76c. Rem. useful life (yrs.): 5    76d. Cost to reconstruct/replace: \$80,000.00

76e. Comments: Replace/upgrade cabinetry & sinks

Interior Doors:

77a. Condition of int. door units: Satisfactory    77b. Condition of int. door hardware: Satisfactory

77c. Year of last reconstruct/replace: 1995    77d. Rem. useful life (yrs.): 5

77e. Cost to reconstruct/replace: \$20,000.00    77f. Comments: Replace/upgrade interior doors & hardware

Interior Stairs:

78a. Condition: Satisfactory    78b. Year of last reconstruct/replace: 1995

78c. Rem. useful life (yrs.): 20    78d. Cost to reconstruct/replace: \$0.00

78e. Comments: \_\_\_\_\_

Elevators, Lifts and Escalators:

79a. Condition: Satisfactory    79b. Year of last reconstruct/replace: 2015

79c. Rem. useful life (yrs.): 20    79d. Cost to reconstruct/replace: \$0.00

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

Interior Electrical Dist.:

80a. Interior electrical supply meets current needs

80b. Condition: Satisfactory    80c. Year of last reconstruct/replace: 2015

80d. Rem. useful life (yrs.): 10    80e. Cost to reconstruct/replace: \$0.00

80f. Comments: \_\_\_\_\_

Lighting Fixtures:

81a. Condition: Satisfactory    81b. Year of last reconstruct/replace: 2001

81c. Rem. useful life (yrs.): 15    81d. Cost to reconstruct/replace: \$105,000.00

81e. Comments: Replace/upgrade gym lighting & older T8 lighting

Communication Systems:

82a. Systems adequate?: Yes

82b. Condition: Satisfactory    82c. Year of last reconstruct/replace: 2001

82d. Rem. useful life (yrs.): 15    82e. Cost to reconstruct/replace: \$0.00

82f. Comments: \_\_\_\_\_



Swimming Pool and Systems:

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

**Plumbing (Excluding HVAC)**

Water Dist. Systems:

84a. Iron  Galvanized  Copper  Lead  PVC  Other  N/A  
84b. Condition: Satisfactory 84c. Year of last reconstruct/replace: 1995  
84d. Rem. useful life (yrs.): 20 84e. Cost to reconstruct/replace: \$0.00  
84f. Comments: \_\_\_\_\_

Plumbing Drainage System:

85a. Iron  Galvanized  Copper  Lead  PVC  Other  N/A  
85b. Condition: Satisfactory 85c. Year of last reconstruct/replace: 1995  
85d. Rem. useful life (yrs.): 20 85e. Cost to reconstruct/replace: \$0.00  
85f. Comments: \_\_\_\_\_

Hot Water Heaters:

86a. Oil  Natural Gas  Electricity  Propane  Other  N/A  
86b. Condition: Satisfactory 86c. Year of last reconstruct/replace: 2002  
86d. Rem. useful life (yrs.): 10 86e. Cost to reconstruct/replace: \$0.00  
86f. Comments: \_\_\_\_\_

Plumbing Fixtures:

87a. Condition: Satisfactory 87b. Year of last reconstruct/replace: 1955  
87c. Rem. useful life (yrs.): 5 87d. Cost to reconstruct/replace: \$50,000.00  
87e. Comments: Upgrade/renovate bathrooms

**HVAC Systems**

HVAC System Type:

88a. Central HVAC system?  
 88b. Constant Volume  Variable Air Volume  DualDuct / Multizone  Other

Heat Generating Systems:

89a. Boiler / Hot Water  Boiler / Steam  Furnace / Forced Air  Other  
 Unit Ventilation  Geothermal  Biomass  Electric  
89b. Condition: Satisfactory 89c. Year of last reconstruct/replace: 2015  
89d. Rem. useful life (yrs.): 20 89e. Cost to reconstruct/replace: \$0.00  
89f. Comments: Replaced boiler sections

Heating Fuel / Energy Systems:

90a. Condition: Satisfactory 90b. Year of last reconstruct/replace: 1995  
90c. Rem. useful life (yrs.): 10 90d. Cost to reconstruct/replace: \$0.00  
90e. Comments: \_\_\_\_\_

Cooling / AC Generating Systems:

91a. Condition: Satisfactory 91b. Year of last reconstruct/replace: 2001  
91c. Rem. useful life (yrs.): 15 91d. Cost to reconstruct/replace: \$0.00

91e. Comments: \_\_\_\_\_

Air Handling and Ventilation Equipment:

92a. Condition: Satisfactory \_\_\_\_\_ 92b. Year of last reconstruct/replace: 1995 \_\_\_\_\_

92c. Rem. useful life (yrs.): 5 \_\_\_\_\_ 92d. Cost to reconstruct/replace: \$500,000.00

92e. Comments: Replace/upgrade univents, replace AHUs & exhaust fans \_\_\_\_\_

Piped Heating and Cooling Dist. Systems:

93a. Condition: Satisfactory \_\_\_\_\_ 93b. Year of last reconstruct/replace: 2014 \_\_\_\_\_

93c. Rem. useful life (yrs.): 5 \_\_\_\_\_ 93d. Cost to reconstruct/replace: \$0.00

93e. Comments: \_\_\_\_\_

Ducted Heating and Cooling Dist. Systems:

94a. Condition: Satisfactory \_\_\_\_\_ 94b. Year of last reconstruct/replace: 1995 \_\_\_\_\_

94c. Rem. useful life (yrs.): 5 \_\_\_\_\_ 94d. Cost to reconstruct/replace: \$0.00

94e. Comments: \_\_\_\_\_

HVAC Control Systems:

95a. Condition: Satisfactory \_\_\_\_\_ 95b. Year of last reconstruct/replace: 1993 \_\_\_\_\_

95c. Rem. useful life (yrs.): 15 \_\_\_\_\_ 95d. Cost to reconstruct/replace: \$80,000.00

95e. Comments: Replace/upgrade pneumatic controls (leaks in system) \_\_\_\_\_

**Fire Safety Systems**

Fire Alarm Systems:

96a. Condition: Satisfactory \_\_\_\_\_ 96b. Year of last reconstruct/replace: 2005 \_\_\_\_\_

96c. Rem. useful life (yrs.): 20 \_\_\_\_\_ 96d. Cost to reconstruct/replace: \$0.00

96e. Comments: \_\_\_\_\_

Smoke Detection Systems:

97a. Condition: Satisfactory \_\_\_\_\_ 97b. Year of last reconstruct/replace: 2005 \_\_\_\_\_

97c. Rem. useful life (yrs.): 20 \_\_\_\_\_ 97d. Cost to reconstruct/replace: \$0.00

97e. Comments: \_\_\_\_\_

Fire Supression Systems:

98a. Condition: Satisfactory \_\_\_\_\_ 98b. Year of last reconstruct/replace: 2007 \_\_\_\_\_

98c. Rem. useful life (yrs.): 10 \_\_\_\_\_ 98d. Cost to reconstruct/replace: \$0.00

98e. Comments: Kitchen hood being installed \_\_\_\_\_

Emergency / Exit Lighting Systems:

99a. Condition: Satisfactory \_\_\_\_\_ 99b. Year of last reconstruct/replace: 2013 \_\_\_\_\_

99c. Rem. useful life (yrs.): 15 \_\_\_\_\_ 99d. Cost to reconstruct/replace: \$0.00

99e. Comments: \_\_\_\_\_

Emergency Standby Power Systems:

100a. Building has an emergency or standby power system

100b. Condition: NA \_\_\_\_\_ 100c. Year of last reconstruct/replace: \_\_\_\_\_

100d. Rem. useful life (yrs.): \_\_\_\_\_ 100e. Cost to reconstruct/replace: \$250,000.00

100f. Comments: Install emergency generator \_\_\_\_\_



## Accessibility

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

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

103a. Cost of Improvements to provide accessible interior and exterior routes: \$0.00

103b. Comments: \_\_\_\_\_

## Environmental / Comfort / Health

104a. General appearance: Good 90b. Comments: \_\_\_\_\_

105a. Cleanliness: Good 91b. Comments: \_\_\_\_\_

106a. Are mats/grills at least 6 Ft. long?: Yes

106b. Are mats/grills in entryways?: Yes

107a. Acoustics: Good  Is there noise in classrooms from HVAC, traffic, that may impact education

107b. Comments: \_\_\_\_\_

108a. Types of lighting in general purpose classrooms:

108a1. Daylight  108a4. Incandescent

108a2. Fluorescent- NOT Full Spectrum  108a5. Other

108a3. Fluorescent- Full Spectrum  108a6. N/A

108b. Blinds provided to prevent glare? 108c. Overall rating: Good

108d. Comments: \_\_\_\_\_

109. Is there evidence of active infestations of:

109a. Rodents  109b. Wood Boring/Eating Insects  109c. Cockroaches  109d. Other Vermin

## Indoor Air Quality

110. Is mold visible, or moldy odors noticed in or around the following areas

	Visible	Odor		Visible	Odor
110a1. Classrooms:	<u>No</u>	<u>No</u>	110a4. Other areas:	<u>No</u>	<u>No</u>

110a2. Hallways:	<u>No</u>	<u>No</u>	110a4. Specify:	_____	
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110a3. Supply/Return grills:	<u>No</u>	<u>No</u>	110c. Comments:	_____	
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110b. Est. cost for improvements: \$0.00 110d. Cellulose? Yes 110e. Paper-Faced? Yes

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

	111a. In Classrooms	111b. In Other Areas
111ab1. Visible water damage:	<u>No</u>	<u>No</u>
111ab2. Active leaks in roof:	<u>No</u>	<u>No</u>
111ab3. Active plumbing leaks:	<u>No</u>	<u>No</u>
111ab4. Moisture/Condensation	<u>No</u>	<u>No</u>

111c. Rating of humidity/moisture condition in building: Good

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

112a1. Near bus loading area: No

112a2. Truck delivery areas: No

112a3. Near garbage disposal areas No

112b. Accumulated dirt, dust, debris around fresh air intakes?: No

112c. Fresh air intakes free of blockage?: Yes

112d. Accumulated dirt, dust, debris in ductwork?: No  
 112e. Dampers functioning as designed?: Yes  
 112f. Condition of air filters: Good  
 112g. Outside air is adequate for occupant load: No  
 112h. Rating of ventilation/indoor air quality: Fair  
 112i. Comments: \_\_\_\_\_

**Indoor Air Quality Plan**

113a. Does the school district use EPA's Tools for Schools Program? Yes  
 113b. If not, is some other IAQ management plan used?: No  
 113c. Does the district have an IAQ designee?: Yes

114. Integrated Pest Management:

114a. Does the school district use Integrated Pest Management? Yes  
 114b. Is vegetation kept 1ft. from the building?: Yes  
 114c. Is there a certified pesticide applicator on staff? No  
 114d. Are exterior crevices and holes sealed or eliminated? No  
 114e. Are pesticides used in the buildings/grounds?: No  
 114e1. If yes, how are they applied?: \_\_\_\_\_  
 114e2. If yes, was an emergency exemption granted by the BOE? No

115. Radon

115a. Has the facility been tested for Radon?: Yes  
 115b. Were any of the results of the test greater than or equal to 4 picocuries per liter (pCi/L) No  
 115c. If yes, did the school take steps to mitigate these elevated radon levels?

- Yes, active mitigation system installed     Yes, ventilation controls (HVAC) adjuste
- Yes, passive system made active     No action taken
- Yes, other: \_\_\_\_\_

**American Red Cross**

116a. Is there a written agreement with the American Red Cross for the use of this building as an emergency shelter? No  
 116b. Does this building have an emergency generator to support sheltering operations? (lights, HVAC, etc.)? No

If yes, check items below that are powered by the emergency generator:

- Communication System     Fire Alarm System     Kitchen Equipment
- Security System     Lighting     Cooking Equipment
- HVAC     Sump Pump

116c. Does this facility have a cooking / food preparation kitchen Yes

If yes, is the area outfitted for:

- Full Preparation     Warming Capability Only
- Connected to Emergency Generator?:  Cooking  Refrigeration  Other

116d. Potable Water:



Municipal System       On-Site Wells

Connected to Emergency Generator? No

116e. Sanitary:

Gravity Discharge       Force Main / Pumping Station

Connected to Emergency Generator? No



## EXECUTIVE SUMMARY

A review of the **Building Condition Surveys** along with the evaluation of educational objectives and future enrollment estimates has resulted in the formulation of a **Five Year Capital Facilities Plan** for Irvington UFSD.

(See the 5 Year Capital Facilities Plan for detailed information).

The costs associated with this plan include:

### TOTAL FIVE YEAR COST BY BUILDING

BUILDING	TOTAL COSTS
Administration Building- Dbl Mod	\$0
Dows Lane Elementary School	\$2,236,000
Facilities/Buildings & Grounds Ofc.	\$0
Irvington Arts & Athletics Building	\$147,000
Irvington High School & LGA Bldg.	\$5,831,000
Irvington Main Street Gym	\$1,571,000
Irvington Main Street School	\$1,732,000
Irvington MS/CMS Building	\$601,000
<b>DISTRICT TOTAL</b>	<b>\$12,118,000</b>

#### Facilities General Conditions & Goals

The following is a list of significant five-year plan goals for each facility:

##### **1. Dows Lane Elementary School**

Ceilings: Replace 1x1 ceilings, replace damaged/stained tiles, repair ceiling in library storage

Control Systems: Replace/upgrade pneumatic controls (leaks in system)

Emergency Power: Install emergency generator

Exterior Doors: Replace exterior doors

Exterior Stairs: Repair railing on circular exterior stairs, repair exterior steps

Exterior Walls: Repair/repoint exterior walls, repair rusted lintels, recaulk expansion joints

Floor Finishes: Abate remaining 9x9 tile - 8,000 S.F.

Floor Finishes: Replace damaged gym wood floor

Interior Doors: Replace/upgrade interior doors & hardware for ADA

Lighting: Replace/upgrade gym lighting & older T8 lighting

Paving: Repave/reseal roadways around building

Play Fields: Resod upper fields

Playgrounds: Repair/reseal blacktop playground & basketball court

Plumbing Fixtures: Upgrade/renovate bathrooms for ADA

Roofing: Repair flashing at roof edges, clean/repair drains

Roofing: Replace built-up roof

Sidewalks: Repair blacktop walks, repair sidewalk at front of building

Site Electrical: Replace/upgrade exterior building lighting

Site Storm Water: Replace catch basin

Ventilation & Air Handling: Replace/upgrade univents, replace AHUs & exhaust fans

Wall Units: Replace/upgrade cabinetry & sinks

Windows: Replace old single pane windows, repair 2nd floor window sills-fill openings (bees)

## **2. Irvington Arts & Athletics Building**

Ceilings: Repair boy's locker room ceiling

Control Systems: Upgrade BMS so AHUs don't run 24/7

Exterior Doors: Replace exterior doors, provide weatherization

Lighting: Repair boy's locker room lighting

Roofing: Provide solution to gravel on roof clogging drains

Sidewalks: Repair sidewalks & curbs

Ventilation & Air Handling: Upgrade heating for stairwells & storage areas

Water Heaters: Pipe relief valve to 18" above floor

## **3. Irvington High School & LGA Bldg.**

Ceilings: Replace old ceilings, replace LGA boy's locker room ceiling

Comm. System: Replace/upgrade clocks

Control Systems: Repair/upgrade BMS controls

Ductwork: Inspect & clean ducts

Electric Serv./Dist.: Replace old electrical panels

Emergency Lighting: Replace/upgrade exit/emergency lighting

Emergency Power: Install emergency generator

Exterior Doors: Repair art room doors

Exterior Stairs: Clean out HS window wells

Exterior Stairs: Repair exterior steps to LGA

Exterior Walls: Repair exterior walls at LGA, HS north wall-exposed rebar, HS S/W corner by roof

Floor Finishes: Replace 9x9 tiles in classrooms, repair tile between atrium & HS

Interior Doors: Replace fire doors at stairwells

Interior Doors: Replace/upgrade interior doors & hardware for ADA

Interior Walls: Repair damage to interior hallway walls, repair step cracks

Lighting: Upgrade LGA gym lighting, replace exterior lighting in 1st floor walkway & atrium rear entrance

Other Interior Walls: Provide tempered glass at classrooms

Other Interior Walls: Provide tempered glass at classrooms

Other Interior Walls: Replace sheetrock walls

Paving: Repave/reseal roadway around building, blacktop walk to CMS building

Play Fields: Replace track, add turf field, upgrade east field - top cap & drainage

Plumbing Fixtures: Upgrade boys & girls bathrooms

Roofing: Repair drainage on canopy roofs by exits, repair rusted metal roof panels

Sidewalks: Repair sidewalks & curbs in front & back of LGA bldg. & courtyard

Site Electrical: Repair exterior lighting under overhang - west side of building

Ventilation & Air Handling: Repair dampers, secure 6 roof top exhaust fans

Ventilation & Air Handling: Replace old univents

Wall Units: Replace lockers in high school-600 units, replace old cabinetry

Windows: Repair window leaks with driving rain at HS south side

## **4. Irvington Main Street Gym**

Boiler/Furnace: Add dual fuel - gas

Ceilings: Repair/replace damaged ceiling tiles



Comm. System: Replace/upgrade system - connect to Main St. school  
Control Systems: Upgrade/integrate control systems  
Electric Serv./Dist.: Check water leak at overhead electrical conduit in locker room  
Electric Serv./Dist.: Replace/upgrade old electrical panels  
Emergency Lighting: Upgrade exit/emergency lighting  
Exterior Doors: Replace all exterior doors  
Exterior Walls: Repair/repoint exterior walls, repair major cracks in walls by lower roof  
Interior Doors: Replace/upgrade interior doors & hardware for ADA  
Interior Walls: Repair/repaint damaged plaster walls  
Lighting: Replace/upgrade gym lighting to LED  
Paving: Repave blacktop driveway  
Plumbing Fixtures: Renovate/upgrade bathrooms  
Sidewalks: Repair front sidewalks  
Ventilation & Air Handling: Replace/upgrade ventilation system

## **5. Irvington Main Street School**

Ceilings: Replace damaged/stained ceiling tiles  
Control Systems: Upgrade/integrate control systems-Andover system bypassed  
Exterior Doors: Replace exterior doors at ends & rear of building  
Exterior Stairs: Repair cracks in steps, repair railings by dumpsters, repair steps to playground  
Exterior Walls: Repair/repoint exterior walls, repair walls in window wells  
Floor Finishes: Replace carpeting in music room  
Floor Finishes: Replace tiles in room 304  
Heat Syst. Piping: Replace/upgrade radiators & pipes  
Interior Doors: Replace/upgrade interior doors & hardware for ADA  
Interior Stairs: Repair/replace railings & stair treads  
Interior Walls: Repair auditorium wall and wall by window in room 407  
Lighting: Replace/upgrade old lighting in hallways, auditorium, stage  
Paving: Repave parking lots, Add curb chocks by building  
Plumbing Fixtures: Upgrade/renovate bathrooms  
Sidewalks: Repair sidewalks & curbs as necessary  
Ventilation & Air Handling: Check return air vents in rooms 207 & 308  
Ventilation & Air Handling: Replace/upgrade ventilation system, check return air vents in rooms 207 & 308  
Windows: Repair balancers, replace window blinds

## **6. Irvington MS/CMS Building**

Control Systems: Upgrade BMS to connect entire campus  
Exterior Doors: Replace vertical rod doors in CMS building  
Exterior Walls: Repair crack in end of exterior wall of CMS building  
Floor Finishes: Repair cracked floor tiles, provide drains by eye wash stations in CMS building  
Other Interior Walls: Add vestibule to MS entrance  
Parapets: Seal gap between coping stones on northside of building  
Paving: Repair dust bowl area between MS & Arts/Athletics building  
Plumbing Drainage: Repair incorrect pitch on nurse's toilet drainage  
Roofing: Repair rusting panels on standing seam roof - wire brush & paint  
Sidewalks: Repair blacktop between CMS & LGA, repair concrete outside music room



**DISTRICT-WIDE  
COST BY YEAR AND RESOURCE**

<b>YEAR</b>	<b>OPS</b>	<b>CAPITAL</b>	<b>BOND</b>	<b>EPC</b>	<b>EXCEL</b>	<b>TOTAL</b>
2016/2017	\$92,000	\$4,935,000				\$5,027,000
2017/2018	\$25,000	\$1,253,000				\$1,278,000
2018/2019		\$1,520,000				\$1,520,000
2019/2020	\$10,000	\$1,333,000				\$1,343,000
2020/2021		\$2,950,000				\$2,950,000
<b>Tot. by Resource</b>	\$127,000	\$11,991,000				
					<b>Grand Total</b>	\$12,118,000

In addition to the effort set forth in this **COMPREHENSIVE PUBLIC SCHOOL SAFETY PROGRAM** the school district has additional on-going requirements to maintain compliance with the RESCUE Regulations which include:

**1. BUILDING CONDITION SURVEYS AND ANNUAL VISUAL INSPECTIONS -**

A reinspection of all building systems is due every November 15th. These building inspections must be completed by a team that includes the Director of Facilities and a PE/RA (or Code Enforcement Official, for AVI's).

**2. REVISED FIVE YEAR CAPITAL FACILITIES PLAN -** Required to be updated each year after the AVI or BCS is performed.

This **COMPREHENSIVE PUBLIC SCHOOL SAFETY PROGRAM** is a work in progress and will change each year as repairs, maintenance and construction activities take place. Compliance with this process will support the objective of improving schools and enhancing education.





## COST BY BUILDING AND YEAR

<u>BUILDING</u>	<u>YEAR</u>	<u>COST</u>
Administration Building- Dbl Mod	2016/2017	\$0
	2017/2018	\$0
	2018/2019	\$0
	2019/2020	\$0
	2020/2021	\$0
	<b>Total Cost</b>	<b>\$0</b>
Dows Lane Elementary School	2016/2017	\$709,000
	2017/2018	\$307,000
	2018/2019	\$370,000
	2019/2020	\$500,000
	2020/2021	\$350,000
	<b>Total Cost</b>	<b>\$2,236,000</b>
Facilities/Buildings & Grounds Ofc.	2016/2017	\$0
	2017/2018	\$0
	2018/2019	\$0
	2019/2020	\$0
	2020/2021	\$0
	<b>Total Cost</b>	<b>\$0</b>
Irvington Arts & Athletics Building	2016/2017	\$32,000
	2017/2018	\$70,000
	2018/2019	\$20,000
	2019/2020	\$25,000
	2020/2021	\$0
	<b>Total Cost</b>	<b>\$147,000</b>

Irvington High School & LGA Bldg.

2016/2017	\$3,516,000
2017/2018	\$305,000
2018/2019	\$850,000
2019/2020	\$510,000
2020/2021	\$650,000
<b>Total Cost</b>	<b>\$5,831,000</b>

Irvington Main Street Gym

2016/2017	\$273,000
2017/2018	\$90,000
2018/2019	\$210,000
2019/2020	\$198,000
2020/2021	\$800,000
<b>Total Cost</b>	<b>\$1,571,000</b>

Irvington Main Street School

2016/2017	\$47,000
2017/2018	\$465,000
2018/2019	\$70,000
2019/2020	\$100,000
2020/2021	\$1,050,000
<b>Total Cost</b>	<b>\$1,732,000</b>

Irvington MS/CMS Building

2016/2017	\$450,000
2017/2018	\$41,000
2018/2019	\$0
2019/2020	\$10,000
2020/2021	\$100,000
<b>Total Cost</b>	<b>\$601,000</b>

## BUILDING INVENTORY FORM

**Building Name:** Dows Lane Elementary School

**Bed Codes Number:** 6604020200000002

**Address:** 6 Dows Lane  
Irvington, NY 10533

**Use:** Instruction

**Current Enrollment:** 520

**Total Square Footage:** 87,168

**Ownership:** Irvington UFSD

**Building Condition Survey Rating:** S

**Building Age:** 61

	<b>Construction Year</b>	<b>Square Footage</b>
<b>Original Building:</b>	1955	87,168

**Heating System Energy Source:** Gas

**Energy Consumption:** \$244,464

**Probable Useful Life of Building:** 40      **Estimated Replacement Value:** \$21,792,000

**Building Facility Report Card:** Y





# District Estimated Expenses Summary Form

Date 4/13/2016

School District: Irvington UFSD

2016-2017		Costs
SED #660402020000001	Irvington Main Street School	\$47,000
SED #660402020000002	Dows Lane Elementary School	\$709,000
SED #660402020000004	Irvington Main Street Gym	\$273,000
SED #660402020000007	Irvington High School & LGA Bldg.	\$3,516,000
SED #660402020000010	Facilities/Buildings & Grounds Ofc.	\$0
SED #660402020000013	Irvington MS/CMS Building	\$450,000
SED #660402020000014	Irvington Arts & Athletics Building	\$32,000
SED #660402020000015	Administration Building- Dbl Mod	\$0
<b>Year Total</b>		<b>\$5,027,000</b>

2017-2018		Costs
SED #660402020000001	Irvington Main Street School	\$465,000
SED #660402020000002	Dows Lane Elementary School	\$307,000
SED #660402020000004	Irvington Main Street Gym	\$90,000
SED #660402020000007	Irvington High School & LGA Bldg.	\$305,000
SED #660402020000010	Facilities/Buildings & Grounds Ofc.	\$0
SED #660402020000013	Irvington MS/CMS Building	\$41,000
SED #660402020000014	Irvington Arts & Athletics Building	\$70,000
SED #660402020000015	Administration Building- Dbl Mod	\$0
<b>Year Total</b>		<b>\$1,278,000</b>

2018-2019		Costs
SED #660402020000001	Irvington Main Street School	\$70,000
SED #660402020000002	Dows Lane Elementary School	\$370,000
SED #660402020000004	Irvington Main Street Gym	\$210,000
SED #660402020000007	Irvington High School & LGA Bldg.	\$850,000
SED #660402020000010	Facilities/Buildings & Grounds Ofc.	\$0
SED #660402020000013	Irvington MS/CMS Building	\$0
SED #660402020000014	Irvington Arts & Athletics Building	\$20,000
SED #660402020000015	Administration Building- Dbl Mod	\$0
<b>Year Total</b>		<b>\$1,520,000</b>

2019-2020		Costs
SED #660402020000001	Irvington Main Street School	\$100,000
SED #660402020000002	Dows Lane Elementary School	\$500,000
SED #660402020000004	Irvington Main Street Gym	\$198,000
SED #660402020000007	Irvington High School & LGA Bldg.	\$510,000
SED #660402020000010	Facilities/Buildings & Grounds Ofc.	\$0
SED #660402020000013	Irvington MS/CMS Building	\$10,000
SED #660402020000014	Irvington Arts & Athletics Building	\$25,000
SED #660402020000015	Administration Building- Dbl Mod	\$0
<b>Year Total</b>		<b>\$1,343,000</b>

2020-2021		Costs
SED #660402020000001	Irvington Main Street School	\$1,050,000
SED #660402020000002	Dows Lane Elementary School	\$350,000
SED #660402020000004	Irvington Main Street Gym	\$800,000
SED #660402020000007	Irvington High School & LGA Bldg.	\$650,000
SED #660402020000010	Facilities/Buildings & Grounds Ofc.	\$0
SED #660402020000013	Irvington MS/CMS Building	\$100,000
SED #660402020000014	Irvington Arts & Athletics Building	\$0
SED #660402020000015	Administration Building- Dbl Mod	\$0
<b>Year Total</b>		<b>\$2,950,000</b>

**District Total**      **\$12,118,000**

# Facility Estimated Expenses Form

Date 4/13/2016

School District: Irvington UFSD  
 Building Name: Dows Lane Elementary School  
 SED Number: 660402020000002

2016 Priority	BCS #	Item Description	New Construction	Addition	Alterations	Major System	Major Repair	Energy	Bond	Capital	EPC	Operating	EXCEL	Cost
C-2	1.5	Site Storm Water: Replace catch basin			X					X				\$5,000
D-2	1.9	Play Fields: Resod upper fields					X			X				\$4,000
D-2	2.1	Roof: Repair flashing at roof edges, clean/repair drains					X			X				\$15,000
E-2	6.2	Lighting: Replace/upgrade gym lighting & older T8 lighting				X				X				\$105,000
E-2	8.3	Ventilation & Air Handling: Replace/upgrade univents, replace AHUs & exhaust fans				X				X				\$500,000
E-2	8.9	Control Systems: Replace/upgrade pneumatic controls (leaks in system)				X				X				\$80,000
Priority Total														
2017 Priority	BCS #	Item Description												Cost
E-2	1.1	Site Electrical: Replace/upgrade exterior building lighting				X				X				\$7,000
D-2	1.8	Playgrounds: Repair/reseal blacktop playground & basketball court					X			X				\$10,000
E-2	3.3	Windows: Replace old single pane windows, repair 2nd floor window sills-fill openings (bees)				X				X				\$110,000
E-2	5.1	Floor Finishes: Abate remaining 9x9 tile - 8,000 S.F.				X				X				\$50,000
E-2	5.1	Floor Finishes: Replace damaged gym wood floor				X				X				\$50,000

# Facility Estimated Expenses Form

Date 4/13/2016

School District: Irvington UFSD  
 Building Name: Dows Lane Elementary School  
 SED Number: 6604020200000002

	New Construction	Addition	Alterations	Major System	Major Repair	Energy	Bond	Capital	EPC	Operating	EXCEL	
E-2				X				X				\$80,000
5.4 Wall Units: Replace/upgrade cabinetry & sinks												\$307,000
Priority Total												Cost
<b>2018</b>	<b>Priority</b>	<b>BCS #</b>	<b>Item Description</b>									<b>Cost</b>
D-2	1.71	Paving:	Repave/reseal roadways around building		X			X				\$100,000
D-2	1.72	Sidewalks:	Repair blacktop walks, repair sidewalk at front of building		X			X				\$50,000
E-2	3.2	Exterior Doors:	Replace exterior doors					X				\$10,000
D-2	3.5	Exterior Stairs:	Repair railing on circular exterior stairs, repair exterior steps		X			X				\$40,000
E-2	5.3	Ceilings:	Replace 1x1 ceilings, replace damaged/stained tiles, repair ceiling in library storage					X				\$100,000
E-2	5.5	Interior Doors:	Replace/upgrade interior doors & hardware for ADA					X				\$20,000
E-2	7.3	Plumbing Fixtures:	Upgrade/renovate bathrooms for ADA					X				\$50,000
Priority Total												\$370,000
Priority Total												Cost
<b>2019</b>	<b>Priority</b>	<b>BCS #</b>	<b>Item Description</b>									<b>Cost</b>
E-2	2.1	Roof:	Replace built-up roof		X							\$500,000
Priority Total												\$500,000
Priority Total												Cost
<b>2020</b>	<b>Priority</b>	<b>BCS #</b>	<b>Item Description</b>									<b>Cost</b>



# Facility Estimated Expenses Form

Date 4/13/2016

School District: Irvington UFSD  
 Building Name: Dows Lane Elementary School  
 SED Number: 6604020200000002

	New Construction	Addition	Alterations	Major System	Major Repair	Energy	Bond	Capital	EPC	Operating	EXCEL	
D-2	3.1 Exterior Walls: Repair/repoint exterior walls, repair rusted lintels, recaulk expansion joints				X			X				\$100,000
B-2	10.5 Emergency Power: Install emergency generator	X						X				\$250,000
Priority Total											\$350,000	
<b>Facility Total</b>											<b>\$2,236,000</b>	



## Five Year Capital Facilities Plan By Scheduled Date of Completion

School District: Irvington UFSD

Building Name: Dows Lane Elementary School

Year: 2016 / 2017

SYSTEM	PROJECT DESCRIPTION	PRIORITY	REASON	SOURCE OF FUNDS	COST OF REPAIR
<b>1.5 Site Storm Water</b>	Replace catch basin	C-2	HSE	CAP	\$5,000
<b>1.9 Play Fields</b>	Resod upper fields	D-2	HSE	CAP	\$4,000
<b>2.1 Roofing</b>	Repair flashing at roof edges, clean/repair drains	D-2	O&M	CAP	\$15,000
<b>6.2 Lighting</b>	Replace/upgrade gym lighting & older T8 lighting	E-2	O&M	CAP	\$105,000
<b>8.3 Ventilation &amp; Air Handling</b>	Replace/upgrade univents, replace AHUs & exhaust fans	E-2	O&M	CAP	\$500,000
<b>8.9 Control Systems</b>	Replace/upgrade pneumatic controls (leaks in system)	E-2	O&M	CAP	\$80,000

# Five Year Capital Facilities Plan By Scheduled Date of Completion

School District: Irvington UFSD  
 Building Name: Dows Lane Elementary School

Year: 2016 / 2017

SYSTEM	PROJECT DESCRIPTION	PRIORITY	REASON	SOURCE OF FUNDS	COST OF REPAIR
<b><u>Priority Ranking / Cost Summary:</u></b>					
A. New Construction	\$0				
B. Additions	\$0				
C. Alterations / Recon	\$5,000				
D. Major Repairs	\$19,000				
E. Major Systems RM	\$685,000				
F. Energy Consumption	\$0				
<b><u>Funding Source Totals:</u></b>					
Capital			\$709,000		
Oper.			\$0		
Bond			\$0		
EPC			\$0		
EXCEL			\$0		
<b>Total</b>			<b>\$709,000</b>		



## Five Year Capital Facilities Plan By Scheduled Date of Completion

School District: Irvington UFSD

Building Name: Dows Lane Elementary School

Year: 2017 / 2018

SYSTEM	PROJECT DESCRIPTION	PRIORITY	REASON	SOURCE OF FUNDS	COST OF REPAIR
<b>1.1 Site Electrical</b>					
Site Electrical	Replace/upgrade exterior building lighting	E-2	O&M	CAP	\$7,000
<b>1.8 Playgrounds</b>					
Playgrounds	Repair/reseal blacktop playground & basketball court	D-2	HSE	CAP	\$10,000
<b>3.3 Windows</b>					
Windows	Replace old single pane windows, repair 2nd floor window sills-fill openings (bees)	E-2	HSE	CAP	\$110,000
<b>5.1 Floor Finishes</b>					
Floor Finishes	Abate remaining 9x9 tile - 8,000 S.F.	E-2	O&M	CAP	\$50,000
Floor Finishes	Replace damaged gym wood floor	E-2	O&M	CAP	\$50,000
<b>5.4 Wall Units</b>					
Wall Units	Replace/upgrade cabinetry & sinks	E-2	O&M	CAP	\$80,000

# Five Year Capital Facilities Plan By Scheduled Date of Completion

School District: Irvington UFSD  
 Building Name: Dows Lane Elementary School

Year: 2017/2018

SYSTEM	PROJECT DESCRIPTION	PRIORITY	REASON	SOURCE OF FUNDS	COST OF REPAIR
<b><u>Priority Ranking / Cost Summary:</u></b>					
A. New Construction	\$0				
B. Additions	\$0				
C. Alterations / Recon	\$0				
D. Major Repairs	\$10,000				
E. Major Systems RM	\$297,000				
F. Energy Consumption	\$0				
<b><u>Funding Source Totals:</u></b>					
	Capital		\$307,000		
	Oper.		\$0		
	Bond		\$0		
	EPC		\$0		
	EXCEL		\$0		
	<b>Total</b>		<b>\$307,000</b>		

## Five Year Capital Facilities Plan By Scheduled Date of Completion

School District: Irvington UFSD

Year: 2018 / 2019

Building Name: Dows Lane Elementary School

SYSTEM	PROJECT DESCRIPTION	PRIORITY	REASON	SOURCE OF FUNDS	COST OF REPAIR
<b>1.71 Paving</b>					
Paving	Repave/reseal roadways around building	D-2	O&M	CAP	\$100,000
<b>1.72 Sidewalks</b>					
Sidewalks	Repair blacktop walks, repair sidewalk at front of building	D-2	O&M	CAP	\$50,000
<b>3.2 Exterior Doors</b>					
Exterior Doors	Replace exterior doors	E-2	O&M	CAP	\$10,000
<b>3.5 Exterior Stairs</b>					
Exterior Stairs	Repair railing on circular exterior stairs, repair exterior steps	D-2	HSE	CAP	\$40,000
<b>5.3 Ceilings</b>					
Ceilings	Replace 1x1 ceilings, replace damaged/stained tiles, repair ceiling in library storage	E-2	O&M	CAP	\$100,000
<b>5.5 Interior Doors</b>					
Interior Doors	Replace/upgrade interior doors & hardware for ADA	E-2	O&M	CAP	\$20,000
<b>7.3 Plumbing Fixtures</b>					
Plumbing Fixtures	Upgrade/renovate bathrooms for ADA	E-2	O&M	CAP	\$50,000

# Five Year Capital Facilities Plan By Scheduled Date of Completion

School District: Irvington UFSD  
 Building Name: Dows Lane Elementary School

Year: 2018/2019

SYSTEM	PROJECT DESCRIPTION	PRIORITY	REASON	SOURCE OF FUNDS	COST OF REPAIR
<b>Priority Ranking / Cost Summary:</b>					
A. New Construction	\$0				
B. Additions	\$0				
C. Alterations / Recon	\$0				
D. Major Repairs	\$190,000				
E. Major Systems RM	\$180,000				
F. Energy Consumption	\$0				
<b>Funding Source Totals:</b>					
Capital			\$370,000		
Oper.			\$0		
Bond			\$0		
EPC			\$0		
EXCEL			\$0		
<b>Total</b>			<b>\$370,000</b>		



## Five Year Capital Facilities Plan By Scheduled Date of Completion

School District: Irvington UFSD

Year: 2019 / 2020

Building Name: Dows Lane Elementary School

SYSTEM	PROJECT DESCRIPTION	PRIORITY	REASON	SOURCE OF FUNDS	COST OF REPAIR
2.1 Roofing	Roof	E-2	O&M	CAP	\$500,000
	Replace built-up roof				

**Priority Ranking / Cost Summary:**

A. New Construction	\$0
B. Additions	\$0
C. Alterations / Recon	\$0
D. Major Repairs	\$0
E. Major Systems RM	\$500,000
F. Energy Consumption	\$0

**Funding Source Totals:**

Capital	\$500,000
Oper.	\$0
Bond	\$0
EPC	\$0
EXCEL	\$0
<b>Total</b>	<b>\$500,000</b>



## Five Year Capital Facilities Plan By Scheduled Date of Completion

School District: Irvington UFSD

Year: 2020 / 2021

Building Name: Dows Lane Elementary School

SYSTEM	PROJECT DESCRIPTION	PRIORITY	REASON	SOURCE OF FUNDS	COST OF REPAIR
<b>3.1 Exterior Walls</b>					
Exterior Walls	Repair/repoint exterior walls, repair rusted lintels, recaulk expansion joints	D-2	O&M	CAP	\$100,000
<b>10.5 Emergency Power</b>					
Emergency Power	Install emergency generator	B-2	EDU	CAP	\$250,000

**Priority Ranking / Cost Summary:**

A. New Construction	\$0
B. Additions	\$250,000
C. Alterations / Recon	\$0
D. Major Repairs	\$100,000
E. Major Systems RM	\$0
F. Energy Consumption	\$0

**Funding Source Totals:**

Capital	\$350,000
Oper.	\$0
Bond	\$0
EPC	\$0
EXCEL	\$0
<b>Total</b>	<b>\$350,000</b>





# 2015-16 Building Condition Survey

1. School District: Irvington UFSD 2. SED Control #: 6604020200000010  
3. Building Name: Facilities/Buildings & Grounds Ofc 4. SED District #: 66040202  
5. Survey Inspect. Date: 7/15/2015 6. Building 911 Address: 6 Dows Lane  
7. City: Irvington 8. Zip: 10533 9.&10. C/O Status: ANNUAL 10/01/2015

## Building Age and Gross Square Footage

11. Yr. Original Building: 1997 12. Gross Sq.FT as Configured: 1056  
13. Number of Floors: 1

## Building Ownership and Occupancy Status

14. How many full-time and part-time custodians are employed at the school (or work in the building)

Full-Time Custodians: 0 Part-Time Custodians: 0

15. Building Ownership: a.Owned

16. Purposes Building is Currently Used?:

- Student Instructional Purposes  Other Purposes: Building has been removed  
 District Administration  Used by Other Organizations

## Building Users

17. Students registered to receive instruction in this building as of 10/1/14: 0

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

Permanent Instructional Spaces: 0 Temporary Instructional Spaces: 0

Non-instructional Spaces used as Instructional Spaces: 0

- Cafeteria  Library  Storage Space  
 Gym  Lobby  Other (Describe): Removed  
 Admin. Spaces  Stairwell

19. Grades Housed: N/A 20. Days Building Closed for '13-'14: 0

21. Building used for instructional purposes in the summer?  
 22. Renovations or construction during past 12 months?  
 23. Was major construction/renovation work since 2010 conducted when school was in session

## Program Spaces

24. Number of General Purpose Classrooms: 0

25. Gross Sq. FT of all Gen. Purpose Classrooms: 0

26. Other Spaces Provided:

- |  |  |   |   |
|--|--|---|---|
| <input type="checkbox"/> N/A           | <input type="checkbox"/> Guidance                                  | <input type="checkbox"/> Multipurpose Rooms | <input type="checkbox"/> Special Ed.      |
| <input type="checkbox"/> Admin         | <input type="checkbox"/> Gym                                       | <input type="checkbox"/> Music              | <input type="checkbox"/> Swimming Pool    |
| <input type="checkbox"/> Art           | <input type="checkbox"/> Health Suite                              | <input type="checkbox"/> Pre-K              | <input type="checkbox"/> Teacher Resource |
| <input type="checkbox"/> Audio Visual  | <input type="checkbox"/> Home & Careers                            | <input type="checkbox"/> Remedial Rooms     | <input type="checkbox"/> Tech / Shop      |
| <input type="checkbox"/> Auditorium    | <input type="checkbox"/> Kitchen                                   | <input type="checkbox"/> Resource Rooms     | <input type="checkbox"/> Library          |
| <input type="checkbox"/> Cafeteria     | <input type="checkbox"/> Lg. Grp. Instruction                      | <input type="checkbox"/> Science Labs       |   |
| <input type="checkbox"/> Computer Room | <input type="checkbox"/> Other (Describe): <u>Building Removed</u> |   |   |

**Space Adequacy**

27. Rating of Space Adequacy: N/A Building Removed  
28. Estimated capital construction expenses anticipated through 2020-2021 (exclude maintenance): \$0  
29. Overall building rating: S  
30. Was overall building rating established after consulting with H&S committee?:   
31. A/E Firm Name: ECG Engineering, PC 33. A/E Firm Phone: 631-360-0006  
32. A/E Firm Address: 222 East Main St., Suite#318, Smithtown, NY 34. A/E Firm Email: info@ecgengineering.com  
35. A/E Name: Lloyd Howell, Engineer 36. A/E License #: 1652949

**Site Utilities**

Water:

37a. Type of service: \_\_\_\_\_ 37b. Condition: \_\_\_\_\_  
37c. Year of last reconstruct/replace: 2014 37d. Rem. useful life (yrs.): 0  
37e. Cost to reconstruct/replace: \$0.00 37f. Comments: \_\_\_\_\_

Site Sanitary:

38a. Type of service: \_\_\_\_\_ 38b. Condition: \_\_\_\_\_  
38c. Year of last reconstruct/replace: 2014 38d. Rem. useful life (yrs.): 0  
38e. Cost to reconstruct/replace: \$0.00 38f. Comments: \_\_\_\_\_

Site Gas:

39a. Does building have gas service?:  Nat. Gas  Propane 39b. Condition: \_\_\_\_\_  
39c. Year of last reconstruct/replace: \_\_\_\_\_ 39d. Rem. useful life (yrs.): \_\_\_\_\_  
39e. Cost to reconstruct/replace: \$0.00 39f. Comments: \_\_\_\_\_

Site Fuel Oil:

40a. Type of service: \_\_\_\_\_  
40b1. # Above gnd: 0 40b1. Capacity (gal): 0  
40b2. # Below gnd: 0 40b2. Capacity (gal): 0  
40c. Condition: \_\_\_\_\_ 40d. Year of last reconstruct/replace: \_\_\_\_\_  
40d. Rem. useful life (yrs.): \_\_\_\_\_ 40e. Cost to reconstruct/replace: \$0.00  
40f. Comments: \_\_\_\_\_

Site Electrical, incl. Exterior Dist.:

41a. Utility Provided  Self Generated  Other 41b. Type of service: \_\_\_\_\_  
41c. Condition: \_\_\_\_\_ 41d. Year of last reconstruct/replace: 2014  
41e. Rem. useful life (yrs.): 0 41f. Cost to reconstruct/replace: \$0.00  
41g. Comments: \_\_\_\_\_

Closed Drainage Pipe Stormwater Management System:

42a. Does the facility have a closed pipe system?  
42b. Condition: \_\_\_\_\_ 42c. Year of last reconstruct/replace: \_\_\_\_\_  
42d. Rem. useful life (yrs.): \_\_\_\_\_ 42e. Cost to reconstruct/replace: \$0.00  
42f. Comments: \_\_\_\_\_



Open Drainage Pipe Stormwater Management System:

43a. Does the facility have an open stormwater system (ditch)

43b. Condition: \_\_\_\_\_ 43c. Year of last reconstruct/replace: 2014

43d. Rem. useful life (yrs.): 0 43e. Cost to reconstruct/replace: \$0.00

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

Catch Basins / Drop Inlets / Manholes:

44a. Does the facility have catch basins/drop inlets/manholes?

44b. Condition: \_\_\_\_\_ 44c. Year of last reconstruct/replace: 2014

44d. Rem. useful life (yrs.): 0 44e. Cost to reconstruct/replace: \$0.00

44f. Comments: \_\_\_\_\_

Culverts:

45a. Does the facility have culverts?

45b. Condition: \_\_\_\_\_ 45c. Year of last reconstruct/replace: 2014

45d. Rem. useful life (yrs.): 0 45e. Cost to reconstruct/replace: \$0.00

45f. Comments: \_\_\_\_\_

Outfalls:

46a. Does facility have outfalls? 46b. Pt. of Discharge: \_\_\_\_\_  46c. Inspected?

46d. Condition: \_\_\_\_\_ 46e. Year of last reconstruct/replace: \_\_\_\_\_

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

46h. Comments: \_\_\_\_\_

Infiltration Basins / Chambers:

47a. Does the facility have infiltration basins/chambers?

47b. Condition: \_\_\_\_\_ 47c. Year of last reconstruct/replace: \_\_\_\_\_

47d. Rem. useful life (yrs.): \_\_\_\_\_ 47e. Cost to reconstruct/replace: \$0.00

47f. Comments: \_\_\_\_\_

Retention Basins:

48a. Does the facility have retention basins?

48b. Condition: \_\_\_\_\_ 48c. Year of last reconstruct/replace: \_\_\_\_\_

48d. Rem. useful life (yrs.): \_\_\_\_\_ 48e. Cost to reconstruct/replace: \$0.00

48f. Comments: \_\_\_\_\_

Wetponds:

49a. Does the facility have retention basins?

49b. Condition: \_\_\_\_\_ 49c. Year of last reconstruct/replace: \_\_\_\_\_

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

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

Manufactured Stormwater Proprietary Units:

50a. Does the facility have retention basins?

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

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

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

51. Point of outfall discharge:

Municipal storm water system     Combined sewer system     Surface water

Onsite recharge                       Other: \_\_\_\_\_

52. Outfall reconnaissance inventory. Were all stormwater outfalls inspected during dry weather for signs of non-stormwater discharge?

**Other Site Features**

Pavement (Roadways / Parking Lots):

53a. Concrete     Asphalt     Gravel     Other     None

53b. Condition: \_\_\_\_\_ 53c. Year of last reconstruct/replace: 2014

53d. Rem. useful life (yrs.): 0                      53e. Cost to reconstruct/replace: \$0.00

53f. Comments: \_\_\_\_\_

Sidewalks:

54a. Concrete     Asphalt     Other

54b. Condition: \_\_\_\_\_ 54c. Year of last reconstruct/replace: 2014

54d. Rem. useful life (yrs.): 0                      54e. Cost to reconstruct/replace: \$0.00

54f. Comments: \_\_\_\_\_

Playgrounds and Equipment:

55a. Condition: N/A                      55b. Year of last reconstruct/replace: \_\_\_\_\_

55c. Rem. useful life (yrs.): \_\_\_\_\_ 55d. Cost to reconstruct/replace: \$0.00

55e. Comments: \_\_\_\_\_

Athletic Fields, Play Fields and Related Structures:

56a. Condition: N/A                      56b. Year of last reconstruct/replace: \_\_\_\_\_

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

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

56f. Synthetic Turf? 56f1. # of Fields: \_\_\_\_\_ 56f2. Rem life (yrs.) \_\_\_\_\_ 56f3. Infill: \_\_\_\_\_

Exterior Bleachers / Stadiums:

57a. Condition: N/A                      57b. Year of last reconstruct/replace: \_\_\_\_\_

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

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

Related structures (such as press boxes, dugouts, climbing walls, etc.):

58a. Condition: N/A                      58b. Year of last reconstruct/replace: \_\_\_\_\_

58c. Rem. useful life (yrs.): \_\_\_\_\_ 58d. Cost to reconstruct/replace: \$0.00

58e. Comments: \_\_\_\_\_



**Substructure**

59a. Reinforced concrete  Masonry on concrete footing  Other

59b. Evidence of structural concerns:

59b1. Structural cracks  59b2. Heaving/Jacking  59b3. Decay/Corrosion

59b4. Water penetration  59b5. Unsupported areas  59b6. Other

59c. Condition: \_\_\_\_\_ 59d. Year of last reconstruct/replace: 2014

59e. Rem. useful life (yrs.): 0 59f. Cost to reconstruct/replace: \$0.00

59g. Comments: \_\_\_\_\_

**Building Envelope**

Structural Floors:

60a1. Reinforced Concrete slab on Grade  60a4. Wood Deck on Wood Trusses

60a2. Concrete/Metal Deck/Metal Joists  60a5. Wood Deck on Wood Joists

60a3. Precast Concrete Structural System  60a6. Concrete Deck on Wood Structure

60a7. Other: \_\_\_\_\_

60b. Evidence of structural concerns with Beams/Joists/Trusses/Etc.:

60b1. Structural cracks  60b4. Deflection

60b2. Unsupported Ends  60b5. Seriously Damaged/Missing Components

60b3. Rot/Decay/Corrosion 60b6. Other Problems \_\_\_\_\_

60c. Evidence of structural concerns with structural floor deck:

60c1. Cracks  60c2. Deflection  60c3. Rot/Decay/Corrosion

60d. Condition: \_\_\_\_\_ 60e. Year of last reconstruct/replace: 2014

60f. Rem. useful life (yrs.): 0 60g. Cost to reconstruct/replace: \$0.00

60h. Comments: \_\_\_\_\_

Exterior Walls / Columns:

61a. Concrete  Masonry  Steel  Wood  Other

61b. Evidence of structural concerns with Columns/Base Plates/Connections/Etc.:

61b1. Structural cracks  61b2. Rot/Decay/Corrosion 61b3. Other Problems: \_\_\_\_\_

61c. Evidence of concerns with Exterior Cladding:

61c1. Cracks/Gaps  61c4. Moisture Penetration

61c2. Inadequate Flashing  61c5. Rot/Decay/Corrosion

61c3. Efflorescence 61c6. Other Problems: \_\_\_\_\_

61d. Condition: \_\_\_\_\_ 61e. Year of last reconstruct/replace: 2014

61f. Rem. useful life (yrs.): 0 61g. Cost to reconstruct/replace: \$0.00

61h. Comments: \_\_\_\_\_

Chimneys:

62a. Masonry  Concrete  Metal  Other  N/A

62b. Condition: \_\_\_\_\_ 62c. Year of last reconstruct/replace: \_\_\_\_\_

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

62f. Comments: \_\_\_\_\_



Parapets:

63a. Masonry    Concrete    Metal    Other    N/A

63b. Condition: \_\_\_\_\_ 63c. Year of last reconstruct/replace: \_\_\_\_\_

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

63f. Comments: \_\_\_\_\_

Exterior Doors:

64a. Condition of Exterior Doors: \_\_\_\_\_ 64b. Condition of Ext. Door Hdw: \_\_\_\_\_

64c. Exit doors have magnetic locking devices? 64d. Safety/Security features are adequate?: \_\_\_\_\_

64e. Year of last reconstruct/replace: 2014 64f. Rem. useful life (yrs.): 0

64g. Cost to reconstruct/replace: \$0.00 64h. Comments: \_\_\_\_\_

Exterior Steps, Stairs, and Ramps:

65a. Condition: \_\_\_\_\_ 65b. Year of last reconstruct/replace: 2014

65c. Rem. useful life (yrs.): 0 65d. Cost to reconstruct/replace: \$0.00

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

Fire Escapes:

66a. Does the building have 1 or more fire escapes 66b. Condition: \_\_\_\_\_

66c. Safety features are adequate? 66d. Year of last reconstruct/replace: \_\_\_\_\_

66e. Rem. useful life (yrs.): \_\_\_\_\_ 66f. Cost to reconstruct/replace: \$0.00

66g. Comments: \_\_\_\_\_

Windows:

67a. Aluminum    Steel    Vinyl    Solid Wood    Wood w/ Ext. Cladding    Other

67. Condition: \_\_\_\_\_ 67c. All rescue windows are operable?: \_\_\_\_\_

67d. Year of last reconstruct/replace: 2014 67e. Rem. useful life (yrs.): 0

67f. Cost to reconstruct/replace: \$0.00 67g. Comments: \_\_\_\_\_

Roof & Skylights:

68a. Type of roof construction:

68a1. Metal deck on metal trusses / joists    68a4. Concrete on metal deck on metal trusses / joists

68a2. Wood deck on wood trusses / joists    68a5. Other: \_\_\_\_\_

68a3. Wood deck on metal trusses / joists

68b. Type of roofing material:

68b1. Single ply membrane    68b4. Pre-formed metal    68b7. Other: \_\_\_\_\_

68b2. Built-up    68b5. IRMA

68b3. Asphalt single    68b6. Slate

68d. Evidence of structural concerns with beams/joists/trusses/etc.:

- 68d1. Structural cracks       68d4. Deflection  
 68d2. Unsupported ends       68d5. Seriously damaged / missing components  
 68d3. Rot/Decay/Corrosion      68d6. Other Problems: \_\_\_\_\_

68e. Evidence of structural concerns with structural floor deck:

- 68e1. Cracks     68e2. Deflection       68e3. Rot/Decay/Corrosion  
 68f. Does the building have skylights?  
68g. If yes, what material are the skylights made of?: \_\_\_\_\_  
68h. Condition: \_\_\_\_\_

68i. Evidence of concerns with roofing, skylights, flashing and drains:

- 68i1. Failures/Splits/Cracks?:    No      68i4. Poorly func. roof drains?:    No  
68i2. Rot/Decay/Corrosion?:    No      68i5. Evidence of water pen.?:    No  
68i3. Inad. Flashing/curbs/pitch?:    No      68i6. Other Concerns: \_\_\_\_\_

68j. Condition: \_\_\_\_\_      68k. Year of last reconstruct/replace: 2014

68l. Rem. useful life (yrs.):    0      68m. Cost to reconstruct/replace:    \$0.00

68n. Comments: \_\_\_\_\_

### Interior Spaces

#### Interior Bearing Walls/Firewalls (S)

- 69a. Condition: \_\_\_\_\_      69b. Year of last reconstruct/replace: 2014  
69c. Rem. useful life (yrs.):    0      69d. Cost to reconstruct/replace:    \$0.00  
69e. Comments: \_\_\_\_\_

#### Other Interior Walls

- 70a. Condition: \_\_\_\_\_      70b. Year of last reconstruct/replace: 2014  
70c. Rem. useful life (yrs.):    0      70d. Cost to reconstruct/replace:    \$0.00  
70e. Comments: \_\_\_\_\_

#### Carpet:

- 71a. Instructional Space       71a. Common Area

- 71b. Condition: \_\_\_\_\_      71c. Year of last reconstruct/replace: 2014  
71c. Rem. useful life (yrs.):    0      71d. Cost to reconstruct/replace:    \$0.00  
71e. Comments: \_\_\_\_\_

#### Resilient Tiles or Sheet Flooring:

- 72a. Instructional Space       72a. Common Area

- 72b. Condition: \_\_\_\_\_      72c. Year of last reconstruct/replace: 2014  
72c. Rem. useful life (yrs.):    0      72d. Cost to reconstruct/replace:    \$0.00  
72e. Comments: \_\_\_\_\_

#### Hard Flooring:

- 73a. Instructional Space       73a. Common Area

- 73b. Condition: \_\_\_\_\_      73c. Year of last reconstruct/replace: \_\_\_\_\_  
73c. Rem. useful life (yrs.):    \_\_\_\_\_      73d. Cost to reconstruct/replace:    \$0.00  
73e. Comments: \_\_\_\_\_



Wood Flooring:

74a. Instructional Space     74a. Common Area

74b. Condition: \_\_\_\_\_ 74c. Year of last reconstruct/replace: \_\_\_\_\_  
74c. Rem. useful life (yrs.): \_\_\_\_\_ 74d. Cost to reconstruct/replace: \_\_\_\_\_ \$0.00  
74e. Comments: \_\_\_\_\_

Ceilings:

75a. Condition: \_\_\_\_\_ 75b. Year of last reconstruct/replace: 2014  
75c. Rem. useful life (yrs.): 0 75d. Cost to reconstruct/replace: \_\_\_\_\_ \$0.00  
75e. Comments: \_\_\_\_\_

Other Interior Walls/Lockers

76a. Condition of Wall Units: \_\_\_\_\_ 76b. Year of last reconstruct/replace: \_\_\_\_\_  
76c. Rem. useful life (yrs.): \_\_\_\_\_ 76d. Cost to reconstruct/replace: \_\_\_\_\_ \$0.00  
76e. Comments: \_\_\_\_\_

Interior Doors:

77a. Condition of int. door units: \_\_\_\_\_ 77b. Condition of int. door hardware: \_\_\_\_\_  
77c. Year of last reconstruct/replace: 2014 77d. Rem. useful life (yrs.): 0  
77e. Cost to reconstruct/replace: \_\_\_\_\_ \$0.00 77f. Comments: \_\_\_\_\_

Interior Stairs:

78a. Condition: N/A 78b. Year of last reconstruct/replace: \_\_\_\_\_  
78c. Rem. useful life (yrs.): \_\_\_\_\_ 78d. Cost to reconstruct/replace: \_\_\_\_\_ \$0.00  
78e. Comments: \_\_\_\_\_

Elevators, Lifts and Escalators:

79a. Condition: \_\_\_\_\_ 79b. Year of last reconstruct/replace: \_\_\_\_\_  
79c. Rem. useful life (yrs.): \_\_\_\_\_ 79d. Cost to reconstruct/replace: \_\_\_\_\_ \$0.00  
79e. Comments: \_\_\_\_\_

Interior Electrical Dist.:

80a. Interior electrical supply meets current needs

80b. Condition: \_\_\_\_\_ 80c. Year of last reconstruct/replace: 2014  
80d. Rem. useful life (yrs.): 0 80e. Cost to reconstruct/replace: \_\_\_\_\_ \$0.00  
80f. Comments: \_\_\_\_\_

Lighting Fixtures:

81a. Condition: \_\_\_\_\_ 81b. Year of last reconstruct/replace: 2014  
81c. Rem. useful life (yrs.): 0 81d. Cost to reconstruct/replace: \_\_\_\_\_ \$0.00  
81e. Comments: \_\_\_\_\_

Communication Systems:

82a. Systems adequate?: \_\_\_\_\_  
82b. Condition: \_\_\_\_\_ 82c. Year of last reconstruct/replace: 2014  
82d. Rem. useful life (yrs.): 0 82e. Cost to reconstruct/replace: \_\_\_\_\_ \$0.00  
82f. Comments: \_\_\_\_\_

Swimming Pool and Systems:

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

**Plumbing (Excluding HVAC)**

Water Dist. Systems:

84a. Iron  Galvanized  Copper  Lead  PVC  Other  N/A  
84b. Condition: \_\_\_\_\_ 84c. Year of last reconstruct/replace: 2014  
84d. Rem. useful life (yrs.): 0 84e. Cost to reconstruct/replace: \$0.00  
84f. Comments: \_\_\_\_\_

Plumbing Drainage System:

85a. Iron  Galvanized  Copper  Lead  PVC  Other  N/A  
85b. Condition: \_\_\_\_\_ 85c. Year of last reconstruct/replace: 2014  
85d. Rem. useful life (yrs.): 0 85e. Cost to reconstruct/replace: \$0.00  
85f. Comments: \_\_\_\_\_

Hot Water Heaters:

86a. Oil  Natural Gas  Electricity  Propane  Other  N/A  
86b. Condition: \_\_\_\_\_ 86c. Year of last reconstruct/replace: 2014  
86d. Rem. useful life (yrs.): 0 86e. Cost to reconstruct/replace: \$0.00  
86f. Comments: \_\_\_\_\_

Plumbing Fixtures:

87a. Condition: \_\_\_\_\_ 87b. Year of last reconstruct/replace: 2014  
87c. Rem. useful life (yrs.): 0 87d. Cost to reconstruct/replace: \$0.00  
87e. Comments: \_\_\_\_\_

**HVAC Systems**

HVAC System Type:

88a. Central HVAC system?  
 88b. Constant Volume  Variable Air Volume  DualDuct / Multizone  Other

Heat Generating Systems:

89a. Boiler / Hot Water  Boiler / Steam  Furnace / Forced Air  Other  
 Unit Ventilation  Geothermal  Biomass  Electric  
89b. Condition: \_\_\_\_\_ 89c. Year of last reconstruct/replace: 2014  
89d. Rem. useful life (yrs.): 0 89e. Cost to reconstruct/replace: \$0.00  
89f. Comments: \_\_\_\_\_

Heating Fuel / Energy Systems:

90a. Condition: \_\_\_\_\_ 90b. Year of last reconstruct/replace: 2014  
90c. Rem. useful life (yrs.): 0 90d. Cost to reconstruct/replace: \$0.00  
90e. Comments: \_\_\_\_\_

Cooling / AC Generating Systems:

91a. Condition: \_\_\_\_\_ 91b. Year of last reconstruct/replace: 2014  
91c. Rem. useful life (yrs.): 0 91d. Cost to reconstruct/replace: \$0.00



91e. Comments: \_\_\_\_\_

Air Handling and Ventilation Equipment:

92a. Condition: \_\_\_\_\_ 92b. Year of last reconstruct/replace: 2014 \_\_\_\_\_

92c. Rem. useful life (yrs.): 0 \_\_\_\_\_ 92d. Cost to reconstruct/replace: \_\_\_\_\_ \$0.00

92e. Comments: \_\_\_\_\_

Piped Heating and Cooling Dist. Systems:

93a. Condition: \_\_\_\_\_ 93b. Year of last reconstruct/replace: \_\_\_\_\_

93c. Rem. useful life (yrs.): \_\_\_\_\_ 93d. Cost to reconstruct/replace: \_\_\_\_\_ \$0.00

93e. Comments: \_\_\_\_\_

Ducted Heating and Cooling Dist. Systems:

94a. Condition: \_\_\_\_\_ 94b. Year of last reconstruct/replace: 2014 \_\_\_\_\_

94c. Rem. useful life (yrs.): 0 \_\_\_\_\_ 94d. Cost to reconstruct/replace: \_\_\_\_\_ \$0.00

94e. Comments: \_\_\_\_\_

HVAC Control Systems:

95a. Condition: \_\_\_\_\_ 95b. Year of last reconstruct/replace: 2014 \_\_\_\_\_

95c. Rem. useful life (yrs.): 0 \_\_\_\_\_ 95d. Cost to reconstruct/replace: \_\_\_\_\_ \$0.00

95e. Comments: \_\_\_\_\_

**Fire Safety Systems**

Fire Alarm Systems:

96a. Condition: \_\_\_\_\_ 96b. Year of last reconstruct/replace: 2014 \_\_\_\_\_

96c. Rem. useful life (yrs.): 0 \_\_\_\_\_ 96d. Cost to reconstruct/replace: \_\_\_\_\_ \$0.00

96e. Comments: \_\_\_\_\_

Smoke Detection Systems:

97a. Condition: \_\_\_\_\_ 97b. Year of last reconstruct/replace: 2014 \_\_\_\_\_

97c. Rem. useful life (yrs.): 0 \_\_\_\_\_ 97d. Cost to reconstruct/replace: \_\_\_\_\_ \$0.00

97e. Comments: \_\_\_\_\_

Fire Supression Systems:

98a. Condition: \_\_\_\_\_ 98b. Year of last reconstruct/replace: \_\_\_\_\_

98c. Rem. useful life (yrs.): \_\_\_\_\_ 98d. Cost to reconstruct/replace: \_\_\_\_\_ \$0.00

98e. Comments: \_\_\_\_\_

Emergency / Exit Lighting Systems:

99a. Condition: \_\_\_\_\_ 99b. Year of last reconstruct/replace: 2014 \_\_\_\_\_

99c. Rem. useful life (yrs.): 0 \_\_\_\_\_ 99d. Cost to reconstruct/replace: \_\_\_\_\_ \$0.00

99e. Comments: \_\_\_\_\_

Emergency Standby Power Systems:

100a. Building has an emergency or standby power system

100b. Condition: NA \_\_\_\_\_ 100c. Year of last reconstruct/replace: \_\_\_\_\_

100d. Rem. useful life (yrs.): \_\_\_\_\_ 100e. Cost to reconstruct/replace: \_\_\_\_\_ \$0.00

100f. Comments: \_\_\_\_\_

**Accessibility**

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

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

103a. Cost of Improvements to provide accessible interior and exterior routes:           \$0.00          

103b. Comments: \_\_\_\_\_

**Environmental / Comfort / Health**

104a. General appearance: \_\_\_\_\_ 90b. Comments: \_\_\_\_\_

105a. Cleanliness: \_\_\_\_\_ 91b. Comments: \_\_\_\_\_

106a. Are matts/grills at least 6 Ft. long?: \_\_\_\_\_ **No**

106b. Are matts/grills in entryways?: \_\_\_\_\_ **No**

107a. Acoustics: \_\_\_\_\_  Is there noise in classrooms from HVAC, traffic, that may impact education

107b. Comments: \_\_\_\_\_

108a. Types of lighting in general purpose classrooms:

108a1. Daylight  108a4. Incandescent

108a2. Fluorescent- NOT Full Spectrum  108a5. Other

108a3. Fluorescent- Full Spectrum  108a6. N/A

108b. Blinds provided to prevent glare? 108c. Overall rating: \_\_\_\_\_

108d. Comments: \_\_\_\_\_

109. Is there evidence of active infestations of:

109a. Rodents  109b. Wood Boring/Eating Insects  109c. Cockroaches  109d. Other Vermin

**Indoor Air Quality**

110. Is mold visible, or moldy odors noticed in or around the following areas

	Visible	Odor		Visible	Odor
110a1. Classrooms:	<u>          No          </u>	<u>          No          </u>	110a4. Other areas:	<u>          No          </u>	<u>          No          </u>

110a2. Hallways:           No                     No           110a4. Specify: \_\_\_\_\_

110a3. Supply/Return grills:           No                     No           110c. Comments: \_\_\_\_\_

110b. Est. cost for improvements:           \$0.00           110d. Cellulose?           No           110e. Paper-Faced?           No          

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

	111a. In Classrooms	111b. In Other Areas
111ab1. Visible water damage:	_____	_____
111ab2. Active leaks in roof:	_____	_____
111ab3. Active plumbing leaks:	_____	_____
111ab4. Moisture/Condensation	_____	_____

111c. Rating of humidity/moisture condition in building: \_\_\_\_\_

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

112a1. Near bus loading area: \_\_\_\_\_

112a2. Truck delivery areas: \_\_\_\_\_

112a3. Near garbage disposal areas \_\_\_\_\_

112b. Accumulated dirt, dust, debris around fresh air intakes?: \_\_\_\_\_

112c. Fresh air intakes free of blockage?: \_\_\_\_\_



- 112d. Accumulated dirt, dust, debris in ductwork?: \_\_\_\_\_
- 112e. Dampers functioning as designed?: \_\_\_\_\_
- 112f. Condition of air filters: \_\_\_\_\_
- 112g. Outside air is adequate for occupant load: \_\_\_\_\_
- 112h. Rating of ventilation/indoor air quality: \_\_\_\_\_
- 112i. Comments: \_\_\_\_\_

**Indoor Air Quality Plan**

- 113a. Does the school district use EPA's Tools for Schools Program? No
- 113b. If not, is some other IAQ management plan used?: No
- 113c. Does the district have an IAQ designee?: No
- 114. Integrated Pest Management:

  - 114a. Does the school district use Integrated Pest Management? No
  - 114b. Is vegetation kept 1ft. from the building?: No
  - 114c. Is there a certified pesticide applicator on staff? No
  - 114d. Are exterior crevices and holes sealed or eliminated? No
  - 114e. Are pesticides used in the buildings/grounds?: No
  - 114e1. If yes, how are they applied?: \_\_\_\_\_
  - 114e2. If yes, was an emergency exemption granted by the BOE? No

115. Radon

- 115a. Has the facility been tested for Radon?: No
- 115b. Were any of the results of the test greater than or equal to 4 picocuries per liter (pCi/L) No
- 115c. If yes, did the school take steps to mitigate these elevated radon levels?

  - Yes, active mitigation system installed     Yes, ventilation controls (HVAC) adjust
  - Yes, passive system made active     No action taken
  - Yes, other: \_\_\_\_\_

**American Red Cross**

- 116a. Is there a written agreement with the American Red Cross for the use of this building as an emergency shelter? No
- 116b. Does this building have an emergency generator to support sheltering operations? (lights, HVAC, etc.)? No

If yes, check items below that are powered by the emergency generator:

- Communication System     Fire Alarm System     Kitchen Equipment
- Security System     Lighting     Cooking Equipment
- HVAC     Sump Pump

- 116c. Does this facility have a cooking / food preparation kitchen No

If yes, is the area outfitted for:

- Full Preparation     Warming Capability Only
- Connected to Emergency Generator?:  Cooking  Refrigeration  Other

116d. Potable Water:

Municipal System                       On-Site Wells

Connected to Emergency Generator? No

116e. Sanitary:

Gravity Discharge                       Force Main / Pumping Station

Connected to Emergency Generator? No





## EXECUTIVE SUMMARY

A review of the **Building Condition Surveys** along with the evaluation of educational objectives and future enrollment estimates has resulted in the formulation of a **Five Year Capital Facilities Plan** for Irvington UFSD.

(See the 5 Year Capital Facilities Plan for detailed information).

The costs associated with this plan include:

### TOTAL FIVE YEAR COST BY BUILDING

<b>BUILDING</b>	<b>TOTAL COSTS</b>
Administration Building- Dbl Mod	\$0
Dows Lane Elementary School	\$2,236,000
Facilities/Buildings & Grounds Ofc.	\$0
Irvington Arts & Athletics Building	\$147,000
Irvington High School & LGA Bldg.	\$5,831,000
Irvington Main Street Gym	\$1,571,000
Irvington Main Street School	\$1,732,000
Irvington MS/CMS Building	\$601,000
<b>DISTRICT TOTAL</b>	<b>\$12,118,000</b>

#### Facilities General Conditions & Goals

The following is a list of significant five-year plan goals for each facility:

#### **1. Dows Lane Elementary School**

Ceilings: Replace 1x1 ceilings, replace damaged/stained tiles, repair ceiling in library storage

Control Systems: Replace/upgrade pneumatic controls (leaks in system)

Emergency Power: Install emergency generator

Exterior Doors: Replace exterior doors

Exterior Stairs: Repair railing on circular exterior stairs, repair exterior steps

Exterior Walls: Repair/repoint exterior walls, repair rusted lintels, recaulk expansion joints

Floor Finishes: Abate remaining 9x9 tile - 8,000 S.F.

Floor Finishes: Replace damaged gym wood floor

Interior Doors: Replace/upgrade interior doors & hardware for ADA

Lighting: Replace/upgrade gym lighting & older T8 lighting

Paving: Repave/reseal roadways around building

Play Fields: Resod upper fields

Playgrounds: Repair/reseal blacktop playground & basketball court

Plumbing Fixtures: Upgrade/renovate bathrooms for ADA

Roofing: Repair flashing at roof edges, clean/repair drains

Roofing: Replace built-up roof

Sidewalks: Repair blacktop walks, repair sidewalk at front of building

Site Electrical: Replace/upgrade exterior building lighting

Site Storm Water: Replace catch basin

Ventilation & Air Handling: Replace/upgrade univents, replace AHUs & exhaust fans

Wall Units: Replace/upgrade cabinetry & sinks

Windows: Replace old single pane windows, repair 2nd floor window sills-fill openings (bees)

## **2. Irvington Arts & Athletics Building**

Ceilings: Repair boy's locker room ceiling

Control Systems: Upgrade BMS so AHUs don't run 24/7

Exterior Doors: Replace exterior doors, provide weatherization

Lighting: Repair boy's locker room lighting

Roofing: Provide solution to gravel on roof clogging drains

Sidewalks: Repair sidewalks & curbs

Ventilation & Air Handling: Upgrade heating for stairwells & storage areas

Water Heaters: Pipe relief valve to 18" above floor

## **3. Irvington High School & LGA Bldg.**

Ceilings: Replace old ceilings, replace LGA boy's locker room ceiling

Comm. System: Replace/upgrade clocks

Control Systems: Repair/upgrade BMS controls

Ductwork: Inspect & clean ducts

Electric Serv./Dist.: Replace old electrical panels

Emergency Lighting: Replace/upgrade exit/emergency lighting

Emergency Power: Install emergency generator

Exterior Doors: Repair art room doors

Exterior Stairs: Clean out HS window wells

Exterior Stairs: Repair exterior steps to LGA

Exterior Walls: Repair exterior walls at LGA, HS north wall-exposed rebar, HS S/W corner by roof

Floor Finishes: Replace 9x9 tiles in classrooms, repair tile between atrium & HS

Interior Doors: Replace fire doors at stairwells

Interior Doors: Replace/upgrade interior doors & hardware for ADA

Interior Walls: Repair damage to interior hallway walls, repair step cracks

Lighting: Upgrade LGA gym lighting, replace exterior lighting in 1st floor walkway & atrium rear entrance

Other Interior Walls: Provide tempered glass at classrooms

Other Interior Walls: Provide tempered glass at classrooms

Other Interior Walls: Replace sheetrock walls

Paving: Repave/reseal roadway around building, blacktop walk to CMS building

Play Fields: Replace track, add turf field, upgrade east field - top cap & drainage

Plumbing Fixtures: Upgrade boys & girls bathrooms

Roofing: Repair drainage on canopy roofs by exits, repair rusted metal roof panels

Sidewalks: Repair sidewalks & curbs in front & back of LGA bldg. & courtyard

Site Electrical: Repair exterior lighting under overhang - west side of building

Ventilation & Air Handling: Repair dampers, secure 6 roof top exhaust fans

Ventilation & Air Handling: Replace old univents

Wall Units: Replace lockers in high school-600 units, replace old cabinetry

Windows: Repair window leaks with driving rain at HS south side

## **4. Irvington Main Street Gym**

Boiler/Furnace: Add dual fuel - gas

Ceilings: Repair/replace damaged ceiling tiles



Comm. System: Replace/upgrade system - connect to Main St. school  
Control Systems: Upgrade/integrate control systems  
Electric Serv./Dist.: Check water leak at overhead electrical conduit in locker room  
Electric Serv./Dist.: Replace/upgrade old electrical panels  
Emergency Lighting: Upgrade exit/emergency lighting  
Exterior Doors: Replace all exterior doors  
Exterior Walls: Repair/repoint exterior walls, repair major cracks in walls by lower roof  
Interior Doors: Replace/upgrade interior doors & hardware for ADA  
Interior Walls: Repair/repaint damaged plaster walls  
Lighting: Replace/upgrade gym lighting to LED  
Paving: Repave blacktop driveway  
Plumbing Fixtures: Renovate/upgrade bathrooms  
Sidewalks: Repair front sidewalks  
Ventilation & Air Handling: Replace/upgrade ventilation system

## **5. Irvington Main Street School**

Ceilings: Replace damaged/stained ceiling tiles  
Control Systems: Upgrade/integrate control systems-Andover system bypassed  
Exterior Doors: Replace exterior doors at ends & rear of building  
Exterior Stairs: Repair cracks in steps, repair railings by dumpsters, repair steps to playground  
Exterior Walls: Repair/repoint exterior walls, repair walls in window wells  
Floor Finishes: Replace carpeting in music room  
Floor Finishes: Replace tiles in room 304  
Heat Syst. Piping: Replace/upgrade radiators & pipes  
Interior Doors: Replace/upgrade interior doors & hardware for ADA  
Interior Stairs: Repair/replace railings & stair treads  
Interior Walls: Repair auditorium wall and wall by window in room 407  
Lighting: Replace/upgrade old lighting in hallways, auditorium, stage  
Paving: Repave parking lots, Add curb chocks by building  
Plumbing Fixtures: Upgrade/renovate bathrooms  
Sidewalks: Repair sidewalks & curbs as necessary  
Ventilation & Air Handling: Check return air vents in rooms 207 & 308  
Ventilation & Air Handling: Replace/upgrade ventilation system, check return air vents in rooms 207 & 308  
Windows: Repair balancers, replace window blinds

## **6. Irvington MS/CMS Building**

Control Systems: Upgrade BMS to connect entire campus  
Exterior Doors: Replace vertical rod doors in CMS building  
Exterior Walls: Repair crack in end of exterior wall of CMS building  
Floor Finishes: Repair cracked floor tiles, provide drains by eye wash stations in CMS building  
Other Interior Walls: Add vestibule to MS entrance  
Parapets: Seal gap between coping stones on northside of building  
Paving: Repair dust bowl area between MS & Arts/Athletics building  
Plumbing Drainage: Repair incorrect pitch on nurse's toilet drainage  
Roofing: Repair rusting panels on standing seam roof - wire brush & paint  
Sidewalks: Repair blacktop between CMS & LGA, repair concrete outside music room





**DISTRICT-WIDE  
COST BY YEAR AND RESOURCE**

<b>YEAR</b>	<b>OPS</b>	<b>CAPITAL</b>	<b>BOND</b>	<b>EPC</b>	<b>EXCEL</b>	<b>TOTAL</b>
2016/2017	\$92,000	\$4,935,000				\$5,027,000
2017/2018	\$25,000	\$1,253,000				\$1,278,000
2018/2019		\$1,520,000				\$1,520,000
2019/2020	\$10,000	\$1,333,000				\$1,343,000
2020/2021		\$2,950,000				\$2,950,000
<b>Tot. by Resource</b>	\$127,000	\$11,991,000				
					<b>Grand Total</b>	\$12,118,000

In addition to the effort set forth in this **COMPREHENSIVE PUBLIC SCHOOL SAFETY PROGRAM** the school district has additional on-going requirements to maintain compliance with the RESCUE Regulations which include:

**1. BUILDING CONDITION SURVEYS AND ANNUAL VISUAL INSPECTIONS -**

A reinspection of all building systems is due every November 15th. These building inspections must be completed by a team that includes the Director of Facilities and a PE/RA (or Code Enforcement Official, for AVI's).

**2. REVISED FIVE YEAR CAPITAL FACILITIES PLAN -** Required to be updated each year after the AVI or BCS is performed.

This **COMPREHENSIVE PUBLIC SCHOOL SAFETY PROGRAM** is a work in progress and will change each year as repairs, maintenance and construction activities take place. Compliance with this process will support the objective of improving schools and enhancing education.



## COST BY BUILDING AND YEAR

<u>BUILDING</u>	<u>YEAR</u>	<u>COST</u>
Administration Building- Dbl Mod	2016/2017	\$0
	2017/2018	\$0
	2018/2019	\$0
	2019/2020	\$0
	2020/2021	\$0
	<b>Total Cost</b>	<b>\$0</b>
Dows Lane Elementary School	2016/2017	\$709,000
	2017/2018	\$307,000
	2018/2019	\$370,000
	2019/2020	\$500,000
	2020/2021	\$350,000
	<b>Total Cost</b>	<b>\$2,236,000</b>
Facilities/Buildings & Grounds Ofc.	2016/2017	\$0
	2017/2018	\$0
	2018/2019	\$0
	2019/2020	\$0
	2020/2021	\$0
	<b>Total Cost</b>	<b>\$0</b>
Irvington Arts & Athletics Building	2016/2017	\$32,000
	2017/2018	\$70,000
	2018/2019	\$20,000
	2019/2020	\$25,000
	2020/2021	\$0
	<b>Total Cost</b>	<b>\$147,000</b>



Irvington High School & LGA Bldg.

2016/2017	\$3,516,000
2017/2018	\$305,000
2018/2019	\$850,000
2019/2020	\$510,000
2020/2021	\$650,000
<b>Total Cost</b>	<b>\$5,831,000</b>

Irvington Main Street Gym

2016/2017	\$273,000
2017/2018	\$90,000
2018/2019	\$210,000
2019/2020	\$198,000
2020/2021	\$800,000
<b>Total Cost</b>	<b>\$1,571,000</b>

Irvington Main Street School

2016/2017	\$47,000
2017/2018	\$465,000
2018/2019	\$70,000
2019/2020	\$100,000
2020/2021	\$1,050,000
<b>Total Cost</b>	<b>\$1,732,000</b>

Irvington MS/CMS Building

2016/2017	\$450,000
2017/2018	\$41,000
2018/2019	\$0
2019/2020	\$10,000
2020/2021	\$100,000
<b>Total Cost</b>	<b>\$601,000</b>

## BUILDING INVENTORY FORM

**Building Name:** Facilities/Buildings & Grounds Ofc.

**Bed Codes Number:** 6604020200000010

**Address:** 6 Dows Lane  
Irvington, NY 10533

**Use:** Instruction **Current Enrollment:** 0

**Total Square Footage:** 1,056

**Ownership:** Irvington UFSD

**Building Condition Survey Rating:** S

**Building Age:** 19

	<b>Construction Year</b>	<b>Square Footage</b>
<b>Original Building:</b>	1997	1,056

**Heating System Energy Source:** Electric

**Energy Consumption:** \$1,384

**Probable Useful Life of Building:** 45 **Estimated Replacement Value:** \$264,000

**Building Facility Report Card:** Y



# District Estimated Expenses Summary Form

Date 4/13/2016

School District: Irvington UFSD

2016-2017		Costs
SED #6604020200000001	Irvington Main Street School	\$47,000
SED #6604020200000002	Dows Lane Elementary School	\$709,000
SED #6604020200000004	Irvington Main Street Gym	\$273,000
SED #6604020200000007	Irvington High School & LGA Bldg.	\$3,516,000
SED #6604020200000010	Facilities/Buildings & Grounds Ofc.	\$0
SED #6604020200000013	Irvington MS/CMS Building	\$450,000
SED #6604020200000014	Irvington Arts & Athletics Building	\$32,000
SED #6604020200000015	Administration Building- Dbl Mod	\$0
<b>Year Total</b>		<b>\$5,027,000</b>

2017-2018		Costs
SED #6604020200000001	Irvington Main Street School	\$465,000
SED #6604020200000002	Dows Lane Elementary School	\$307,000
SED #6604020200000004	Irvington Main Street Gym	\$90,000
SED #6604020200000007	Irvington High School & LGA Bldg.	\$305,000
SED #6604020200000010	Facilities/Buildings & Grounds Ofc.	\$0
SED #6604020200000013	Irvington MS/CMS Building	\$41,000
SED #6604020200000014	Irvington Arts & Athletics Building	\$70,000
SED #6604020200000015	Administration Building- Dbl Mod	\$0
<b>Year Total</b>		<b>\$1,278,000</b>

2018-2019		Costs
SED #6604020200000001	Irvington Main Street School	\$70,000
SED #6604020200000002	Dows Lane Elementary School	\$370,000
SED #6604020200000004	Irvington Main Street Gym	\$210,000
SED #6604020200000007	Irvington High School & LGA Bldg.	\$850,000
SED #6604020200000010	Facilities/Buildings & Grounds Ofc.	\$0
SED #6604020200000013	Irvington MS/CMS Building	\$0
SED #6604020200000014	Irvington Arts & Athletics Building	\$20,000
SED #6604020200000015	Administration Building- Dbl Mod	\$0
<b>Year Total</b>		<b>\$1,520,000</b>

2019-2020		Costs
SED #6604020200000001	Irvington Main Street School	\$100,000
SED #6604020200000002	Dows Lane Elementary School	\$500,000
SED #6604020200000004	Irvington Main Street Gym	\$198,000
SED #6604020200000007	Irvington High School & LGA Bldg.	\$510,000
SED #6604020200000010	Facilities/Buildings & Grounds Ofc.	\$0
SED #6604020200000013	Irvington MS/CMS Building	\$10,000
SED #6604020200000014	Irvington Arts & Athletics Building	\$25,000
SED #6604020200000015	Administration Building- Dbl Mod	\$0
<b>Year Total</b>		<b>\$1,343,000</b>

2020-2021		Costs
SED #6604020200000001	Irvington Main Street School	\$1,050,000
SED #6604020200000002	Dows Lane Elementary School	\$350,000
SED #6604020200000004	Irvington Main Street Gym	\$800,000
SED #6604020200000007	Irvington High School & LGA Bldg.	\$650,000
SED #6604020200000010	Facilities/Buildings & Grounds Ofc.	\$0
SED #6604020200000013	Irvington MS/CMS Building	\$100,000
SED #6604020200000014	Irvington Arts & Athletics Building	\$0
SED #6604020200000015	Administration Building- Dbl Mod	\$0
<b>Year Total</b>		<b>\$2,950,000</b>



District Total      \$12,118,000

# Facility Estimated Expenses Form

Date 4/13/2016

School District: Irvington UFSD  
 Building Name: Facilities/Buildings & Grounds Ofc.  
 SED Number: 6604020200000010

	Priority	BCS #	Item Description	New Construction	Addition	Alterations	Major System	Major Repair	Energy	Bond	Capital	EPC	Operating	EXCEL	Cost
2016	Priority	N/A	Recommendations: There is no work scheduled for 2016-17 Building has been removed												\$0
			Priority Total												\$0
2017	Priority	N/A	Recommendations: There is no work scheduled for 2017-18 Building has been removed												\$0
			Priority Total												\$0
2018	Priority	N/A	Recommendations: There is no work scheduled for 2018-19 Building has been removed												\$0
			Priority Total												\$0
2019	Priority	N/A	Recommendations: There is no work scheduled for 2019-20 Building has been removed												\$0
			Priority Total												\$0
2020	Priority	N/A	Recommendations: There is no work scheduled for 2020-21 Building has been removed												\$0
			Priority Total												\$0
			<u>Facility Total</u>												\$0



## Five Year Capital Facilities Plan By Scheduled Date of Completion

School District: Irvington UFSD

Year: 2016 / 2017

Building Name: Facilities/Buildings & Grounds Ofc.

SYSTEM	PROJECT DESCRIPTION	PRIORITY	REASON	SOURCE OF FUNDS	COST OF REPAIR
N/A	There is no work scheduled for 2016-17 Building has been removed				\$0

**Priority Ranking / Cost Summary:**

A. New Construction	\$0
B. Additions	\$0
C. Alterations / Recon	\$0
D. Major Repairs	\$0
E. Major Systems RM	\$0
F. Energy Consumption	\$0

**Funding Source Totals:**

Capital	\$0
Oper.	\$0
Bond	\$0
EPC	\$0
EXCEL	\$0
<b>Total</b>	<b>\$0</b>





## Five Year Capital Facilities Plan By Scheduled Date of Completion

School District: Irvington UFSD

Year: 2017 / 2018

Building Name: Facilities/Buildings & Grounds Ofc.

SYSTEM	PROJECT DESCRIPTION	PRIORITY	REASON	SOURCE OF FUNDS	COST OF REPAIR
N/A	There is no work scheduled for 2017-18 Building has been removed				\$0

**Priority Ranking / Cost Summary:**

A. New Construction	\$0
B. Additions	\$0
C. Alterations / Recon	\$0
D. Major Repairs	\$0
E. Major Systems RM	\$0
F. Energy Consumption	\$0

**Funding Source Totals:**

Capital	\$0
Oper.	\$0
Bond	\$0
EPC	\$0
EXCEL	\$0
<b>Total</b>	<b>\$0</b>



## Five Year Capital Facilities Plan By Scheduled Date of Completion

School District: Irvington UFSD

Year: 2018 / 2019

Building Name: Facilities/Buildings & Grounds Ofc.

SYSTEM	PROJECT DESCRIPTION	PRIORITY	REASON	SOURCE OF FUNDS	COST OF REPAIR
N/A	There is no work scheduled for 2018-19 Building has been removed				\$0

**Priority Ranking / Cost Summary:**

A. New Construction	\$0
B. Additions	\$0
C. Alterations / Recon	\$0
D. Major Repairs	\$0
E. Major Systems RM	\$0
F. Energy Consumption	\$0

**Funding Source Totals:**

Capital	\$0
Oper.	\$0
Bond	\$0
EPC	\$0
EXCEL	\$0
<b>Total</b>	<b>\$0</b>





## Five Year Capital Facilities Plan By Scheduled Date of Completion

School District: Irvington UFSD

Year: 2019/2020

Building Name: Facilities/Buildings & Grounds Ofc.

SYSTEM	PROJECT DESCRIPTION	PRIORITY	REASON	SOURCE OF FUNDS	COST OF REPAIR
N/A	There is no work scheduled for 2019-20 Building has been removed				\$0

**Priority Ranking / Cost Summary:**

A. New Construction	\$0
B. Additions	\$0
C. Alterations / Recon	\$0
D. Major Repairs	\$0
E. Major Systems RM	\$0
F. Energy Consumption	\$0

**Funding Source Totals:**

Capital	\$0
Oper.	\$0
Bond	\$0
EPC	\$0
EXCEL	\$0
<b>Total</b>	<b>\$0</b>



## Five Year Capital Facilities Plan By Scheduled Date of Completion

School District: Irvington UFSD

Year: 2020 / 2021

Building Name: Facilities/Buildings & Grounds Ofc.

SYSTEM	PROJECT DESCRIPTION	PRIORITY	REASON	SOURCE OF FUNDS	COST OF REPAIR
N/A	There is no work scheduled for 2020-21 Building has been removed				\$0

**Priority Ranking / Cost Summary:**

A. New Construction	\$0
B. Additions	\$0
C. Alterations / Recon	\$0
D. Major Repairs	\$0
E. Major Systems RM	\$0
F. Energy Consumption	\$0

**Funding Source Totals:**

Capital	\$0
Oper.	\$0
Bond	\$0
EPC	\$0
EXCEL	\$0
<b>Total</b>	<b>\$0</b>





## 2015-16 Building Condition Survey

1. School District: Irvington UFSD 2. SED Control #: 6604020200000007  
3. Building Name: Irvington High School & LGA Bldg. 4. SED District #: 66040202  
5. Survey Inspect. Date: 7/15/2015 6. Building 911 Address: 40 North Broadway  
7. City: Irvington 8. Zip: 10533 9.&10. C/O Status: ANNUAL 10/01/2015

### Building Age and Gross Square Footage

11. Yr. Original Building: 1965 12. Gross Sq.FT as Configured: 95412  
13. Number of Floors: 3

### Building Ownership and Occupancy Status

14. How many full-time and part-time custodians are employed at the school (or work in the building)

Full-Time Custodians: 5 Part-Time Custodians: 1

15. Building Ownership: a.Owned

16. Purposes Building is Currently Used?:

- Student Instructional Purposes  Other Purposes: Special Education Office  
 District Administration  Used by Other Organizations

### Building Users

17. Students registered to receive instruction in this building as of 10/1/14: 555

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

Permanent Instructional Spaces: 555 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: 9-12 20. Days Building Closed for '13-'14: 0

21. Building used for instructional purposes in the summer?

22. Renovations or construction during past 12 months?

23. Was major construction/renovation work since 2010 conducted when school was in session

### Program Spaces

24. Number of General Purpose Classrooms: 45

25. Gross Sq. FT of all Gen. Purpose Classrooms: 40500

26. Other Spaces Provided:

- |   |  |  |  |
|---|--|--|--|
| <input type="checkbox"/> N/A                      | <input checked="" type="checkbox"/> Guidance     | <input checked="" type="checkbox"/> Multipurpose Rooms | <input checked="" type="checkbox"/> Special Ed.      |
| <input checked="" type="checkbox"/> Admin         | <input type="checkbox"/> Gym                     | <input type="checkbox"/> Music                         | <input type="checkbox"/> Swimming Pool               |
| <input checked="" type="checkbox"/> Art           | <input checked="" type="checkbox"/> Health Suite | <input type="checkbox"/> Pre-K                         | <input checked="" type="checkbox"/> Teacher Resource |
| <input type="checkbox"/> Audio Visual             | <input type="checkbox"/> Home & Careers          | <input checked="" type="checkbox"/> Remedial Rooms     | <input checked="" type="checkbox"/> Tech / Shop      |
| <input checked="" type="checkbox"/> Auditorium    | <input type="checkbox"/> Kitchen                 | <input checked="" type="checkbox"/> Resource Rooms     | <input checked="" type="checkbox"/> Library          |
| <input type="checkbox"/> Cafeteria                | <input type="checkbox"/> Lg. Grp. Instruction    | <input type="checkbox"/> Science Labs                  |  |
| <input checked="" type="checkbox"/> Computer Room | <input type="checkbox"/> Other (Describe): _____ |  |  |

**Space Adequacy**

27. Rating of Space Adequacy: Good  
28. Estimated capital construction expenses anticipated through 2020-2021 (exclude maintenance): \$5,831,000  
29. Overall building rating: S  
30. Was overall building rating established after consulting with H&S committee?:   
31. A/E Firm Name: ECG Engineering, PC 33. A/E Firm Phone: 631-360-0006  
32. A/E Firm Address: 222 East Main St., Suite#318, Smithtown, NY 34. A/E Firm Email: info@ecgengineering.com  
35. A/E Name: Lloyd Howell, Engineer 36. A/E License #: 1652949

**Site Utilities**

Water:

37a. Type of service: Municipal 37b. Condition: Satisfactory  
37c. Year of last reconstruct/replace: 2002 37d. Rem. useful life (yrs.): 15  
37e. Cost to reconstruct/replace: \$0.00 37f. Comments: \_\_\_\_\_

Site Sanitary:

38a. Type of service: Municipal 38b. Condition: Satisfactory  
38c. Year of last reconstruct/replace: 2002 38d. Rem. useful life (yrs.): 20  
38e. Cost to reconstruct/replace: \$0.00 38f. Comments: \_\_\_\_\_

Site Gas:

39a. Does building have gas service?:  Nat. Gas  Propane 39b. Condition: Satisfactory  
39c. Year of last reconstruct/replace: 2002 39d. Rem. useful life (yrs.): 20  
39e. Cost to reconstruct/replace: \$0.00 39f. Comments: \_\_\_\_\_

Site Fuel Oil:

40a. Type of service: Fuel Tanks  
40b1. # Above gnd: 0 40b1. Capacity (gal): 0  
40b2. # Below gnd: 1 40b2. Capacity (gal): 10000  
40c. Condition: Satisfactory 40d. Year of last reconstruct/replace: 1999  
40d. Rem. useful life (yrs.): 20 40e. Cost to reconstruct/replace: \$0.00  
40f. Comments: #2 fuel oil

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: 2002  
41e. Rem. useful life (yrs.): 20 41f. Cost to reconstruct/replace: \$10,000.00  
41g. Comments: Repair exterior lighting under overhang - west side of bldg.

Closed Drainage Pipe Stormwater Management System:

42a. Does the facility have a closed pipe system?  
42b. Condition: Satisfactory 42c. Year of last reconstruct/replace: 2010  
42d. Rem. useful life (yrs.): 5 42e. Cost to reconstruct/replace: \$0.00  
42f. Comments: \_\_\_\_\_



Open Drainage Pipe Stormwater Management System:

43a. Does the facility have an open stormwater system (ditch)

43b. Condition: Satisfactory 43c. Year of last reconstruct/replace: 2002

43d. Rem. useful life (yrs.): 10 43e. Cost to reconstruct/replace: \$0.00

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

Catch Basins / Drop Inlets / Manholes:

44a. Does the facility have catch basins/drop inlets/manholes?

44b. Condition: Satisfactory 44c. Year of last reconstruct/replace: 2003

44d. Rem. useful life (yrs.): 10 44e. Cost to reconstruct/replace: \$0.00

44f. Comments: \_\_\_\_\_

Culverts:

45a. Does the facility have culverts?

45b. Condition: \_\_\_\_\_ 45c. Year of last reconstruct/replace: \_\_\_\_\_

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

45f. Comments: \_\_\_\_\_

Outfalls:

46a. Does facility have outfalls? 46b. Pt. of Discharge: \_\_\_\_\_  46c. Inspected?

46d. Condition: Satisfactory 46e. Year of last reconstruct/replace: 2003

46f. Rem. useful life (yrs.): 0010 46g. Cost to reconstruct/replace: \$0.00

46h. Comments: \_\_\_\_\_

Infiltration Basins / Chambers:

47a. Does the facility have infiltration basins/chambers?

47b. Condition: \_\_\_\_\_ 47c. Year of last reconstruct/replace: \_\_\_\_\_

47d. Rem. useful life (yrs.): \_\_\_\_\_ 47e. Cost to reconstruct/replace: \$0.00

47f. Comments: \_\_\_\_\_

Retention Basins:

48a. Does the facility have retention basins?

48b. Condition: Satisfactory 48c. Year of last reconstruct/replace: 2010

48d. Rem. useful life (yrs.): 0010 48e. Cost to reconstruct/replace: \$0.00

48f. Comments: \_\_\_\_\_

Wetponds:

49a. Does the facility have retention basins?

49b. Condition: \_\_\_\_\_ 49c. Year of last reconstruct/replace: \_\_\_\_\_

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

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

Manufactured Stormwater Proprietary Units:

50a. Does the facility have retention basins?

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

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

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

51. Point of outfall discharge:

- Municipal storm water system     Combined sewer system     Surface water  
 Onsite recharge     Other: \_\_\_\_\_

52. Outfall reconnaissance inventory. Were all stormwater outfalls inspected during dry weather for signs of non-stormwater discharge?

**Other Site Features**

Pavement (Roadways / Parking Lots):

- 53a. Concrete     Asphalt     Gravel     Other     None

53b. Condition: Satisfactory \_\_\_\_\_ 53c. Year of last reconstruct/replace: 2002 \_\_\_\_\_

53d. Rem. useful life (yrs.): 5 \_\_\_\_\_ 53e. Cost to reconstruct/replace: \$100,000.00 \_\_\_\_\_

53f. Comments: Repave/reseal roadway around bldg., blacktop walk to CMS Bldg. \_\_\_\_\_

Sidewalks:

- 54a. Concrete     Asphalt     Other

54b. Condition: Satisfactory \_\_\_\_\_ 54c. Year of last reconstruct/replace: 2014 \_\_\_\_\_

54d. Rem. useful life (yrs.): 5 \_\_\_\_\_ 54e. Cost to reconstruct/replace: \$150,000.00 \_\_\_\_\_

54f. Comments: Repair sidewalks & curbs in front & back of LGA Bldg. & courtyard \_\_\_\_\_

Playgrounds and Equipment:

55a. Condition: N/A \_\_\_\_\_ 55b. Year of last reconstruct/replace: \_\_\_\_\_

55c. Rem. useful life (yrs.): \_\_\_\_\_ 55d. Cost to reconstruct/replace: \$0.00 \_\_\_\_\_

55e. Comments: \_\_\_\_\_

Athletic Fields, Play Fields and Related Structures:

56a. Condition: Satisfactory \_\_\_\_\_ 56b. Year of last reconstruct/replace: 2011 \_\_\_\_\_

56c. Rem. useful life (yrs.): 5 \_\_\_\_\_ 56d. Cost to reconstruct/replace: \$3,000,000.00 \_\_\_\_\_

56e. Comments: Replace track, add turf field, upgrade east field - top cap/drainage \_\_\_\_\_

56f. Synthetic Turf? 56f1. # of Fields: \_\_\_\_\_ 56f2. Rem life (yrs.) \_\_\_\_\_ 56f3. Infill: \_\_\_\_\_

Exterior Bleachers / Stadiums:

57a. Condition: N/A \_\_\_\_\_ 57b. Year of last reconstruct/replace: \_\_\_\_\_

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

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

Related structures (such as press boxes, dugouts, climbing walls, etc.):

58a. Condition: N/A \_\_\_\_\_ 58b. Year of last reconstruct/replace: \_\_\_\_\_

58c. Rem. useful life (yrs.): \_\_\_\_\_ 58d. Cost to reconstruct/replace: \$0.00 \_\_\_\_\_

58e. Comments: \_\_\_\_\_



**Substructure**

59a. Reinforced concrete  Masonry on concrete footing  Other

59b. Evidence of structural concerns:

59b1. Structural cracks  59b2. Heaving/Jacking  59b3. Decay/Corrosion

59b4. Water penetration  59b5. Unsupported areas  59b6. Other

59c. Condition: Satisfactory 59d. Year of last reconstruct/replace: 2002

59e. Rem. useful life (yrs.): 25 59f. Cost to reconstruct/replace: \$0.00

59g. Comments: \_\_\_\_\_

**Building Envelope**

Structural Floors:

60a1. Reinforced Concrete slab on Grade  60a4. Wood Deck on Wood Trusses

60a2. Concrete/Metal Deck/Metal Joists  60a5. Wood Deck on Wood Joists

60a3. Precast Concrete Structural System  60a6. Concrete Deck on Wood Structure

60a7. Other: \_\_\_\_\_

60b. Evidence of structural concerns with Beams/Joists/Trusses/Etc.:

60b1. Structural cracks  60b4. Deflection

60b2. Unsupported Ends  60b5. Seriously Damaged/Missing Components

60b3. Rot/Decay/Corrosion 60b6. Other Problems \_\_\_\_\_

60c. Evidence of structural concerns with structural floor deck:

60c1. Cracks  60c2. Deflection  60c3. Rot/Decay/Corrosion

60d. Condition: Satisfactory 60e. Year of last reconstruct/replace: 2002

60f. Rem. useful life (yrs.): 25 60g. Cost to reconstruct/replace: \$0.00

60h. Comments: \_\_\_\_\_

Exterior Walls / Columns:

61a. Concrete  Masonry  Steel  Wood  Other

61b. Evidence of structural concerns with Columns/Base Plates/Connections/Etc.:

61b1. Structural cracks  61b2. Rot/Decay/Corrosion 61b3. Other Problems: \_\_\_\_\_

61c. Evidence of concerns with Exterior Cladding:

61c1. Cracks/Gaps  61c4. Moisture Penetration

61c2. Inadequate Flashing  61c5. Rot/Decay/Corrosion

61c3. Efflorescence 61c6. Other Problems: \_\_\_\_\_

61d. Condition: Satisfactory 61e. Year of last reconstruct/replace: 2002

61f. Rem. useful life (yrs.): 5 61g. Cost to reconstruct/replace: \$150,000.00

61h. Comments: Repair exterior walls at LGA, HS north wall-exposed rebar, HS S/W corner by roof.

Chimneys:

62a. Masonry  Concrete  Metal  Other  N/A

62b. Condition: Satisfactory 62c. Year of last reconstruct/replace: 2002

62d. Rem. useful life (yrs.): 10 62e. Cost to reconstruct/replace: \$0.00

62f. Comments: \_\_\_\_\_

Parapets:

63a. Masonry     Concrete     Metal     Other     N/A

63b. Condition: \_\_\_\_\_ 63c. Year of last reconstruct/replace: \_\_\_\_\_

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

63f. Comments: \_\_\_\_\_

Exterior Doors:

64a. Condition of Exterior Doors: Satisfactory \_\_\_\_\_ 64b. Condition of Ext. Door Hdw: Satisfactory \_\_\_\_\_

64c. Exit doors have magnetic locking devices? 64d. Safety/Security features are adequate?: No \_\_\_\_\_

64e. Year of last reconstruct/replace: 2013 \_\_\_\_\_ 64f. Rem. useful life (yrs.): 5 \_\_\_\_\_

64g. Cost to reconstruct/replace: \$20,000.00 64h. Comments: Repair art room doors \_\_\_\_\_

Exterior Steps, Stairs, and Ramps:

65a. Condition: Satisfactory \_\_\_\_\_ 65b. Year of last reconstruct/replace: 2002 \_\_\_\_\_

65c. Rem. useful life (yrs.): 5 \_\_\_\_\_ 65d. Cost to reconstruct/replace: \$101,000.00

65e. Comments: Repair exterior steps to LGA, clean out HS window wells \_\_\_\_\_

Fire Escapes:

66a. Does the building have 1 or more fire escapes 66b. Condition: \_\_\_\_\_

66c. Safety features are adequate? 66d. Year of last reconstruct/replace: \_\_\_\_\_

66e. Rem. useful life (yrs.): \_\_\_\_\_ 66f. Cost to reconstruct/replace: \$0.00

66g. Comments: \_\_\_\_\_

Windows:

67a. Aluminum     Steel     Vinyl     Solid Wood     Wood w/ Ext. Cladding     Other

67. Condition: Satisfactory \_\_\_\_\_ 67c. All rescue windows are operable?: Yes \_\_\_\_\_

67d. Year of last reconstruct/replace: 2002 \_\_\_\_\_ 67e. Rem. useful life (yrs.): 10 \_\_\_\_\_

67f. Cost to reconstruct/replace: \$50,000.00 67g. Comments: Repair window leaks with driving rain at HS south side

Roof & Skylights:

68a. Type of roof construction:

- 68a1. Metal deck on metal trusses / joists     68a4. Concrete on metal deck on metal trusses / joists
- 68a2. Wood deck on wood trusses / joists     68a5. Other: \_\_\_\_\_
- 68a3. Wood deck on metal trusses / joists

68b. Type of roofing material:

- 68b1. Single ply membrane     68b4. Pre-formed metal     68b7. Other: \_\_\_\_\_
- 68b2. Built-up     68b5. IRMA
- 68b3. Asphalt single     68b6. Slate



68d. Evidence of structural concerns with beams/joists/trusses/etc.:

- 68d1. Structural cracks       68d4. Deflection  
 68d2. Unsupported ends       68d5. Seriously damaged / missing components  
 68d3. Rot/Decay/Corrosion      68d6. Other Problems: \_\_\_\_\_

68e. Evidence of structural concerns with structural floor deck:

- 68e1. Cracks     68e2. Deflection       68e3. Rot/Decay/Corrosion

68f. Does the building have skylights?

68g. If yes, what material are the skylights made of?: Plastic

68h. Condition: Satisfactory

68i. Evidence of concerns with roofing, skylights, flashing and drains:

- 68i1. Failures/Splits/Cracks?: No      68i4. Poorly func. roof drains?: No  
68i2. Rot/Decay/Corrosion?: No      68i5. Evidence of water pen.?: No  
68i3. Inad. Flashing/curbs/pitch?: No      68i6. Other Concerns: \_\_\_\_\_

68j. Condition: Satisfactory      68k. Year of last reconstruct/replace: 2002

68l. Rem. useful life (yrs.): 5      68m. Cost to reconstruct/replace: \$15,000.00

68n. Comments: Repair drainage on concrete canopy roofs by exits, repair rusted metal roof panels

## Interior Spaces

### Interior Bearing Walls/Firewalls (S)

69a. Condition: Satisfactory      69b. Year of last reconstruct/replace: 2002

69c. Rem. useful life (yrs.): 20      69d. Cost to reconstruct/replace: \$10,000.00

69e. Comments: Repair damage to interior hallway walls, repair step cracks

### Other Interior Walls

70a. Condition: Satisfactory      70b. Year of last reconstruct/replace: 2002

70c. Rem. useful life (yrs.): 20      70d. Cost to reconstruct/replace: \$400,000.00

70e. Comments: Replace sheetrock walls, provide tempered glass at classrooms

### Carpet:

- 71a. Instructional Space       71a. Common Area

71b. Condition: Satisfactory      71c. Year of last reconstruct/replace: 2002

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

71e. Comments: \_\_\_\_\_

### Resilient Tiles or Sheet Flooring:

- 72a. Instructional Space       72a. Common Area

72b. Condition: Satisfactory      72c. Year of last reconstruct/replace: 2002

72c. Rem. useful life (yrs.): 10      72d. Cost to reconstruct/replace: \$100,000.00

72e. Comments: Replace 9x9 tiles in classrooms, repair tile between atrium & HS

### Hard Flooring:

- 73a. Instructional Space       73a. Common Area

73b. Condition: Satisfactory      73c. Year of last reconstruct/replace: 2002

73c. Rem. useful life (yrs.): 10      73d. Cost to reconstruct/replace: \$0.00

73e. Comments: cracks in terrazzo floors

Wood Flooring:

74a. Instructional Space     74a. Common Area

74b. Condition: Satisfactory    74c. Year of last reconstruct/replace: 2000

74c. Rem. useful life (yrs.): 10    74d. Cost to reconstruct/replace: \$0.00

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

Ceilings:

75a. Condition: Satisfactory    75b. Year of last reconstruct/replace: 2002

75c. Rem. useful life (yrs.): 5    75d. Cost to reconstruct/replace: \$250,000.00

75e. Comments: Replace old ceilings, replace LGA boy's locker room ceiling

Other Interior Walls/Lockers

76a. Condition of Wall Units: Satisfactory    76b. Year of last reconstruct/replace: 2002

76c. Rem. useful life (yrs.): 5    76d. Cost to reconstruct/replace: \$120,000.00

76e. Comments: Replace lockers in high school - 600 units, replace old cabinetry

Interior Doors:

77a. Condition of int. door units: Satisfactory    77b. Condition of int. door hardware: Satisfactory

77c. Year of last reconstruct/replace: 2002    77d. Rem. useful life (yrs.): 10

77e. Cost to reconstruct/replace: \$120,000.00    77f. Comments: Replace/upgrade interior doors & hardware, replace fire doors in stairwells

Interior Stairs:

78a. Condition: Satisfactory    78b. Year of last reconstruct/replace: 2002

78c. Rem. useful life (yrs.): 20    78d. Cost to reconstruct/replace: \$0.00

78e. Comments: Investigate solution to gap between stairs & wall in stairwells

Elevators, Lifts and Escalators:

79a. Condition: Satisfactory    79b. Year of last reconstruct/replace: 2002

79c. Rem. useful life (yrs.): 20    79d. Cost to reconstruct/replace: \$0.00

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

Interior Electrical Dist.:

80a. Interior electrical supply meets current needs

80b. Condition: Satisfactory    80c. Year of last reconstruct/replace: 2002

80d. Rem. useful life (yrs.): 5    80e. Cost to reconstruct/replace: \$100,000.00

80f. Comments: Replace old electrical panels

Lighting Fixtures:

81a. Condition: Satisfactory    81b. Year of last reconstruct/replace: 2002

81c. Rem. useful life (yrs.): 10    81d. Cost to reconstruct/replace: \$80,000.00

81e. Comments: Upgrade LGA gym lighting, replace exterior lighting in 1st floor walkway & atrium rear entrance

Communication Systems:

82a. Systems adequate?: Yes

82b. Condition: Satisfactory    82c. Year of last reconstruct/replace: 2002

82d. Rem. useful life (yrs.): 10    82e. Cost to reconstruct/replace: \$50,000.00

82f. Comments: Replace/upgrade clocks



Swimming Pool and Systems:

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

**Plumbing (Excluding HVAC)**

Water Dist. Systems:

84a. Iron  Galvanized  Copper  Lead  PVC  Other  N/A  
84b. Condition: Satisfactory 84c. Year of last reconstruct/replace: 2002  
84d. Rem. useful life (yrs.): 10 84e. Cost to reconstruct/replace: \$0.00  
84f. Comments: \_\_\_\_\_

Plumbing Drainage System:

85a. Iron  Galvanized  Copper  Lead  PVC  Other  N/A  
85b. Condition: Satisfactory 85c. Year of last reconstruct/replace: 1965  
85d. Rem. useful life (yrs.): 10 85e. Cost to reconstruct/replace: \$0.00  
85f. Comments: \_\_\_\_\_

Hot Water Heaters:

86a. Oil  Natural Gas  Electricity  Propane  Other  N/A  
86b. Condition: Satisfactory 86c. Year of last reconstruct/replace: 2002  
86d. Rem. useful life (yrs.): 10 86e. Cost to reconstruct/replace: \$0.00  
86f. Comments: \_\_\_\_\_

Plumbing Fixtures:

87a. Condition: Satisfactory 87b. Year of last reconstruct/replace: 2002  
87c. Rem. useful life (yrs.): 5 87d. Cost to reconstruct/replace: \$200,000.00  
87e. Comments: Upgrade boys & girls bathrooms

**HVAC Systems**

HVAC System Type:

88a. Central HVAC system?  
 88b. Constant Volume  Variable Air Volume  DualDuct / Multizone  Other

Heat Generating Systems:

89a. Boiler / Hot Water  Boiler / Steam  Furnace / Forced Air  Other  
 Unit Ventilation  Geothermal  Biomass  Electric  
89b. Condition: \_\_\_\_\_ 89c. Year of last reconstruct/replace: \_\_\_\_\_  
89d. Rem. useful life (yrs.): \_\_\_\_\_ 89e. Cost to reconstruct/replace: \$0.00  
89f. Comments: Boiler is at CMS building

Heating Fuel / Energy Systems:

90a. Condition: Satisfactory 90b. Year of last reconstruct/replace: 2002  
90c. Rem. useful life (yrs.): 10 90d. Cost to reconstruct/replace: \$0.00  
90e. Comments: \_\_\_\_\_

Cooling / AC Generating Systems:

91a. Condition: Satisfactory 91b. Year of last reconstruct/replace: 2002  
91c. Rem. useful life (yrs.): 15 91d. Cost to reconstruct/replace: \$0.00

91e. Comments: \_\_\_\_\_

Air Handling and Ventilation Equipment:

92a. Condition: Satisfactory \_\_\_\_\_ 92b. Year of last reconstruct/replace: 2002 \_\_\_\_\_

92c. Rem. useful life (yrs.): 5 \_\_\_\_\_ 92d. Cost to reconstruct/replace: \$405,000.00

92e. Comments: Replace/upgrade univents, repair dampers, secure roof top exhaust fans - 6 \_\_\_\_\_

Piped Heating and Cooling Dist. Systems:

93a. Condition: Satisfactory \_\_\_\_\_ 93b. Year of last reconstruct/replace: 2002 \_\_\_\_\_

93c. Rem. useful life (yrs.): 15 \_\_\_\_\_ 93d. Cost to reconstruct/replace: \$0.00

93e. Comments: \_\_\_\_\_

Ducted Heating and Cooling Dist. Systems:

94a. Condition: Satisfactory \_\_\_\_\_ 94b. Year of last reconstruct/replace: 2002 \_\_\_\_\_

94c. Rem. useful life (yrs.): 5 \_\_\_\_\_ 94d. Cost to reconstruct/replace: \$10,000.00

94e. Comments: Inspect and clean ducts \_\_\_\_\_

HVAC Control Systems:

95a. Condition: Satisfactory \_\_\_\_\_ 95b. Year of last reconstruct/replace: 2002 \_\_\_\_\_

95c. Rem. useful life (yrs.): 10 \_\_\_\_\_ 95d. Cost to reconstruct/replace: \$80,000.00

95e. Comments: Repair/upgrade BMS Controls \_\_\_\_\_

**Fire Safety Systems**

Fire Alarm Systems:

96a. Condition: Satisfactory \_\_\_\_\_ 96b. Year of last reconstruct/replace: 2002 \_\_\_\_\_

96c. Rem. useful life (yrs.): 10 \_\_\_\_\_ 96d. Cost to reconstruct/replace: \$0.00

96e. Comments: \_\_\_\_\_

Smoke Detection Systems:

97a. Condition: Satisfactory \_\_\_\_\_ 97b. Year of last reconstruct/replace: 2002 \_\_\_\_\_

97c. Rem. useful life (yrs.): 10 \_\_\_\_\_ 97d. Cost to reconstruct/replace: \$0.00

97e. Comments: \_\_\_\_\_

Fire Supression Systems:

98a. Condition: NA \_\_\_\_\_ 98b. Year of last reconstruct/replace: \_\_\_\_\_

98c. Rem. useful life (yrs.): \_\_\_\_\_ 98d. Cost to reconstruct/replace: \$0.00

98e. Comments: \_\_\_\_\_

Emergency / Exit Lighting Systems:

99a. Condition: Satisfactory \_\_\_\_\_ 99b. Year of last reconstruct/replace: 2002 \_\_\_\_\_

99c. Rem. useful life (yrs.): 10 \_\_\_\_\_ 99d. Cost to reconstruct/replace: \$10,000.00

99e. Comments: Replace/upgrade exit/emergency lighting \_\_\_\_\_

Emergency Standby Power Systems:

100a. Building has an emergency or standby power system

100b. Condition: NA \_\_\_\_\_ 100c. Year of last reconstruct/replace: \_\_\_\_\_

100d. Rem. useful life (yrs.): \_\_\_\_\_ 100e. Cost to reconstruct/replace: \$300,000.00

100f. Comments: Install emergency generator \_\_\_\_\_



**Accessibility**

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

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

103a. Cost of Improvements to provide accessible interior and exterior routes:                     \$0.00

103b. Comments: \_\_\_\_\_

**Environmental / Comfort / Health**

104a. General appearance: Good                      90b. Comments: \_\_\_\_\_

105a. Cleanliness: Good                              91b. Comments: \_\_\_\_\_

106a. Are mats/grills at least 6 Ft. long?:                     Yes

106b. Are mats/grills in entryways?:                     Yes

107a. Acoustics: Good                       Is there noise in classrooms from HVAC, traffic, that may impact education

107b. Comments: \_\_\_\_\_

108a. Types of lighting in general purpose classrooms:

108a1. Daylight                                       108a4. Incandescent

108a2. Fluorescent- NOT Full Spectrum       108a5. Other

108a3. Fluorescent- Full Spectrum             108a6. N/A

108b. Blinds provided to prevent glare?      108c. Overall rating: Good

108d. Comments: \_\_\_\_\_

109. Is there evidence of active infestations of:

109a. Rodents       109b. Wood Boring/Eating Insects       109c. Cockroaches       109d. Other Vermin

**Indoor Air Quality**

110. Is mold visible, or moldy odors noticed in or around the following areas

	Visible	Odor		Visible	Odor
110a1. Classrooms:	<u>No</u>	<u>No</u>	110a4. Other areas:	<u>No</u>	<u>No</u>

110a2. Hallways: No                      No      110a4. Specify: \_\_\_\_\_

110a3. Supply/Return grills: No                      No      110c. Comments: \_\_\_\_\_

110b. Est. cost for improvements:                     \$0.00      110d. Cellulose? Yes      110e. Paper-Faced? Yes

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

	111a. In Classrooms	111b. In Other Areas
111ab1. Visible water damage:	<u>No</u>	<u>No</u>
111ab2. Active leaks in roof:	<u>No</u>	<u>No</u>
111ab3. Active plumbing leaks:	<u>No</u>	<u>No</u>
111ab4. Moisture/Condensation	<u>No</u>	<u>No</u>

111c. Rating of humidity/moisture condition in building: Good

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

112a1. Near bus loading area: No

112a2. Truck delivery areas: No

112a3. Near garbage disposal areas No

112b. Accumulated dirt, dust, debris around fresh air intakes?: No

112c. Fresh air intakes free of blockage?: Yes

112d. Accumulated dirt, dust, debris in ductwork?: No  
112e. Dampers functioning as designed?: Yes  
112f. Condition of air filters: Good  
112g. Outside air is adequate for occupant load: No  
112h. Rating of ventilation/indoor air quality: Fair  
112i. Comments: \_\_\_\_\_

### Indoor Air Quality Plan

113a. Does the school district use EPA's Tools for Schools Program? Yes  
113b. If not, is some other IAQ management plan used?: No  
113c. Does the district have an IAQ designee?: Yes  
114. Integrated Pest Management:  
114a. Does the school district use Integrated Pest Management? Yes  
114b. Is vegetation kept 1ft. from the building?: Yes  
114c. Is there a certified pesticide applicator on staff? No  
114d. Are exterior crevices and holes sealed or eliminated? No  
114e. Are pesticides used in the buildings/grounds?: No  
114e1. If yes, how are they applied?: \_\_\_\_\_  
114e2. If yes, was an emergency exemption granted by the BOE? No

### 115. Radon

115a. Has the facility been tested for Radon?: Yes  
115b. Were any of the results of the test greater than or equal to 4 picocuries per liter (pCi/L) No  
115c. If yes, did the school take steps to mitigate these elevated radon levels?  
 Yes, active mitigation system installed     Yes, ventilation controls (HVAC) adjust  
 Yes, passive system made active     No action taken  
 Yes, other: \_\_\_\_\_

### American Red Cross

116a. Is there a written agreement with the American Red Cross for the use of this building as an emergency shelter? No  
116b. Does this building have an emergency generator to support sheltering operations? (lights, HVAC, etc.)? No

If yes, check items below that are powered by the emergency generator:

- Communication System     Fire Alarm System     Kitchen Equipment  
 Security System     Lighting     Cooking Equipment  
 HVAC     Sump Pump

116c. Does this facility have a cooking / food preparation kitchen No

If yes, is the area outfitted for:

- Full Preparation     Warming Capability Only

Connected to Emergency Generator?:  Cooking  Refrigeration  Other

116d. Potable Water:



Municipal System       On-Site Wells

Connected to Emergency Generator? No

116e. Sanitary:

Gravity Discharge       Force Main / Pumping Station

Connected to Emergency Generator? No



## EXECUTIVE SUMMARY

A review of the **Building Condition Surveys** along with the evaluation of educational objectives and future enrollment estimates has resulted in the formulation of a **Five Year Capital Facilities Plan** for Irvington UFSD.

(See the 5 Year Capital Facilities Plan for detailed information).

The costs associated with this plan include:

### TOTAL FIVE YEAR COST BY BUILDING

<b>BUILDING</b>	<b>TOTAL COSTS</b>
Administration Building- Dbl Mod	\$0
Dows Lane Elementary School	\$2,236,000
Facilities/Buildings & Grounds Ofc.	\$0
Irvington Arts & Athletics Building	\$147,000
Irvington High School & LGA Bldg.	\$5,831,000
Irvington Main Street Gym	\$1,571,000
Irvington Main Street School	\$1,732,000
Irvington MS/CMS Building	\$601,000
<b>DISTRICT TOTAL</b>	<b>\$12,118,000</b>

#### Facilities General Conditions & Goals

The following is a list of significant five-year plan goals for each facility:

##### **1. Dows Lane Elementary School**

Ceilings: Replace 1x1 ceilings, replace damaged/stained tiles, repair ceiling in library storage

Control Systems: Replace/upgrade pneumatic controls (leaks in system)

Emergency Power: Install emergency generator

Exterior Doors: Replace exterior doors

Exterior Stairs: Repair railing on circular exterior stairs, repair exterior steps

Exterior Walls: Repair/repoint exterior walls, repair rusted lintels, recaulk expansion joints

Floor Finishes: Abate remaining 9x9 tile - 8,000 S.F.

Floor Finishes: Replace damaged gym wood floor

Interior Doors: Replace/upgrade interior doors & hardware for ADA

Lighting: Replace/upgrade gym lighting & older T8 lighting

Paving: Repave/reseal roadways around building

Play Fields: Resod upper fields

Playgrounds: Repair/reseal blacktop playground & basketball court

Plumbing Fixtures: Upgrade/renovate bathrooms for ADA

Roofing: Repair flashing at roof edges, clean/repair drains

Roofing: Replace built-up roof

Sidewalks: Repair blacktop walks, repair sidewalk at front of building

Site Electrical: Replace/upgrade exterior building lighting

Site Storm Water: Replace catch basin

Ventilation & Air Handling: Replace/upgrade univents, replace AHUs & exhaust fans

Wall Units: Replace/upgrade cabinetry & sinks

Windows: Replace old single pane windows, repair 2nd floor window sills-fill openings (bees)

## **2. Irvington Arts & Athletics Building**

Ceilings: Repair boy's locker room ceiling

Control Systems: Upgrade BMS so AHUs don't run 24/7

Exterior Doors: Replace exterior doors, provide weatherization

Lighting: Repair boy's locker room lighting

Roofing: Provide solution to gravel on roof clogging drains

Sidewalks: Repair sidewalks & curbs

Ventilation & Air Handling: Upgrade heating for stairwells & storage areas

Water Heaters: Pipe relief valve to 18" above floor

## **3. Irvington High School & LGA Bldg.**

Ceilings: Replace old ceilings, replace LGA boy's locker room ceiling

Comm. System: Replace/upgrade clocks

Control Systems: Repair/upgrade BMS controls

Ductwork: Inspect & clean ducts

Electric Serv./Dist.: Replace old electrical panels

Emergency Lighting: Replace/upgrade exit/emergency lighting

Emergency Power: Install emergency generator

Exterior Doors: Repair art room doors

Exterior Stairs: Clean out HS window wells

Exterior Stairs: Repair exterior steps to LGA

Exterior Walls: Repair exterior walls at LGA, HS north wall-exposed rebar, HS S/W corner by roof

Floor Finishes: Replace 9x9 tiles in classrooms, repair tile between atrium & HS

Interior Doors: Replace fire doors at stairwells

Interior Doors: Replace/upgrade interior doors & hardware for ADA

Interior Walls: Repair damage to interior hallway walls, repair step cracks

Lighting: Upgrade LGA gym lighting, replace exterior lighting in 1st floor walkway & atrium rear entrance

Other Interior Walls: Provide tempered glass at classrooms

Other Interior Walls: Provide tempered glass at classrooms

Other Interior Walls: Replace sheetrock walls

Paving: Repave/reseal roadway around building, blacktop walk to CMS building

Play Fields: Replace track, add turf field, upgrade east field - top cap & drainage

Plumbing Fixtures: Upgrade boys & girls bathrooms

Roofing: Repair drainage on canopy roofs by exits, repair rusted metal roof panels

Sidewalks: Repair sidewalks & curbs in front & back of LGA bldg. & courtyard

Site Electrical: Repair exterior lighting under overhang - west side of building

Ventilation & Air Handling: Repair dampers, secure 6 roof top exhaust fans

Ventilation & Air Handling: Replace old univents

Wall Units: Replace lockers in high school-600 units, replace old cabinetry

Windows: Repair window leaks with driving rain at HS south side

## **4. Irvington Main Street Gym**

Boiler/Furnace: Add dual fuel - gas

Ceilings: Repair/replace damaged ceiling tiles



Comm. System: Replace/upgrade system - connect to Main St. school  
Control Systems: Upgrade/integrate control systems  
Electric Serv./Dist.: Check water leak at overhead electrical conduit in locker room  
Electric Serv./Dist.: Replace/upgrade old electrical panels  
Emergency Lighting: Upgrade exit/emergency lighting  
Exterior Doors: Replace all exterior doors  
Exterior Walls: Repair/repaint exterior walls, repair major cracks in walls by lower roof  
Interior Doors: Replace/upgrade interior doors & hardware for ADA  
Interior Walls: Repair/repaint damaged plaster walls  
Lighting: Replace/upgrade gym lighting to LED  
Paving: Repave blacktop driveway  
Plumbing Fixtures: Renovate/upgrade bathrooms  
Sidewalks: Repair front sidewalks  
Ventilation & Air Handling: Replace/upgrade ventilation system

## **5. Irvington Main Street School**

Ceilings: Replace damaged/stained ceiling tiles  
Control Systems: Upgrade/integrate control systems-Andover system bypassed  
Exterior Doors: Replace exterior doors at ends & rear of building  
Exterior Stairs: Repair cracks in steps, repair railings by dumpsters, repair steps to playground  
Exterior Walls: Repair/repaint exterior walls, repair walls in window wells  
Floor Finishes: Replace carpeting in music room  
Floor Finishes: Replace tiles in room 304  
Heat Syst. Piping: Replace/upgrade radiators & pipes  
Interior Doors: Replace/upgrade interior doors & hardware for ADA  
Interior Stairs: Repair/replace railings & stair treads  
Interior Walls: Repair auditorium wall and wall by window in room 407  
Lighting: Replace/upgrade old lighting in hallways, auditorium, stage  
Paving: Repave parking lots, Add curb chocks by building  
Plumbing Fixtures: Upgrade/renovate bathrooms  
Sidewalks: Repair sidewalks & curbs as necessary  
Ventilation & Air Handling: Check return air vents in rooms 207 & 308  
Ventilation & Air Handling: Replace/upgrade ventilation system, check return air vents in rooms 207 & 308  
Windows: Repair balancers, replace window blinds

## **6. Irvington MS/CMS Building**

Control Systems: Upgrade BMS to connect entire campus  
Exterior Doors: Replace vertical rod doors in CMS building  
Exterior Walls: Repair crack in end of exterior wall of CMS building  
Floor Finishes: Repair cracked floor tiles, provide drains by eye wash stations in CMS building  
Other Interior Walls: Add vestibule to MS entrance  
Parapets: Seal gap between coping stones on northside of building  
Paving: Repair dust bowl area between MS & Arts/Athletics building  
Plumbing Drainage: Repair incorrect pitch on nurse's toilet drainage  
Roofing: Repair rusting panels on standing seam roof - wire brush & paint  
Sidewalks: Repair blacktop between CMS & LGA, repair concrete outside music room



**DISTRICT-WIDE  
COST BY YEAR AND RESOURCE**

<b>YEAR</b>	<b>OPS</b>	<b>CAPITAL</b>	<b>BOND</b>	<b>EPC</b>	<b>EXCEL</b>	<b>TOTAL</b>
2016/2017	\$92,000	\$4,935,000				\$5,027,000
2017/2018	\$25,000	\$1,253,000				\$1,278,000
2018/2019		\$1,520,000				\$1,520,000
2019/2020	\$10,000	\$1,333,000				\$1,343,000
2020/2021		\$2,950,000				\$2,950,000
<b>Tot. by Resource</b>	\$127,000	\$11,991,000				
					<b>Grand Total</b>	\$12,118,000

In addition to the effort set forth in this **COMPREHENSIVE PUBLIC SCHOOL SAFETY PROGRAM** the school district has additional on-going requirements to maintain compliance with the RESCUE Regulations which include:

**1. BUILDING CONDITION SURVEYS AND ANNUAL VISUAL INSPECTIONS -**

A reinspection of all building systems is due every November 15th. These building inspections must be completed by a team that includes the Director of Facilities and a PE/RA (or Code Enforcement Official, for AVI's).

**2. REVISED FIVE YEAR CAPITAL FACILITIES PLAN -** Required to be updated each year after the AVI or BCS is performed.

This **COMPREHENSIVE PUBLIC SCHOOL SAFETY PROGRAM** is a work in progress and will change each year as repairs, maintenance and construction activities take place. Compliance with this process will support the objective of improving schools and enhancing education.





## COST BY BUILDING AND YEAR

<u>BUILDING</u>	<u>YEAR</u>	<u>COST</u>
Administration Building- Dbl Mod	2016/2017	\$0
	2017/2018	\$0
	2018/2019	\$0
	2019/2020	\$0
	2020/2021	\$0
	<b>Total Cost</b>	<b>\$0</b>
Dows Lane Elementary School	2016/2017	\$709,000
	2017/2018	\$307,000
	2018/2019	\$370,000
	2019/2020	\$500,000
	2020/2021	\$350,000
	<b>Total Cost</b>	<b>\$2,236,000</b>
Facilities/Buildings & Grounds Ofc.	2016/2017	\$0
	2017/2018	\$0
	2018/2019	\$0
	2019/2020	\$0
	2020/2021	\$0
	<b>Total Cost</b>	<b>\$0</b>
Irvington Arts & Athletics Building	2016/2017	\$32,000
	2017/2018	\$70,000
	2018/2019	\$20,000
	2019/2020	\$25,000
	2020/2021	\$0
	<b>Total Cost</b>	<b>\$147,000</b>

Irvington High School & LGA Bldg.

2016/2017	\$3,516,000
2017/2018	\$305,000
2018/2019	\$850,000
2019/2020	\$510,000
2020/2021	\$650,000
<b>Total Cost</b>	<b>\$5,831,000</b>

Irvington Main Street Gym

2016/2017	\$273,000
2017/2018	\$90,000
2018/2019	\$210,000
2019/2020	\$198,000
2020/2021	\$800,000
<b>Total Cost</b>	<b>\$1,571,000</b>

Irvington Main Street School

2016/2017	\$47,000
2017/2018	\$465,000
2018/2019	\$70,000
2019/2020	\$100,000
2020/2021	\$1,050,000
<b>Total Cost</b>	<b>\$1,732,000</b>

Irvington MS/CMS Building

2016/2017	\$450,000
2017/2018	\$41,000
2018/2019	\$0
2019/2020	\$10,000
2020/2021	\$100,000
<b>Total Cost</b>	<b>\$601,000</b>

## BUILDING INVENTORY FORM

**Building Name:** Irvington High School & LGA Bldg.

**Bed Codes Number:** 6604020200000007

**Address:** 40 North Broadway  
Irvington, NY 10533

**Use:** Instruction

**Current Enrollment:** 555

**Total Square Footage:** 95,412

**Ownership:** Irvington UFSD

**Building Condition Survey Rating:** S

**Building Age:** 51

	<b>Construction Year</b>	<b>Square Footage</b>
<b>Original Building:</b>	1965	95,412

**Heating System Energy Source:** Gas,Oil

**Energy Consumption:** \$184,852

**Probable Useful Life of Building:** 40      **Estimated Replacement Value:** \$23,853,000

**Building Facility Report Card:** Y





# District Estimated Expenses Summary Form

Date 4/13/2016

School District: Irvington UFSD

2016-2017		Costs
SED #6604020200000001	Irvington Main Street School	\$47,000
SED #6604020200000002	Dows Lane Elementary School	\$709,000
SED #6604020200000004	Irvington Main Street Gym	\$273,000
SED #6604020200000007	Irvington High School & LGA Bldg.	\$3,516,000
SED #6604020200000010	Facilities/Buildings & Grounds Ofc.	\$0
SED #6604020200000013	Irvington MS/CMS Building	\$450,000
SED #6604020200000014	Irvington Arts & Athletics Building	\$32,000
SED #6604020200000015	Administration Building- Dbl Mod	\$0
<b>Year Total</b>		<b>\$5,027,000</b>

2017-2018		Costs
SED #6604020200000001	Irvington Main Street School	\$465,000
SED #6604020200000002	Dows Lane Elementary School	\$307,000
SED #6604020200000004	Irvington Main Street Gym	\$90,000
SED #6604020200000007	Irvington High School & LGA Bldg.	\$305,000
SED #6604020200000010	Facilities/Buildings & Grounds Ofc.	\$0
SED #6604020200000013	Irvington MS/CMS Building	\$41,000
SED #6604020200000014	Irvington Arts & Athletics Building	\$70,000
SED #6604020200000015	Administration Building- Dbl Mod	\$0
<b>Year Total</b>		<b>\$1,278,000</b>

2018-2019		Costs
SED #6604020200000001	Irvington Main Street School	\$70,000
SED #6604020200000002	Dows Lane Elementary School	\$370,000
SED #6604020200000004	Irvington Main Street Gym	\$210,000
SED #6604020200000007	Irvington High School & LGA Bldg.	\$850,000
SED #6604020200000010	Facilities/Buildings & Grounds Ofc.	\$0
SED #6604020200000013	Irvington MS/CMS Building	\$0
SED #6604020200000014	Irvington Arts & Athletics Building	\$20,000
SED #6604020200000015	Administration Building- Dbl Mod	\$0
<b>Year Total</b>		<b>\$1,520,000</b>

2019-2020		Costs
SED #6604020200000001	Irvington Main Street School	\$100,000
SED #6604020200000002	Dows Lane Elementary School	\$500,000
SED #6604020200000004	Irvington Main Street Gym	\$198,000
SED #6604020200000007	Irvington High School & LGA Bldg.	\$510,000
SED #6604020200000010	Facilities/Buildings & Grounds Ofc.	\$0
SED #6604020200000013	Irvington MS/CMS Building	\$10,000
SED #6604020200000014	Irvington Arts & Athletics Building	\$25,000
SED #6604020200000015	Administration Building- Dbl Mod	\$0
<b>Year Total</b>		<b>\$1,343,000</b>

2020-2021		Costs
SED #6604020200000001	Irvington Main Street School	\$1,050,000
SED #6604020200000002	Dows Lane Elementary School	\$350,000
SED #6604020200000004	Irvington Main Street Gym	\$800,000
SED #6604020200000007	Irvington High School & LGA Bldg.	\$650,000
SED #6604020200000010	Facilities/Buildings & Grounds Ofc.	\$0
SED #6604020200000013	Irvington MS/CMS Building	\$100,000
SED #6604020200000014	Irvington Arts & Athletics Building	\$0
SED #6604020200000015	Administration Building- Dbl Mod	\$0
<b>Year Total</b>		<b>\$2,950,000</b>

District Total      \$12,118,000

# Facility Estimated Expenses Form

Date 4/14/2016

School District: Irvington UFSD  
 Building Name: Irvington High School & LGA Bldg.  
 SED Number: 660402020000007

2016 Priority	BCS #	Item Description	New Construction	Addition	Alterations	Major System	Major Repair	Energy	Bond	Capital	EPC	Operating	EXCEL	Cost
D-2	1.9	Play Fields: Replace track, add turf field, upgrade east field - top cap & drainage					X			X				\$3,000,000
D-2	3.3	Windows: Repair window leaks with driving rain at HS south side					X			X				\$50,000
D-2	3.5	Exterior Stairs: Clean out HS window wells					X					X		\$1,000
E-2	5.5	Interior Doors: Replace fire doors at stairwells				X				X				\$100,000
E-2	5.6	Other Interior Walls: Provide tempered glass at classrooms				X				X				\$150,000
E-2	7.3	Plumbing Fixtures: Upgrade boys & girls bathrooms				X				X				\$200,000
D-2	8.3	Ventilation & Air Handling: Repair dampers, secure 6 roof top exhaust fans					X					X		\$5,000
E-2	10.4	Emergency Lighting: Replace/upgrade exit/emergency lighting								X				\$10,000
Priority Total														\$3,516,000
2017 Priority	BCS #	Item Description	New Construction	Addition	Alterations	Major System	Major Repair	Energy	Bond	Capital	EPC	Operating	EXCEL	Cost
D-2	1.1	Site Electrical: Repair exterior lighting under overhang - west side of building					X			X				\$10,000
D-2	2.1	Roof: Repair drainage on canopy roofs by exits, repair rusted metal roof panels					X			X				\$15,000
E-2	5.6	Other Interior Walls: Provide tempered glass at classrooms				X				X				\$150,000

# Facility Estimated Expenses Form

Date 4/14/2016

School District: Irvington UFSD  
 Building Name: Irvington High School & LGA Bldg.  
 SED Number: 6604020200000007

		New Construction	Addition	Alterations	Major System	Major Repair	Energy	Bond	Capital	EPC	Operating	EXCEL	
E-2	6.2	Lighting: Upgrade LGA gym lighting, replace exterior lighting in 1st floor walkway & atrium rear entrance			X				X				\$80,000
E-2	6.3	Comm. System: Replace/upgrade clocks		X					X				\$50,000
Priority Total													\$305,000
<b>2018</b>													<b>Cost</b>
D-2	1.71	Paving: Repave/reseal roadway around building, blacktop walk to CMS building				X			X				\$100,000
D-2	1.72	Sidewalks: Repair sidewalks & curbs in front & back of LGA bldg. & courtyard				X			X				\$150,000
D-2	3.5	Exterior Stairs: Repair exterior steps to LGA				X			X				\$100,000
E-2	5.5	Interior Doors: Replace/upgrade interior doors & hardware for ADA			X				X				\$20,000
E-2	8.3	Ventilation & Air Handling: Replace old univents			X				X				\$400,000
E-2	8.9	Control Systems: Repair/upgrade BMS controls			X				X				\$80,000
Priority Total													\$850,000
<b>2019</b>													<b>Cost</b>
E-2	3.2	Exterior Doors: Repair art room doors			X				X				\$20,000
D-2	5.2	Interior Walls: Repair damage to interior hallway walls, repair step cracks							X				\$10,000



# Facility Estimated Expenses Form

Date 4/14/2016

School District: Irvington UFSD  
 Building Name: Irvington High School & LGA Bldg.  
 SED Number: 660402020000007

	New Construction	Addition	Alterations	Major System	Major Repair	Energy	Bond	Capital	EPC	Operating	EXCEL	
E-2	5.3	Ceilings: Replace old ceilings, replace LGA boy's locker room ceiling						X				\$250,000
E-2	5.4	Lockers: Replace lockers in high school-600 units, replace old cabinetry		X				X				\$120,000
E-2	5.6	Other Interior Walls: Replace sheetrock walls		X				X				\$100,000
D-2	8.4	Ductwork: Inspect & clean ducts			X					X		\$10,000
Priority Total												\$510,000
2020	Priority	BCS #	Item Description									Cost
E-1	3.1	Exterior Walls: Repair exterior walls at LGA, HS north wall-exposed rebar, HS SW corner by roof		X				X				\$150,000
E-2	5.1	Floor Finishes: Replace 9x9 tiles in classrooms, repair tile between atrium & HS		X				X				\$100,000
E-2	6.1	Interior Electric Dist.: Replace old electrical panels		X				X				\$100,000
B-2	10.5	Emergency Power: Install emergency generator								X		\$300,000
Priority Total												\$650,000
<b>Facility Total</b>												<b>\$5,831,000</b>



## Five Year Capital Facilities Plan By Scheduled Date of Completion

School District: Irvington UFSD

Year: 2016 / 2017

Building Name: Irvington High School & LGA Bldg.

SYSTEM	PROJECT DESCRIPTION	PRIORITY	REASON	SOURCE OF FUNDS	COST OF REPAIR
<b>1.9 Play Fields</b>					
Play Fields	Replace track, add turf field, upgrade east field - top cap & drainage	D-2	EDU	CAP	\$3,000,000
<b>3.3 Windows</b>					
Windows	Repair window leaks with driving rain at HS south side	D-2	HSE	CAP	\$50,000
<b>3.5 Exterior Stairs</b>					
Exterior Stairs	Clean out HS window wells	D-2	HSE	OPER	\$1,000
<b>5.5 Interior Doors</b>					
Interior Doors	Replace fire doors at stairwells	E-2	O&M	CAP	\$100,000
<b>5.6 Other Interior Walls</b>					
Other Interior Walls	Provide tempered glass at classrooms	E-2	HSE	CAP	\$150,000
<b>7.3 Plumbing Fixtures</b>					
Plumbing Fixtures	Upgrade boys & girls bathrooms	E-2	O&M	CAP	\$200,000
<b>8.3 Ventilation &amp; Air Handling</b>					
Ventilation & Air Handling	Repair dampers, secure 6 roof top exhaust fans	D-2	O&M	OPER	\$5,000
<b>10.4 Emergency Lighting</b>					
Emergency Lighting	Replace/upgrade exit/emergency lighting	E-2	HSE	CAP	\$10,000

# Five Year Capital Facilities Plan By Scheduled Date of Completion

School District: Irvington UFSD

Year: 2016/2017

Building Name: Irvington High School & LGA Bldg.

SYSTEM	PROJECT DESCRIPTION	PRIORITY	REASON	SOURCE OF FUNDS	COST OF REPAIR
<b>Priority Ranking / Cost Summary:</b>					
A. New Construction	\$0				
B. Additions	\$0				
C. Alterations / Recon	\$0				
D. Major Repairs	\$3,056,000				
E. Major Systems RM	\$460,000				
F. Energy Consumption	\$0				
<b>Funding Source Totals:</b>					
Capital		\$3,510,000			
Oper.		\$6,000			
Bond		\$0			
EPC		\$0			
EXCEL		\$0			
<b>Total</b>		<b>\$3,516,000</b>			



## Five Year Capital Facilities Plan By Scheduled Date of Completion

School District: Irvington UFSD

Year: 2017 / 2018

Building Name: Irvington High School & LGA Bldg.

SYSTEM	PROJECT DESCRIPTION	PRIORITY	REASON	SOURCE OF FUNDS	COST OF REPAIR
<b>1.1 Site Electrical</b>					
Site Electrical	Repair exterior lighting under overhang - west side of building	D-2	HSE	CAP	\$10,000
<b>2.1 Roofing</b>					
Roof	Repair drainage on canopy roofs by exits, repair rusted metal roof panels	D-2	HSE	CAP	\$15,000
<b>5.6 Other Interior Walls</b>					
Other Interior Walls	Provide tempered glass at classrooms	E-2	HSE	CAP	\$150,000
<b>6.2 Lighting</b>					
Lighting	Upgrade LGA gym lighting, replace exterior lighting in 1st floor walkway & atrium rear entrance	E-2	O&M	CAP	\$80,000
<b>6.3 Comm. System</b>					
Comm. System	Replace/upgrade clocks	E-2	O&M	CAP	\$50,000

# Five Year Capital Facilities Plan By Scheduled Date of Completion

School District: Irvington UFSD

Building Name: Irvington High School & LGA Bldg.

Year: 2017/2018

SYSTEM	PROJECT DESCRIPTION	PRIORITY	REASON	SOURCE OF FUNDS	COST OF REPAIR
<b>Priority Ranking / Cost Summary:</b>					
A. New Construction	\$0				
B. Additions	\$0				
C. Alterations / Recon	\$0				
D. Major Repairs	\$25,000				
E. Major Systems RM	\$280,000				
F. Energy Consumption	\$0				
<b>Funding Source Totals:</b>					
	Capital		\$305,000		
	Oper.		\$0		
	Bond		\$0		
	EPC		\$0		
	EXCEL		\$0		
	<b>Total</b>		<b>\$305,000</b>		

## Five Year Capital Facilities Plan By Scheduled Date of Completion

School District: Irvington UFSD

Year: 2018 / 2019

Building Name: Irvington High School & LGA Bldg.

SYSTEM	PROJECT DESCRIPTION	PRIORITY	REASON	SOURCE OF FUNDS	COST OF REPAIR
<b>1.71 Paving</b>					
Paving	Repave/reseal roadway around building, blacktop walk to CMS building	D-2	O&M	CAP	\$100,000
<b>1.72 Sidewalks</b>					
Sidewalks	Repair sidewalks & curbs in front & back of LGA bldg. & courtyard	D-2	O&M	CAP	\$150,000
<b>3.5 Exterior Stairs</b>					
Exterior Stairs	Repair exterior steps to LGA	D-2	HSE	CAP	\$100,000
<b>5.5 Interior Doors</b>					
Interior Doors	Replace/upgrade interior doors & hardware for ADA	E-2	O&M	CAP	\$20,000
<b>8.3 Ventilation &amp; Air Handling</b>					
Ventilation & Air Handling	Replace old univents	E-2	O&M	CAP	\$400,000
<b>8.9 Control Systems</b>					
Control Systems	Repair/upgrade BMS controls	E-2	O&M	CAP	\$80,000

# Five Year Capital Facilities Plan By Scheduled Date of Completion

School District: Irvington UFSD

Building Name: Irvington High School & LGA Bldg.

Year: 2018 / 2019

SYSTEM	PROJECT DESCRIPTION	PRIORITY	REASON	SOURCE OF FUNDS	COST OF REPAIR
<b>Priority Ranking / Cost Summary:</b>					
A. New Construction	\$0				
B. Additions	\$0				
C. Alterations / Recon	\$0				
D. Major Repairs	\$350,000				
E. Major Systems RM	\$500,000				
F. Energy Consumption	\$0				
<b>Funding Source Totals:</b>					
Capital	\$850,000				
Oper.	\$0				
Bond	\$0				
EPC	\$0				
EXCEL	\$0				
<b>Total</b>					<b>\$850,000</b>



## Five Year Capital Facilities Plan By Scheduled Date of Completion

School District: Irvington UFSD

Year: 2019 / 2020

Building Name: Irvington High School & LGA Bldg.

SYSTEM	PROJECT DESCRIPTION	PRIORITY	REASON	SOURCE OF FUNDS	COST OF REPAIR
<b>3.2 Exterior Doors</b>					
Exterior Doors	Repair art room doors	E-2	O&M	CAP	\$20,000
<b>5.2 Interior Walls</b>					
Interior Walls	Repair damage to interior hallway walls, repair step cracks	D-2	O&M	CAP	\$10,000
<b>5.3 Ceilings</b>					
Ceilings	Replace old ceilings, replace LGA boy's locker room ceiling	E-2	O&M	CAP	\$250,000
<b>5.4 Wall Units</b>					
Lockers	Replace lockers in high school-600 units, replace old cabinetry	E-2	O&M	CAP	\$120,000
<b>5.6 Other Interior Walls</b>					
Other Interior Walls	Replace sheetrock walls	E-2	O&M	CAP	\$100,000
<b>8.4 Ductwork</b>					
Ductwork	Inspect & clean ducts	D-2	HSE	OPER	\$10,000

## Five Year Capital Facilities Plan By Scheduled Date of Completion

School District: Irvington UFSD

Building Name: Irvington High School & LGA Bldg.

Year: 2019 / 2020

SYSTEM	PROJECT DESCRIPTION	PRIORITY	REASON	SOURCE OF FUNDS	COST OF REPAIR
	<b><u>Priority Ranking / Cost Summary:</u></b>				
	A. New Construction				\$0
	B. Additions				\$0
	C. Alterations / Recon				\$0
	D. Major Repairs				\$20,000
	E. Major Systems RM				\$490,000
	F. Energy Consumption				\$0
				<b><u>Funding Source Totals:</u></b>	
				Capital	\$500,000
				Oper.	\$10,000
				Bond	\$0
				EPC	\$0
				EXCEL	\$0
				<b>Total</b>	<b>\$510,000</b>

## Five Year Capital Facilities Plan By Scheduled Date of Completion

School District: Irvington UFSD

Year: 2020 / 2021

Building Name: Irvington High School & LGA Bldg.

SYSTEM	PROJECT DESCRIPTION	PRIORITY	REASON	SOURCE OF FUNDS	COST OF REPAIR
<b>3.1 Exterior Walls</b>					
Exterior Walls	Repair exterior walls at LGA, HS north wall-exposed rebar, HS S/W corner by roof	E-1	HSE	CAP	\$150,000
<b>5.1 Floor Finishes</b>					
Floor Finishes	Replace 9x9 tiles in classrooms, repair tile between atrium & HS	E-2	O&M	CAP	\$100,000
<b>6.1 Electric Serv./Dist.</b>					
Interior Electric Dist.	Replace old electrical panels	E-2	O&M	CAP	\$100,000
<b>10.5 Emergency Power</b>					
Emergency Power	Install emergency generator	B-2	EDU	CAP	\$300,000

**Priority Ranking / Cost Summary:**

A. New Construction	\$0
B. Additions	\$300,000
C. Alterations / Recon	\$0
D. Major Repairs	\$0
E. Major Systems RM	\$350,000
F. Energy Consumption	\$0

**Funding Source Totals:**

Capital	\$650,000
Oper.	\$0
Bond	\$0
EPC	\$0
EXCEL	\$0
<b>Total</b>	<b>\$650,000</b>





## 2015-16 Building Condition Survey

1. School District: Irvington UFSD 2. SED Control #: 6604020200000004  
3. Building Name: Irvington Main Street Gym 4. SED District #: 66040202  
5. Survey Inspect. Date: 7/15/2015 6. Building 911 Address: 101 Main Street  
7. City: Irvington 8. Zip: 10533 9.&10. C/O Status: ANNUAL 10/01/2015

### Building Age and Gross Square Footage

11. Yr. Original Building: 1954 12. Gross Sq.FT as Configured: 13043  
13. Number of Floors: 2

### Building Ownership and Occupancy Status

14. How many full-time and part-time custodians are employed at the school (or work in the building)

Full-Time Custodians: 0 Part-Time Custodians: 0

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 10/1/14: 320

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

Permanent Instructional Spaces: 320 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: 4-5 20. Days Building Closed for '13-'14: 0

21. Building used for instructional purposes in the summer?  
 22. Renovations or construction during past 12 months?  
 23. Was major construction/renovation work since 2010 conducted when school was in session

### Program Spaces

24. Number of General Purpose Classrooms: 3

25. Gross Sq. FT of all Gen. Purpose Classrooms: 900

26. Other Spaces Provided:

- |  |  |   |   |
|--|--|---|---|
| <input type="checkbox"/> N/A           | <input type="checkbox"/> Guidance                | <input type="checkbox"/> Multipurpose Rooms | <input type="checkbox"/> Special Ed.      |
| <input type="checkbox"/> Admin         | <input checked="" type="checkbox"/> Gym          | <input type="checkbox"/> Music              | <input type="checkbox"/> Swimming Pool    |
| <input type="checkbox"/> Art           | <input type="checkbox"/> Health Suite            | <input type="checkbox"/> Pre-K              | <input type="checkbox"/> Teacher Resource |
| <input type="checkbox"/> Audio Visual  | <input type="checkbox"/> Home & Careers          | <input type="checkbox"/> Remedial Rooms     | <input type="checkbox"/> Tech / Shop      |
| <input type="checkbox"/> Auditorium    | <input type="checkbox"/> Kitchen                 | <input type="checkbox"/> Resource Rooms     | <input type="checkbox"/> Library          |
| <input type="checkbox"/> Cafeteria     | <input type="checkbox"/> Lg. Grp. Instruction    | <input type="checkbox"/> Science Labs       |   |
| <input type="checkbox"/> Computer Room | <input type="checkbox"/> Other (Describe): _____ |   |   |

## Space Adequacy

27. Rating of Space Adequacy: Good
28. Estimated capital construction expenses anticipated through 2020-2021 (exclude maintenance): \$1,571,000
29. Overall building rating: S
30. Was overall building rating established after consulting with H&S committee?:
31. A/E Firm Name: ECG Engineering, PC 33. A/E Firm Phone: 631-360-0006
32. A/E Firm Address: 222 East Main St., Suite#318, Smithtown, NY 34. A/E Firm Email: info@ecgengineering.com
35. A/E Name: Lloyd Howell, Engineer 36. A/E License #: 1652949

## Site Utilities

### Water:

- 37a. Type of service: Municipal 37b. Condition: Satisfactory
- 37c. Year of last reconstruct/replace: 1993 37d. Rem. useful life (yrs.): 25
- 37e. Cost to reconstruct/replace: \$0.00 37f. Comments: \_\_\_\_\_

### Site Sanitary:

- 38a. Type of service: Municipal 38b. Condition: Satisfactory
- 38c. Year of last reconstruct/replace: 1954 38d. Rem. useful life (yrs.): 9
- 38e. Cost to reconstruct/replace: \$0.00 38f. Comments: \_\_\_\_\_

### Site Gas:

- 39a. Does building have gas service?:  Nat. Gas  Propane 39b. Condition: Satisfactory
- 39c. Year of last reconstruct/replace: 1954 39d. Rem. useful life (yrs.): 10
- 39e. Cost to reconstruct/replace: \$0.00 39f. Comments: \_\_\_\_\_

### Site Fuel Oil:

- 40a. Type of service: Fuel Tanks
- 40b1. # Above gnd: 0 40b1. Capacity (gal): \_\_\_\_\_
- 40b2. # Below gnd: 1 40b2. Capacity (gal): 6000
- 40c. Condition: Satisfactory 40d. Year of last reconstruct/replace: 1989
- 40d. Rem. useful life (yrs.): 20 40e. Cost to reconstruct/replace: \$0.00
- 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: 1954
- 41e. Rem. useful life (yrs.): 30 41f. Cost to reconstruct/replace: \$0.00
- 41g. Comments: \_\_\_\_\_

### Closed Drainage Pipe Stormwater Management System:

- 42a. Does the facility have a closed pipe system?
- 42b. Condition: Satisfactory 42c. Year of last reconstruct/replace: 2013
- 42d. Rem. useful life (yrs.): 5 42e. Cost to reconstruct/replace: \$0.00
- 42f. Comments: \_\_\_\_\_



Open Drainage Pipe Stormwater Management System:

43a. Does the facility have an open stormwater system (ditch)

43b. Condition: \_\_\_\_\_ 43c. Year of last reconstruct/replace: \_\_\_\_\_

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

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

Catch Basins / Drop Inlets / Manholes:

44a. Does the facility have catch basins/drop inlets/manholes?

44b. Condition: Satisfactory \_\_\_\_\_ 44c. Year of last reconstruct/replace: 2013 \_\_\_\_\_

44d. Rem. useful life (yrs.): 5 \_\_\_\_\_ 44e. Cost to reconstruct/replace: \$0.00 \_\_\_\_\_

44f. Comments: \_\_\_\_\_

Culverts:

45a. Does the facility have culverts?

45b. Condition: \_\_\_\_\_ 45c. Year of last reconstruct/replace: \_\_\_\_\_

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

45f. Comments: \_\_\_\_\_

Outfalls:

46a. Does facility have outfalls? 46b. Pt. of Discharge: \_\_\_\_\_  46c. Inspected?

46d. Condition: \_\_\_\_\_ 46e. Year of last reconstruct/replace: \_\_\_\_\_

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

46h. Comments: \_\_\_\_\_

Infiltration Basins / Chambers:

47a. Does the facility have infiltration basins/chambers?

47b. Condition: \_\_\_\_\_ 47c. Year of last reconstruct/replace: \_\_\_\_\_

47d. Rem. useful life (yrs.): \_\_\_\_\_ 47e. Cost to reconstruct/replace: \$0.00 \_\_\_\_\_

47f. Comments: \_\_\_\_\_

Retention Basins:

48a. Does the facility have retention basins?

48b. Condition: \_\_\_\_\_ 48c. Year of last reconstruct/replace: \_\_\_\_\_

48d. Rem. useful life (yrs.): \_\_\_\_\_ 48e. Cost to reconstruct/replace: \$0.00 \_\_\_\_\_

48f. Comments: \_\_\_\_\_

Wetponds:

49a. Does the facility have retention basins?

49b. Condition: \_\_\_\_\_ 49c. Year of last reconstruct/replace: \_\_\_\_\_

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

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

Manufactured Stormwater Proprietary Units:

50a. Does the facility have retention basins?

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

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

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

51. Point of outfall discharge:

- Municipal storm water system     Combined sewer system     Surface water
- Onsite recharge                       Other: \_\_\_\_\_

52. Outfall reconnaissance inventory. Were all stormwater outfalls inspected during dry weather for signs of non-stormwater discharge?

**Other Site Features**

Pavement (Roadways / Parking Lots):

- 53a. Concrete     Asphalt     Gravel     Other     None

53b. Condition: Satisfactory                      53c. Year of last reconstruct/replace: 1954

53d. Rem. useful life (yrs.): 10                      53e. Cost to reconstruct/replace: \$50,000.00

53f. Comments: Repave blacktop driveway

Sidewalks:

- 54a. Concrete     Asphalt     Other

54b. Condition: Satisfactory                      54c. Year of last reconstruct/replace: 1954

54d. Rem. useful life (yrs.): 5                      54e. Cost to reconstruct/replace: \$50,000.00

54f. Comments: Repair front sidewalks

Playgrounds and Equipment:

55a. Condition: N/A                      55b. Year of last reconstruct/replace: \_\_\_\_\_

55c. Rem. useful life (yrs.): \_\_\_\_\_                      55d. Cost to reconstruct/replace: \$0.00

55e. Comments: \_\_\_\_\_

Athletic Fields, Play Fields and Related Structures:

56a. Condition: N/A                      56b. Year of last reconstruct/replace: \_\_\_\_\_

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

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

56f. Synthetic Turf? 56f1. # of Fields: \_\_\_\_\_ 56f2. Rem life (yrs.) \_\_\_\_\_ 56f3. Infill: \_\_\_\_\_

Exterior Bleachers / Stadiums:

57a. Condition: N/A                      57b. Year of last reconstruct/replace: \_\_\_\_\_

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

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

Related structures (such as press boxes, dugouts, climbing walls, etc.):

58a. Condition: N/A                      58b. Year of last reconstruct/replace: \_\_\_\_\_

58c. Rem. useful life (yrs.): \_\_\_\_\_                      58d. Cost to reconstruct/replace: \$0.00

58e. Comments: \_\_\_\_\_



## Substructure

59a. Reinforced concrete  Masonry on concrete footing  Other

59b. Evidence of structural concerns:

59b1. Structural cracks  59b2. Heaving/Jacking  59b3. Decay/Corrosion

59b4. Water penetration  59b5. Unsupported areas  59b6. Other

59c. Condition: Satisfactory 59d. Year of last reconstruct/replace: 1954

59e. Rem. useful life (yrs.): 20 59f. Cost to reconstruct/replace: \$0.00

59g. Comments: \_\_\_\_\_

## Building Envelope

### Structural Floors:

60a1. Reinforced Concrete slab on Grade  60a4. Wood Deck on Wood Trusses

60a2. Concrete/Metal Deck/Metal Joists  60a5. Wood Deck on Wood Joists

60a3. Precast Concrete Structural System  60a6. Concrete Deck on Wood Structure

60a7. Other: \_\_\_\_\_

60b. Evidence of structural concerns with Beams/Joists/Trusses/Etc.:

60b1. Structural cracks  60b4. Deflection

60b2. Unsupported Ends  60b5. Seriously Damaged/Missing Components

60b3. Rot/Decay/Corrosion 60b6. Other Problems \_\_\_\_\_

60c. Evidence of structural concerns with structural floor deck:

60c1. Cracks  60c2. Deflection  60c3. Rot/Decay/Corrosion

60d. Condition: Satisfactory 60e. Year of last reconstruct/replace: 1954

60f. Rem. useful life (yrs.): 20 60g. Cost to reconstruct/replace: \$0.00

60h. Comments: \_\_\_\_\_

### Exterior Walls / Columns:

61a. Concrete  Masonry  Steel  Wood  Other

61b. Evidence of structural concerns with Columns/Base Plates/Connections/Etc.:

61b1. Structural cracks  61b2. Rot/Decay/Corrosion 61b3. Other Problems: \_\_\_\_\_

61c. Evidence of concerns with Exterior Cladding:

61c1. Cracks/Gaps  61c4. Moisture Penetration

61c2. Inadequate Flashing  61c5. Rot/Decay/Corrosion

61c3. Efflorescence 61c6. Other Problems: \_\_\_\_\_

61d. Condition: Satisfactory 61e. Year of last reconstruct/replace: 1954

61f. Rem. useful life (yrs.): 5 61g. Cost to reconstruct/replace: \$100,000.00

61h. Comments: Repair/repoint exterior walls, repair major cracks in wall by lower roof

### Chimneys:

62a. Masonry  Concrete  Metal  Other  N/A

62b. Condition: Satisfactory 62c. Year of last reconstruct/replace: 2013

62d. Rem. useful life (yrs.): 5 62e. Cost to reconstruct/replace: \$0.00

62f. Comments: \_\_\_\_\_

Parapets:

63a. Masonry    Concrete    Metal    Other    N/A

63b. Condition: Satisfactory      63c. Year of last reconstruct/replace: 1954

63d. Rem. useful life (yrs.): 10      63e. Cost to reconstruct/replace: \$0.00

63f. Comments: \_\_\_\_\_

Exterior Doors:

64a. Condition of Exterior Doors: Satisfactory      64b. Condition of Ext. Door Hdw: Satisfactory

64c. Exit doors have magnetic locking devices? 64d. Safety/Security features are adequate?: Yes

64e. Year of last reconstruct/replace: 1954      64f. Rem. useful life (yrs.): 5

64g. Cost to reconstruct/replace: \$50,000.00      64h. Comments: Replace all exterior doors

Exterior Steps, Stairs, and Ramps:

65a. Condition: Satisfactory      65b. Year of last reconstruct/replace: 2014

65c. Rem. useful life (yrs.): 5      65d. Cost to reconstruct/replace: \_\_\_\_\_ \$0.00

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

Fire Escapes:

66a. Does the building have 1 or more fire escapes 66b. Condition: \_\_\_\_\_

66c. Safety features are adequate? 66d. Year of last reconstruct/replace: \_\_\_\_\_

66e. Rem. useful life (yrs.): \_\_\_\_\_ 66f. Cost to reconstruct/replace: \_\_\_\_\_ \$0.00

66g. Comments: \_\_\_\_\_

Windows:

67a. Aluminum    Steel    Vinyl    Solid Wood    Wood w/ Ext. Cladding    Other

67. Condition: Satisfactory      67c. All rescue windows are operable?: N/A

67d. Year of last reconstruct/replace: 1954      67e. Rem. useful life (yrs.): 10

67f. Cost to reconstruct/replace: \_\_\_\_\_ \$0.00      67g. Comments: \_\_\_\_\_

Roof & Skylights:

68a. Type of roof construction:

68a1. Metal deck on metal trusses / joists       68a4. Concrete on metal deck on metal trusses / joists

68a2. Wood deck on wood trusses / joists       68a5. Other: \_\_\_\_\_

68a3. Wood deck on metal trusses / joists

68b. Type of roofing material:

68b1. Single ply membrane       68b4. Pre-formed metal       68b7. Other: \_\_\_\_\_

68b2. Built-up       68b5. IRMA

68b3. Asphalt single       68b6. Slate



68d. Evidence of structural concerns with beams/joists/trusses/etc.:

- 68d1. Structural cracks       68d4. Deflection
- 68d2. Unsupported ends       68d5. Seriously damaged / missing components
- 68d3. Rot/Decay/Corrosion      68d6. Other Problems: \_\_\_\_\_

68e. Evidence of structural concerns with structural floor deck:

- 68e1. Cracks       68e2. Deflection       68e3. Rot/Decay/Corrosion
- 68f. Does the building have skylights?

68g. If yes, what material are the skylights made of?: \_\_\_\_\_

68h. Condition: \_\_\_\_\_

68i. Evidence of concerns with roofing, skylights, flashing and drains:

- 68i1. Failures/Splits/Cracks?:      Yes      68i4. Poorly func. roof drains?:      No
- 68i2. Rot/Decay/Corrosion?:      No      68i5. Evidence of water pen.?:      Yes
- 68i3. Inad. Flashing/curbs/pitch?:      No      68i6. Other Concerns: \_\_\_\_\_

68j. Condition: Satisfactory      68k. Year of last reconstruct/replace: 2015

68l. Rem. useful life (yrs.): 20      68m. Cost to reconstruct/replace: \$0.00

68n. Comments: \_\_\_\_\_

### Interior Spaces

#### Interior Bearing Walls/Firewalls (S)

- 69a. Condition: Satisfactory      69b. Year of last reconstruct/replace: 1954
- 69c. Rem. useful life (yrs.): 20      69d. Cost to reconstruct/replace: \$20,000.00
- 69e. Comments: Repair/repaint damaged plaster walls

#### Other Interior Walls

- 70a. Condition: Satisfactory      70b. Year of last reconstruct/replace: 1954
- 70c. Rem. useful life (yrs.): 20      70d. Cost to reconstruct/replace: \$0.00
- 70e. Comments: \_\_\_\_\_

#### Carpet:

- 71a. Instructional Space       71a. Common Area

- 71b. Condition: \_\_\_\_\_      71c. Year of last reconstruct/replace: \_\_\_\_\_
- 71c. Rem. useful life (yrs.): \_\_\_\_\_      71d. Cost to reconstruct/replace: \$0.00
- 71e. Comments: \_\_\_\_\_

#### Resilient Tiles or Sheet Flooring:

- 72a. Instructional Space       72a. Common Area

- 72b. Condition: Satisfactory      72c. Year of last reconstruct/replace: 2010
- 72c. Rem. useful life (yrs.): 5      72d. Cost to reconstruct/replace: \$0.00
- 72e. Comments: \_\_\_\_\_

#### Hard Flooring:

- 73a. Instructional Space       73a. Common Area

- 73b. Condition: Satisfactory      73c. Year of last reconstruct/replace: 1954
- 73c. Rem. useful life (yrs.): 20      73d. Cost to reconstruct/replace: \$0.00
- 73e. Comments: \_\_\_\_\_

Wood Flooring:

74a. Instructional Space     74a. Common Area

74b. Condition: Satisfactory    74c. Year of last reconstruct/replace: 1954

74c. Rem. useful life (yrs.): 10    74d. Cost to reconstruct/replace: \$0.00

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

Ceilings:

75a. Condition: Satisfactory    75b. Year of last reconstruct/replace: 1954

75c. Rem. useful life (yrs.): 5    75d. Cost to reconstruct/replace: \$10,000.00

75e. Comments: Replace damaged/stained ceiling tiles

Other Interior Walls/Lockers

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

76c. Rem. useful life (yrs.): 10    76d. Cost to reconstruct/replace: \$0.00

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

Interior Doors:

77a. Condition of int. door units: Satisfactory    77b. Condition of int. door hardware: Satisfactory

77c. Year of last reconstruct/replace: 1954    77d. Rem. useful life (yrs.): 4

77e. Cost to reconstruct/replace: \$30,000.00    77f. Comments: Replace/upgrade interior doors & hardware

Interior Stairs:

78a. Condition: Satisfactory    78b. Year of last reconstruct/replace: 1954

78c. Rem. useful life (yrs.): 20    78d. Cost to reconstruct/replace: \$0.00

78e. Comments: \_\_\_\_\_

Elevators, Lifts and Escalators:

79a. Condition: N/A    79b. Year of last reconstruct/replace: \_\_\_\_\_

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

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

Interior Electrical Dist.:

80a. Interior electrical supply meets current needs

80b. Condition: Satisfactory    80c. Year of last reconstruct/replace: 1954

80d. Rem. useful life (yrs.): 5    80e. Cost to reconstruct/replace: \$150,000.00

80f. Comments: Replace old electrical panels, check water leak at overhead electrical conduit in locker rm

Lighting Fixtures:

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

81c. Rem. useful life (yrs.): 6    81d. Cost to reconstruct/replace: \$76,000.00

81e. Comments: Replace/upgrade gym lighting to LED

Communication Systems:

82a. Systems adequate?: No

82b. Condition: Satisfactory    82c. Year of last reconstruct/replace: 1995

82d. Rem. useful life (yrs.): 4    82e. Cost to reconstruct/replace: \$25,000.00

82f. Comments: Replace/upgrade system - connect to Main St. school



Swimming Pool and Systems:

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

**Plumbing (Excluding HVAC)**

Water Dist. Systems:

84a. Iron  Galvanized  Copper  Lead  PVC  Other  N/A  
84b. Condition: Satisfactory 84c. Year of last reconstruct/replace: 1954  
84d. Rem. useful life (yrs.): 10 84e. Cost to reconstruct/replace: \$0.00  
84f. Comments: \_\_\_\_\_

Plumbing Drainage System:

85a. Iron  Galvanized  Copper  Lead  PVC  Other  N/A  
85b. Condition: Satisfactory 85c. Year of last reconstruct/replace: 1954  
85d. Rem. useful life (yrs.): 10 85e. Cost to reconstruct/replace: \$0.00  
85f. Comments: \_\_\_\_\_

Hot Water Heaters:

86a. Oil  Natural Gas  Electricity  Propane  Other  N/A  
86b. Condition: Satisfactory 86c. Year of last reconstruct/replace: 1996  
86d. Rem. useful life (yrs.): 5 86e. Cost to reconstruct/replace: \$0.00  
86f. Comments: \_\_\_\_\_

Plumbing Fixtures:

87a. Condition: Satisfactory 87b. Year of last reconstruct/replace: 1954  
87c. Rem. useful life (yrs.): 5 87d. Cost to reconstruct/replace: \$30,000.00  
87e. Comments: Upgrade renovate bathrooms

**HVAC Systems**

HVAC System Type:

88a. Central HVAC system?  
 88b. Constant Volume  Variable Air Volume  DualDuct / Multizone  Other

Heat Generating Systems:

89a. Boiler / Hot Water  Boiler / Steam  Furnace / Forced Air  Other  
 Unit Ventilation  Geothermal  Biomass  Electric  
89b. Condition: Satisfactory 89c. Year of last reconstruct/replace: 1993  
89d. Rem. useful life (yrs.): 5 89e. Cost to reconstruct/replace: \$140,000.00  
89f. Comments: Add dual fuel - Gas

Heating Fuel / Energy Systems:

90a. Condition: Satisfactory 90b. Year of last reconstruct/replace: 1990  
90c. Rem. useful life (yrs.): 10 90d. Cost to reconstruct/replace: \$0.00  
90e. Comments: \_\_\_\_\_

Cooling / AC Generating Systems:

91a. Condition: \_\_\_\_\_ 91b. Year of last reconstruct/replace: \_\_\_\_\_  
91c. Rem. useful life (yrs.): \_\_\_\_\_ 91d. Cost to reconstruct/replace: \$0.00

91e. Comments: \_\_\_\_\_

Air Handling and Ventilation Equipment:

92a. Condition: Satisfactory \_\_\_\_\_ 92b. Year of last reconstruct/replace: 1954 \_\_\_\_\_

92c. Rem. useful life (yrs.): 4 \_\_\_\_\_ 92d. Cost to reconstruct/replace: \$750,000.00 \_\_\_\_\_

92e. Comments: Replace/upgrade ventilation system \_\_\_\_\_

Piped Heating and Cooling Dist. Systems:

93a. Condition: Satisfactory \_\_\_\_\_ 93b. Year of last reconstruct/replace: 1954 \_\_\_\_\_

93c. Rem. useful life (yrs.): 10 \_\_\_\_\_ 93d. Cost to reconstruct/replace: \$0.00 \_\_\_\_\_

93e. Comments: \_\_\_\_\_

Ducted Heating and Cooling Dist. Systems:

94a. Condition: Satisfactory \_\_\_\_\_ 94b. Year of last reconstruct/replace: 1954 \_\_\_\_\_

94c. Rem. useful life (yrs.): 10 \_\_\_\_\_ 94d. Cost to reconstruct/replace: \$0.00 \_\_\_\_\_

94e. Comments: \_\_\_\_\_

HVAC Control Systems:

95a. Condition: Satisfactory \_\_\_\_\_ 95b. Year of last reconstruct/replace: 1993 \_\_\_\_\_

95c. Rem. useful life (yrs.): 5 \_\_\_\_\_ 95d. Cost to reconstruct/replace: \$80,000.00 \_\_\_\_\_

95e. Comments: Upgrade/integrate control systems \_\_\_\_\_

**Fire Safety Systems**

Fire Alarm Systems:

96a. Condition: Satisfactory \_\_\_\_\_ 96b. Year of last reconstruct/replace: 2007 \_\_\_\_\_

96c. Rem. useful life (yrs.): 10 \_\_\_\_\_ 96d. Cost to reconstruct/replace: \$0.00 \_\_\_\_\_

96e. Comments: \_\_\_\_\_

Smoke Detection Systems:

97a. Condition: Satisfactory \_\_\_\_\_ 97b. Year of last reconstruct/replace: 2007 \_\_\_\_\_

97c. Rem. useful life (yrs.): 10 \_\_\_\_\_ 97d. Cost to reconstruct/replace: \$0.00 \_\_\_\_\_

97e. Comments: \_\_\_\_\_

Fire Supression Systems:

98a. Condition: NA \_\_\_\_\_ 98b. Year of last reconstruct/replace: \_\_\_\_\_

98c. Rem. useful life (yrs.): \_\_\_\_\_ 98d. Cost to reconstruct/replace: \$0.00 \_\_\_\_\_

98e. Comments: \_\_\_\_\_

Emergency / Exit Lighting Systems:

99a. Condition: Satisfactory \_\_\_\_\_ 99b. Year of last reconstruct/replace: 1995 \_\_\_\_\_

99c. Rem. useful life (yrs.): 5 \_\_\_\_\_ 99d. Cost to reconstruct/replace: \$10,000.00 \_\_\_\_\_

99e. Comments: Upgrade/upgrade exit/emergency lighting \_\_\_\_\_

Emergency Standby Power Systems:

100a. Building has an emergency or standby power system

100b. Condition: NA \_\_\_\_\_ 100c. Year of last reconstruct/replace: \_\_\_\_\_

100d. Rem. useful life (yrs.): \_\_\_\_\_ 100e. Cost to reconstruct/replace: \$0.00 \_\_\_\_\_

100f. Comments: \_\_\_\_\_



**Accessibility**

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

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

103a. Cost of Improvements to provide accessible interior and exterior routes: \$0.00

103b. Comments:

**Environmental / Comfort / Health**

104a. General appearance: Good 90b. Comments:

105a. Cleanliness: Good 91b. Comments:

106a. Are matts/grills at least 6 Ft. long?: Yes

106b. Are matts/grills in entryways?: Yes

107a. Acoustics: Good  Is there noise in classrooms from HVAC, traffic, that may impact education

107b. Comments:

108a. Types of lighting in general purpose classrooms:

108a1. Daylight  108a4. Incandescent

108a2. Fluorescent- NOT Full Spectrum  108a5. Other

108a3. Fluorescent- Full Spectrum  108a6. N/A

108b. Blinds provided to prevent glare? 108c. Overall rating: Good

108d. Comments:

109. Is there evidence of active infestations of:

109a. Rodents  109b. Wood Boring/Eating Insects  109c. Cockroaches  109d. Other Vermin

**Indoor Air Quality**

110. Is mold visible, or moldy odors noticed in or around the following areas

	Visible	Odor		Visible	Odor
110a1. Classrooms:	No	No	110a4. Other areas:	No	No

110a2. Hallways:	No	No	110a4. Specify:		
------------------	----	----	-----------------	--	--

110a3. Supply/Return grills:	No	No	110c. Comments:		
------------------------------	----	----	-----------------	--	--

110b. Est. cost for improvements: \$0.00 110d. Cellulose? Yes 110e. Paper-Faced? Yes

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

	111a. In Classrooms	111b. In Other Areas
111ab1. Visible water damage:	No	No
111ab2. Active leaks in roof:	No	No
111ab3. Active plumbing leaks:	No	No
111ab4. Moisture/Condensation	No	No

111c. Rating of humidity/moisture condition in building: Good

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

112a1. Near bus loading area: No

112a2. Truck delivery areas: No

112a3. Near garbage disposal areas No

112b. Accumulated dirt, dust, debris around fresh air intakes? No

112c. Fresh air intakes free of blockage? Yes

112d. Accumulated dirt, dust, debris in ductwork?: No  
112e. Dampers functioning as designed?: Yes  
112f. Condition of air filters: Good  
112g. Outside air is adequate for occupant load: No  
112h. Rating of ventilation/indoor air quality: Fair  
112i. Comments: \_\_\_\_\_

### Indoor Air Quality Plan

113a. Does the school district use EPA's Tools for Schools Program? Yes  
113b. If not, is some other IAQ management plan used?: No  
113c. Does the district have an IAQ designee?: Yes

### 114. Integrated Pest Management:

114a. Does the school district use Integrated Pest Management? Yes  
114b. Is vegetation kept 1ft. from the building?: Yes  
114c. Is there a certified pesticide applicator on staff? No  
114d. Are exterior crevices and holes sealed or eliminated? No  
114e. Are pesticides used in the buildings/grounds?: No  
114e1. If yes, how are they applied?: \_\_\_\_\_  
114e2. If yes, was an emergency exemption granted by the BOE? No

### 115. Radon

115a. Has the facility been tested for Radon?: Yes  
115b. Were any of the results of the test greater than or equal to 4 picocuries per liter (pCi/L) No  
115c. If yes, did the school take steps to mitigate these elevated radon levels?  
 Yes, active mitigation system installed     Yes, ventilation controls (HVAC) adjuste  
 Yes, passive system made active     No action taken  
 Yes, other: \_\_\_\_\_

### American Red Cross

116a. Is there a written agreement with the American Red Cross for the use of this building as an emergency shelter? No  
116b. Does this building have an emergency generator to support sheltering operations? (lights, HVAC, etc.)? No

If yes, check items below that are powered by the emergency generator:

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Communication System | <input type="checkbox"/> Fire Alarm System | <input type="checkbox"/> Kitchen Equipment |
| <input type="checkbox"/> Security System      | <input type="checkbox"/> Lighting          | <input type="checkbox"/> Cooking Equipment |
| <input type="checkbox"/> HVAC                 | <input type="checkbox"/> Sump Pump         |  |

116c. Does this facility have a cooking / food preparation kitchen No

If yes, is the area outfitted for:

- Full Preparation     Warming Capability Only

Connected to Emergency Generator?:  Cooking  Refrigeration  Other

116d. Potable Water:



Municipal System       On-Site Wells

Connected to Emergency Generator? No

116e. Sanitary:

Gravity Discharge       Force Main / Pumping Station

Connected to Emergency Generator? No



## EXECUTIVE SUMMARY

A review of the **Building Condition Surveys** along with the evaluation of educational objectives and future enrollment estimates has resulted in the formulation of a **Five Year Capital Facilities Plan** for Irvington UFSD.

(See the 5 Year Capital Facilities Plan for detailed information).

The costs associated with this plan include:

### TOTAL FIVE YEAR COST BY BUILDING

BUILDING	TOTAL COSTS
Administration Building- Dbl Mod	\$0
Dows Lane Elementary School	\$2,236,000
Facilities/Buildings & Grounds Ofc.	\$0
Irvington Arts & Athletics Building	\$147,000
Irvington High School & LGA Bldg.	\$5,831,000
Irvington Main Street Gym	\$1,571,000
Irvington Main Street School	\$1,732,000
Irvington MS/CMS Building	\$601,000
<b>DISTRICT TOTAL</b>	<b>\$12,118,000</b>

#### Facilities General Conditions & Goals

The following is a list of significant five-year plan goals for each facility:

#### **1. Dows Lane Elementary School**

Ceilings: Replace 1x1 ceilings, replace damaged/stained tiles, repair ceiling in library storage

Control Systems: Replace/upgrade pneumatic controls (leaks in system)

Emergency Power: Install emergency generator

Exterior Doors: Replace exterior doors

Exterior Stairs: Repair railing on circular exterior stairs, repair exterior steps

Exterior Walls: Repair/repoint exterior walls, repair rusted lintels, recaulk expansion joints

Floor Finishes: Abate remaining 9x9 tile - 8,000 S.F.

Floor Finishes: Replace damaged gym wood floor

Interior Doors: Replace/upgrade interior doors & hardware for ADA

Lighting: Replace/upgrade gym lighting & older T8 lighting

Paving: Repave/reseal roadways around building

Play Fields: Resod upper fields

Playgrounds: Repair/reseal blacktop playground & basketball court

Plumbing Fixtures: Upgrade/renovate bathrooms for ADA

Roofing: Repair flashing at roof edges, clean/repair drains

Roofing: Replace built-up roof

Sidewalks: Repair blacktop walks, repair sidewalk at front of building

Site Electrical: Replace/upgrade exterior building lighting

Site Storm Water: Replace catch basin

Ventilation & Air Handling: Replace/upgrade univents, replace AHUs & exhaust fans

Wall Units: Replace/upgrade cabinetry & sinks

Windows: Replace old single pane windows, repair 2nd floor window sills-fill openings (bees)

## **2. Irvington Arts & Athletics Building**

Ceilings: Repair boy's locker room ceiling

Control Systems: Upgrade BMS so AHUs don't run 24/7

Exterior Doors: Replace exterior doors, provide weatherization

Lighting: Repair boy's locker room lighting

Roofing: Provide solution to gravel on roof clogging drains

Sidewalks: Repair sidewalks & curbs

Ventilation & Air Handling: Upgrade heating for stairwells & storage areas

Water Heaters: Pipe relief valve to 18" above floor

## **3. Irvington High School & LGA Bldg.**

Ceilings: Replace old ceilings, replace LGA boy's locker room ceiling

Comm. System: Replace/upgrade clocks

Control Systems: Repair/upgrade BMS controls

Ductwork: Inspect & clean ducts

Electric Serv./Dist.: Replace old electrical panels

Emergency Lighting: Replace/upgrade exit/emergency lighting

Emergency Power: Install emergency generator

Exterior Doors: Repair art room doors

Exterior Stairs: Clean out HS window wells

Exterior Stairs: Repair exterior steps to LGA

Exterior Walls: Repair exterior walls at LGA, HS north wall-exposed rebar, HS S/W corner by roof

Floor Finishes: Replace 9x9 tiles in classrooms, repair tile between atrium & HS

Interior Doors: Replace fire doors at stairwells

Interior Doors: Replace/upgrade interior doors & hardware for ADA

Interior Walls: Repair damage to interior hallway walls, repair step cracks

Lighting: Upgrade LGA gym lighting, replace exterior lighting in 1st floor walkway & atrium rear entrance

Other Interior Walls: Provide tempered glass at classrooms

Other Interior Walls: Provide tempered glass at classrooms

Other Interior Walls: Replace sheetrock walls

Paving: Repave/reseal roadway around building, blacktop walk to CMS building

Play Fields: Replace track, add turf field, upgrade east field - top cap & drainage

Plumbing Fixtures: Upgrade boys & girls bathrooms

Roofing: Repair drainage on canopy roofs by exits, repair rusted metal roof panels

Sidewalks: Repair sidewalks & curbs in front & back of LGA bldg. & courtyard

Site Electrical: Repair exterior lighting under overhang - west side of building

Ventilation & Air Handling: Repair dampers, secure 6 roof top exhaust fans

Ventilation & Air Handling: Replace old univents

Wall Units: Replace lockers in high school-600 units, replace old cabinetry

Windows: Repair window leaks with driving rain at HS south side

## **4. Irvington Main Street Gym**

Boiler/Furnace: Add dual fuel - gas

Ceilings: Repair/replace damaged ceiling tiles



Comm. System: Replace/upgrade system - connect to Main St. school  
Control Systems: Upgrade/integrate control systems  
Electric Serv./Dist.: Check water leak at overhead electrical conduit in locker room  
Electric Serv./Dist.: Replace/upgrade old electrical panels  
Emergency Lighting: Upgrade exit/emergency lighting  
Exterior Doors: Replace all exterior doors  
Exterior Walls: Repair/repoint exterior walls, repair major cracks in walls by lower roof  
Interior Doors: Replace/upgrade interior doors & hardware for ADA  
Interior Walls: Repair/repaint damaged plaster walls  
Lighting: Replace/upgrade gym lighting to LED  
Paving: Repave blacktop driveway  
Plumbing Fixtures: Renovate/upgrade bathrooms  
Sidewalks: Repair front sidewalks  
Ventilation & Air Handling: Replace/upgrade ventilation system

## **5. Irvington Main Street School**

Ceilings: Replace damaged/stained ceiling tiles  
Control Systems: Upgrade/integrate control systems-Andover system bypassed  
Exterior Doors: Replace exterior doors at ends & rear of building  
Exterior Stairs: Repair cracks in steps, repair railings by dumpsters, repair steps to playground  
Exterior Walls: Repair/repoint exterior walls, repair walls in window wells  
Floor Finishes: Replace carpeting in music room  
Floor Finishes: Replace tiles in room 304  
Heat Syst. Piping: Replace/upgrade radiators & pipes  
Interior Doors: Replace/upgrade interior doors & hardware for ADA  
Interior Stairs: Repair/replace railings & stair treads  
Interior Walls: Repair auditorium wall and wall by window in room 407  
Lighting: Replace/upgrade old lighting in hallways, auditorium, stage  
Paving: Repave parking lots, Add curb chocks by building  
Plumbing Fixtures: Upgrade/renovate bathrooms  
Sidewalks: Repair sidewalks & curbs as necessary  
Ventilation & Air Handling: Check return air vents in rooms 207 & 308  
Ventilation & Air Handling: Replace/upgrade ventilation system, check return air vents in rooms 207 & 308  
Windows: Repair balancers, replace window blinds

## **6. Irvington MS/CMS Building**

Control Systems: Upgrade BMS to connect entire campus  
Exterior Doors: Replace vertical rod doors in CMS building  
Exterior Walls: Repair crack in end of exterior wall of CMS building  
Floor Finishes: Repair cracked floor tiles, provide drains by eye wash stations in CMS building  
Other Interior Walls: Add vestibule to MS entrance  
Parapets: Seal gap between coping stones on northside of building  
Paving: Repair dust bowl area between MS & Arts/Athletics building  
Plumbing Drainage: Repair incorrect pitch on nurse's toilet drainage  
Roofing: Repair rusting panels on standing seam roof - wire brush & paint  
Sidewalks: Repair blacktop between CMS & LGA, repair concrete outside music room



**DISTRICT-WIDE  
COST BY YEAR AND RESOURCE**

<b>YEAR</b>	<b>OPS</b>	<b>CAPITAL</b>	<b>BOND</b>	<b>EPC</b>	<b>EXCEL</b>	<b>TOTAL</b>
2016/2017	\$92,000	\$4,935,000				\$5,027,000
2017/2018	\$25,000	\$1,253,000				\$1,278,000
2018/2019		\$1,520,000				\$1,520,000
2019/2020	\$10,000	\$1,333,000				\$1,343,000
2020/2021		\$2,950,000				\$2,950,000
<b>Tot. by Resource</b>	\$127,000	\$11,991,000				
					<b>Grand Total</b>	\$12,118,000

In addition to the effort set forth in this **COMPREHENSIVE PUBLIC SCHOOL SAFETY PROGRAM** the school district has additional on-going requirements to maintain compliance with the RESCUE Regulations which include:

**1. BUILDING CONDITION SURVEYS AND ANNUAL VISUAL INSPECTIONS -**

A reinspection of all building systems is due every November 15th. These building inspections must be completed by a team that includes the Director of Facilities and a PE/RA (or Code Enforcement Official, for AVI's).

**2. REVISED FIVE YEAR CAPITAL FACILITIES PLAN -** Required to be updated each year after the AVI or BCS is performed.

This **COMPREHENSIVE PUBLIC SCHOOL SAFETY PROGRAM** is a work in progress and will change each year as repairs, maintenance and construction activities take place. Compliance with this process will support the objective of improving schools and enhancing education.





## COST BY BUILDING AND YEAR

<u>BUILDING</u>	<u>YEAR</u>	<u>COST</u>
Administration Building- Dbl Mod	2016/2017	\$0
	2017/2018	\$0
	2018/2019	\$0
	2019/2020	\$0
	2020/2021	\$0
	<b>Total Cost</b>	<b>\$0</b>
Dows Lane Elementary School	2016/2017	\$709,000
	2017/2018	\$307,000
	2018/2019	\$370,000
	2019/2020	\$500,000
	2020/2021	\$350,000
	<b>Total Cost</b>	<b>\$2,236,000</b>
Facilities/Buildings & Grounds Ofc.	2016/2017	\$0
	2017/2018	\$0
	2018/2019	\$0
	2019/2020	\$0
	2020/2021	\$0
	<b>Total Cost</b>	<b>\$0</b>
Irvington Arts & Athletics Building	2016/2017	\$32,000
	2017/2018	\$70,000
	2018/2019	\$20,000
	2019/2020	\$25,000
	2020/2021	\$0
	<b>Total Cost</b>	<b>\$147,000</b>

Irvington High School & LGA Bldg.

2016/2017	\$3,516,000
2017/2018	\$305,000
2018/2019	\$850,000
2019/2020	\$510,000
2020/2021	\$650,000
<b>Total Cost</b>	<b>\$5,831,000</b>

Irvington Main Street Gym

2016/2017	\$273,000
2017/2018	\$90,000
2018/2019	\$210,000
2019/2020	\$198,000
2020/2021	\$800,000
<b>Total Cost</b>	<b>\$1,571,000</b>

Irvington Main Street School

2016/2017	\$47,000
2017/2018	\$465,000
2018/2019	\$70,000
2019/2020	\$100,000
2020/2021	\$1,050,000
<b>Total Cost</b>	<b>\$1,732,000</b>

Irvington MS/CMS Building

2016/2017	\$450,000
2017/2018	\$41,000
2018/2019	\$0
2019/2020	\$10,000
2020/2021	\$100,000
<b>Total Cost</b>	<b>\$601,000</b>

## BUILDING INVENTORY FORM

**Building Name:** Irvington Main Street Gym

**Bed Codes Number:** 6604020200000004

**Address:** 101 Main Street  
Irvington, NY 10533

**Use:** Instruction

**Current Enrollment:** 320

**Total Square Footage:** 13,043

**Ownership:** Irvington UFSD

**Building Condition Survey Rating:** S

**Building Age:** 62

	<b>Construction Year</b>	<b>Square Footage</b>
<b>Original Building:</b>	1954	13,043

**Heating System Energy Source:** Gas,Oil

**Energy Consumption:** \$36,580

**Probable Useful Life of Building:** 40      **Estimated Replacement Value:** \$3,260,750

**Building Facility Report Card:** Y





# District Estimated Expenses Summary Form

Date 4/13/2016

School District: Irvington UFSD

2016-2017		Costs
SED #6604020200000001	Irvington Main Street School	\$47,000
SED #6604020200000002	Dows Lane Elementary School	\$709,000
SED #6604020200000004	Irvington Main Street Gym	\$273,000
SED #6604020200000007	Irvington High School & LGA Bldg.	\$3,516,000
SED #6604020200000010	Facilities/Buildings & Grounds Ofc.	\$0
SED #6604020200000013	Irvington MS/CMS Building	\$450,000
SED #6604020200000014	Irvington Arts & Athletics Building	\$32,000
SED #6604020200000015	Administration Building- Dbl Mod	\$0
<b>Year Total</b>		<b>\$5,027,000</b>

2017-2018		Costs
SED #6604020200000001	Irvington Main Street School	\$465,000
SED #6604020200000002	Dows Lane Elementary School	\$307,000
SED #6604020200000004	Irvington Main Street Gym	\$90,000
SED #6604020200000007	Irvington High School & LGA Bldg.	\$305,000
SED #6604020200000010	Facilities/Buildings & Grounds Ofc.	\$0
SED #6604020200000013	Irvington MS/CMS Building	\$41,000
SED #6604020200000014	Irvington Arts & Athletics Building	\$70,000
SED #6604020200000015	Administration Building- Dbl Mod	\$0
<b>Year Total</b>		<b>\$1,278,000</b>

2018-2019		Costs
SED #6604020200000001	Irvington Main Street School	\$70,000
SED #6604020200000002	Dows Lane Elementary School	\$370,000
SED #6604020200000004	Irvington Main Street Gym	\$210,000
SED #6604020200000007	Irvington High School & LGA Bldg.	\$850,000
SED #6604020200000010	Facilities/Buildings & Grounds Ofc.	\$0
SED #6604020200000013	Irvington MS/CMS Building	\$0
SED #6604020200000014	Irvington Arts & Athletics Building	\$20,000
SED #6604020200000015	Administration Building- Dbl Mod	\$0
<b>Year Total</b>		<b>\$1,520,000</b>

2019-2020		Costs
SED #6604020200000001	Irvington Main Street School	\$100,000
SED #6604020200000002	Dows Lane Elementary School	\$500,000
SED #6604020200000004	Irvington Main Street Gym	\$198,000
SED #6604020200000007	Irvington High School & LGA Bldg.	\$510,000
SED #6604020200000010	Facilities/Buildings & Grounds Ofc.	\$0
SED #6604020200000013	Irvington MS/CMS Building	\$10,000
SED #6604020200000014	Irvington Arts & Athletics Building	\$25,000
SED #6604020200000015	Administration Building- Dbl Mod	\$0
<b>Year Total</b>		<b>\$1,343,000</b>

2020-2021		Costs
SED #6604020200000001	Irvington Main Street School	\$1,050,000
SED #6604020200000002	Dows Lane Elementary School	\$350,000
SED #6604020200000004	Irvington Main Street Gym	\$800,000
SED #6604020200000007	Irvington High School & LGA Bldg.	\$650,000
SED #6604020200000010	Facilities/Buildings & Grounds Ofc.	\$0
SED #6604020200000013	Irvington MS/CMS Building	\$100,000
SED #6604020200000014	Irvington Arts & Athletics Building	\$0
SED #6604020200000015	Administration Building- Dbl Mod	\$0
<b>Year Total</b>		<b>\$2,950,000</b>

District Total      \$12,118,000

# Facility Estimated Expenses Form

Date 4/14/2016

School District: Irvington UFSD  
 Building Name: Irvington Main Street Gym  
 SED Number: 6604020200000004

2016	Priority	BCS #	Item Description	New Construction	Addition	Alterations	Major System	Major Repair	Energy	Bond	Capital	EPC	Operating	EXCEL	Cost
	D-2	5.2	Interior Walls: Repair/repaint damaged plaster walls					X					X		\$20,000
	D-2	5.3	Ceilings: Repair/replace damaged ceiling tiles					X					X		\$10,000
	D-1	6.1	Interior Electric Dist.: Check water leak at overhead electrical conduit in locker room					X					X		\$2,000
	E-2	6.2	Lighting: Replace/upgrade gym lighting to LED				X				X				\$76,000
	E-2	6.3	Comm. System: Replace/upgrade system - connect to Main St. school				X				X				\$25,000
	B-2	8.1	Boiler/Furnace: Add dual fuel - gas		X						X				\$140,000
Priority Total															\$273,000
2017	Priority	BCS #	Item Description	New Construction	Addition	Alterations	Major System	Major Repair	Energy	Bond	Capital	EPC	Operating	EXCEL	Cost
	E-2	8.9	Control Systems: Upgrade/integrate control systems				X				X				\$80,000
	E-2	10.4	Emergency Lighting: Upgrade exit/emergency lighting				X						X		\$10,000
Priority Total															\$90,000
2018	Priority	BCS #	Item Description	New Construction	Addition	Alterations	Major System	Major Repair	Energy	Bond	Capital	EPC	Operating	EXCEL	Cost
	D-2	1.72	Sidewalks: Repair front sidewalks								X				\$50,000
	D-2	3.1	Exterior Walls: Repair/repoint exterior walls, repair major cracks in walls by lower roof					X			X				\$100,000

# Facility Estimated Expenses Form

Date 4/14/2016

School District: Irvington UFSD  
 Building Name: Irvington Main Street Gym  
 SED Number: 660402020000004

	New Construction	Addition	Alterations	Major System	Major Repair	Energy	Bond	Capital	EPC	Operating	EXCEL
E-2				X				X			\$30,000
	5.5 Interior Doors: Replace/upgrade interior doors & hardware for ADA										
E-2			X					X			\$30,000
	7.3 Plumbing Fixtures: Renovate/upgrade bathrooms										
Priority Total											
\$210,000											
<b>2019</b>											
Priority	BCS #	Item Description									
E-2	3.2	Exterior Doors: Replace all exterior doors									
Cost											
\$50,000											
E-2	6.1	Interior Electric Dist.: Replace/upgrade old electrical panels									
Cost											
\$148,000											
Priority Total											
\$198,000											
<b>2020</b>											
Priority	BCS #	Item Description									
D-2	1.71	Paving: Repave blacktop driveway									
Cost											
\$50,000											
E-2	8.3	Ventilation & Air Handling: Replace/upgrade ventilation system									
Cost											
\$750,000											
Priority Total											
\$800,000											
<b>Facility Total</b>											
<b>\$1,571,000</b>											



## Five Year Capital Facilities Plan By Scheduled Date of Completion

School District: Irvington UFSD

Building Name: Irvington Main Street Gym

Year: 2016/2017

SYSTEM	PROJECT DESCRIPTION	PRIORITY	REASON	SOURCE OF FUNDS	COST OF REPAIR
<b>5.2 Interior Walls</b>					
Interior Walls	Repair/repaint damaged plaster walls	D-2	O&M	OPER	\$20,000
<b>5.3 Ceilings</b>					
Ceilings	Repair/replace damaged ceiling tiles	D-2	O&M	OPER	\$10,000
<b>6.1 Electric Serv./Dist.</b>					
Interior Electric Dist.	Check water leak at overhead electrical conduit in locker room	D-1	HSE	OPER	\$2,000
<b>6.2 Lighting</b>					
Lighting	Replace/upgrade gym lighting to LED	E-2	O&M	CAP	\$76,000
<b>6.3 Comm. System</b>					
Comm. System	Replace/upgrade system - connect to Main St. school	E-2	O&M	CAP	\$25,000
<b>8.1 Boiler/Furnace</b>					
Boiler/Furnace	Add dual fuel - gas	B-2	O&M	CAP	\$140,000

# Five Year Capital Facilities Plan By Scheduled Date of Completion

School District: Irvington UFSD

Building Name: Irvington Main Street Gym

Year: 2016/2017

SYSTEM	PROJECT DESCRIPTION	PRIORITY	REASON	SOURCE OF FUNDS	COST OF REPAIR
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**Priority Ranking / Cost Summary:**

A. New Construction	\$0
B. Additions	\$140,000
C. Alterations / Recon	\$0
D. Major Repairs	\$32,000
E. Major Systems RM	\$101,000
F. Energy Consumption	\$0

**Funding Source Totals:**

Capital	\$241,000
Oper.	\$32,000
Bond	\$0
EPC	\$0
EXCEL	\$0
<b>Total</b>	<b>\$273,000</b>

## Five Year Capital Facilities Plan By Scheduled Date of Completion

School District: Irvington UFSD

Year: 2017 / 2018

Building Name: Irvington Main Street Gym

SYSTEM	PROJECT DESCRIPTION	PRIORITY	REASON	SOURCE OF FUNDS	COST OF REPAIR
<b>8.9 Control Systems</b>					
Control Systems	Upgrade/integrate control systems	E-2	O&M	CAP	\$80,000
<b>10.4 Emergency Lighting</b>					
Emergency Lighting	Upgrade exit/emergency lighting	E-2	HSE	OPER	\$10,000

**Priority Ranking / Cost Summary:**

A. New Construction	\$0
B. Additions	\$0
C. Alterations / Recon	\$0
D. Major Repairs	\$0
E. Major Systems RM	\$90,000
F. Energy Consumption	\$0

**Funding Source Totals:**

Capital	\$80,000
Oper.	\$10,000
Bond	\$0
EPC	\$0
EXCEL	\$0
<b>Total</b>	<b>\$90,000</b>





## Five Year Capital Facilities Plan By Scheduled Date of Completion

School District: Irvington UFSD

Year: 2018 / 2019

Building Name: Irvington Main Street Gym

SYSTEM	PROJECT DESCRIPTION	PRIORITY	REASON	SOURCE OF FUNDS	COST OF REPAIR
<b>1.72 Sidewalks</b>					
Sidewalks	Repair front sidewalks	D-2	HSE	CAP	\$50,000
<b>3.1 Exterior Walls</b>					
Exterior Walls	Repair/repoint exterior walls, repair major cracks in walls by lower roof	D-2	O&M	CAP	\$100,000
<b>5.5 Interior Doors</b>					
Interior Doors	Replace/upgrade interior doors & hardware for ADA	E-2	O&M	CAP	\$30,000
<b>7.3 Plumbing Fixtures</b>					
Plumbing Fixtures	Renovate/upgrade bathrooms	E-2	O&M	CAP	\$30,000

**Priority Ranking / Cost Summary:**

A. New Construction	\$0
B. Additions	\$0
C. Alterations / Recon	\$0
D. Major Repairs	\$150,000
E. Major Systems RM	\$60,000
F. Energy Consumption	\$0

**Funding Source Totals:**

Capital	\$210,000
Oper.	\$0
Bond	\$0
EPC	\$0
EXCEL	\$0
<b>Total</b>	<b>\$210,000</b>



## Five Year Capital Facilities Plan By Scheduled Date of Completion

School District: Irvington UFSD

Year: 2019 / 2020

Building Name: Irvington Main Street Gym

SYSTEM	PROJECT DESCRIPTION	PRIORITY	REASON	SOURCE OF FUNDS	COST OF REPAIR
3.2 Exterior Doors	Replace all exterior doors	E-2	O&M	CAP	\$50,000
6.1 Electric Serv./Dist.	Replace/upgrade old electrical panels	E-2	O&M	CAP	\$148,000

**Priority Ranking / Cost Summary:**

A. New Construction	\$0
B. Additions	\$0
C. Alterations / Recon	\$0
D. Major Repairs	\$0
E. Major Systems RM	\$198,000
F. Energy Consumption	\$0

**Funding Source Totals:**

Capital	\$198,000
Oper.	\$0
Bond	\$0
EPC	\$0
EXCEL	\$0
<b>Total</b>	<b>\$198,000</b>





## Five Year Capital Facilities Plan By Scheduled Date of Completion

School District: Irvington UFSD

Year: 2020 / 2021

Building Name: Irvington Main Street Gym

SYSTEM	PROJECT DESCRIPTION	PRIORITY	REASON	SOURCE OF FUNDS	COST OF REPAIR
<b>1.71 Paving</b>					
	Repave blacktop driveway	D-2	O&M	CAP	\$50,000
<b>8.3 Ventilation &amp; Air Handling</b>					
	Replace/upgrade ventilation system	E-2	O&M	CAP	\$750,000

**Priority Ranking / Cost Summary:**

A. New Construction	\$0
B. Additions	\$0
C. Alterations / Recon	\$0
D. Major Repairs	\$50,000
E. Major Systems RM	\$750,000
F. Energy Consumption	\$0

**Funding Source Totals:**

Capital	\$800,000
Oper.	\$0
Bond	\$0
EPC	\$0
EXCEL	\$0
<b>Total</b>	<b>\$800,000</b>



## 2015-16 Building Condition Survey

1. School District: Irvington UFSD 2. SED Control #: 6604020200000001  
3. Building Name: Irvington Main Street School 4. SED District #: 66040202  
5. Survey Inspect. Date: 7/15/2015 6. Building 911 Address: 101 Main Street  
7. City: Irvington 8. Zip: 10533 9.&10. C/O Status: ANNUAL 10/01/2015

### Building Age and Gross Square Footage

11. Yr. Original Building: 1913 12. Gross Sq.FT as Configured: 44890  
13. Number of Floors: 4

### Building Ownership and Occupancy Status

14. How many full-time and part-time custodians are employed at the school (or work in the building)

Full-Time Custodians: 4 Part-Time Custodians: 1

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 10/1/14: 320

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

Permanent Instructional Spaces: 320 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: 4-5 20. Days Building Closed for '13-'14: 0

21. Building used for instructional purposes in the summer?

22. Renovations or construction during past 12 months?

23. Was major construction/renovation work since 2010 conducted when school was in session

### Program Spaces

24. Number of General Purpose Classrooms: 30

25. Gross Sq. FT of all Gen. Purpose Classrooms: 24000

26. Other Spaces Provided:

- |   |  |  |  |
|---|--|--|--|
| <input type="checkbox"/> N/A                      | <input type="checkbox"/> Guidance                | <input checked="" type="checkbox"/> Multipurpose Rooms | <input checked="" type="checkbox"/> Special Ed.      |
| <input checked="" type="checkbox"/> Admin         | <input type="checkbox"/> Gym                     | <input checked="" type="checkbox"/> Music              | <input type="checkbox"/> Swimming Pool               |
| <input checked="" type="checkbox"/> Art           | <input checked="" type="checkbox"/> Health Suite | <input type="checkbox"/> Pre-K                         | <input checked="" type="checkbox"/> Teacher Resource |
| <input type="checkbox"/> Audio Visual             | <input type="checkbox"/> Home & Careers          | <input type="checkbox"/> Remedial Rooms                | <input type="checkbox"/> Tech / Shop                 |
| <input checked="" type="checkbox"/> Auditorium    | <input checked="" type="checkbox"/> Kitchen      | <input type="checkbox"/> Resource Rooms                | <input checked="" type="checkbox"/> Library          |
| <input checked="" type="checkbox"/> Cafeteria     | <input type="checkbox"/> Lg. Grp. Instruction    | <input checked="" type="checkbox"/> Science Labs       |  |
| <input checked="" type="checkbox"/> Computer Room | <input type="checkbox"/> Other (Describe): _____ |  |  |

**Space Adequacy**

27. Rating of Space Adequacy: Good  
28. Estimated capital construction expenses anticipated through 2020-2021 (exclude maintenance): \$1,732,000  
29. Overall building rating: S  
30. Was overall building rating established after consulting with H&S committee?:   
31. A/E Firm Name: ECG Engineering, PC 33. A/E Firm Phone: 631-360-0006  
32. A/E Firm Address: 222 East Main St., Suite#318, Smithtown, NY 34. A/E Firm Email: info@ecgengineering.com  
35. A/E Name: Lloyd Howell, Engineer 36. A/E License #: 1652949

**Site Utilities**

Water:

37a. Type of service: Municipal 37b. Condition: Satisfactory  
37c. Year of last reconstruct/replace: 1993 37d. Rem. useful life (yrs.): 15  
37e. Cost to reconstruct/replace: \$0.00 37f. Comments: \_\_\_\_\_

Site Sanitary:

38a. Type of service: Municipal 38b. Condition: Satisfactory  
38c. Year of last reconstruct/replace: 1954 38d. Rem. useful life (yrs.): 10  
38e. Cost to reconstruct/replace: \$0.00 38f. Comments: \_\_\_\_\_

Site Gas:

39a. Does building have gas service?:  Nat. Gas  Propane 39b. Condition: \_\_\_\_\_  
39c. Year of last reconstruct/replace: \_\_\_\_\_ 39d. Rem. useful life (yrs.): \_\_\_\_\_  
39e. Cost to reconstruct/replace: \$0.00 39f. Comments: \_\_\_\_\_

Site Fuel Oil:

40a. Type of service: N/A  
40b1. # Above gnd: 0 40b1. Capacity (gal): \_\_\_\_\_  
40b2. # Below gnd: 0 40b2. Capacity (gal): 0  
40c. Condition: \_\_\_\_\_ 40d. Year of last reconstruct/replace: \_\_\_\_\_  
40d. Rem. useful life (yrs.): \_\_\_\_\_ 40e. Cost to reconstruct/replace: \$0.00  
40f. Comments: Located at Gym Building

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: 2011  
41e. Rem. useful life (yrs.): 20 41f. Cost to reconstruct/replace: \$0.00  
41g. Comments: \_\_\_\_\_

Closed Drainage Pipe Stormwater Management System:

42a. Does the facility have a closed pipe system?  
42b. Condition: Satisfactory 42c. Year of last reconstruct/replace: 2013  
42d. Rem. useful life (yrs.): 10 42e. Cost to reconstruct/replace: \$0.00  
42f. Comments: \_\_\_\_\_



Open Drainage Pipe Stormwater Management System:

43a. Does the facility have an open stormwater system (ditch)

43b. Condition: \_\_\_\_\_ 43c. Year of last reconstruct/replace: \_\_\_\_\_

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

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

Catch Basins / Drop Inlets / Manholes:

44a. Does the facility have catch basins/drop inlets/manholes?

44b. Condition: Satisfactory \_\_\_\_\_ 44c. Year of last reconstruct/replace: 1993 \_\_\_\_\_

44d. Rem. useful life (yrs.): 5 \_\_\_\_\_ 44e. Cost to reconstruct/replace: \$0.00 \_\_\_\_\_

44f. Comments: \_\_\_\_\_

Culverts:

45a. Does the facility have culverts?

45b. Condition: \_\_\_\_\_ 45c. Year of last reconstruct/replace: \_\_\_\_\_

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

45f. Comments: \_\_\_\_\_

Outfalls:

46a. Does facility have outfalls? 46b. Pt. of Discharge: \_\_\_\_\_  46c. Inspected?

46d. Condition: \_\_\_\_\_ 46e. Year of last reconstruct/replace: \_\_\_\_\_

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

46h. Comments: \_\_\_\_\_

Infiltration Basins / Chambers:

47a. Does the facility have infiltration basins/chambers?

47b. Condition: \_\_\_\_\_ 47c. Year of last reconstruct/replace: \_\_\_\_\_

47d. Rem. useful life (yrs.): \_\_\_\_\_ 47e. Cost to reconstruct/replace: \$0.00 \_\_\_\_\_

47f. Comments: \_\_\_\_\_

Retention Basins:

48a. Does the facility have retention basins?

48b. Condition: \_\_\_\_\_ 48c. Year of last reconstruct/replace: \_\_\_\_\_

48d. Rem. useful life (yrs.): \_\_\_\_\_ 48e. Cost to reconstruct/replace: \$0.00 \_\_\_\_\_

48f. Comments: \_\_\_\_\_

Wetponds:

49a. Does the facility have retention basins?

49b. Condition: \_\_\_\_\_ 49c. Year of last reconstruct/replace: \_\_\_\_\_

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

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

Manufactured Stormwater Proprietary Units:

50a. Does the facility have retention basins?

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

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

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

51. Point of outfall discharge:

- Municipal storm water system     Combined sewer system     Surface water
- Onsite recharge     Other: \_\_\_\_\_

52. Outfall reconnaissance inventory. Were all stormwater outfalls inspected during dry weather for signs of non-stormwater discharge?

**Other Site Features**

Pavement (Roadways / Parking Lots):

53a. Concrete     Asphalt     Gravel     Other     None

53b. Condition: Satisfactory    53c. Year of last reconstruct/replace: 1993

53d. Rem. useful life (yrs.): 10    53e. Cost to reconstruct/replace: \$100,000.00

53f. Comments: Repave parking lots, Add curb chocks by building

Sidewalks:

54a. Concrete     Asphalt     Other

54b. Condition: Satisfactory    54c. Year of last reconstruct/replace: 1993

54d. Rem. useful life (yrs.): 5    54e. Cost to reconstruct/replace: \$50,000.00

54f. Comments: Repair sidewalks/curbs as necessary

Playgrounds and Equipment:

55a. Condition: Satisfactory    55b. Year of last reconstruct/replace: 2005

55c. Rem. useful life (yrs.): 15    55d. Cost to reconstruct/replace: \$0.00

55e. Comments: \_\_\_\_\_

Athletic Fields, Play Fields and Related Structures:

56a. Condition: Satisfactory    56b. Year of last reconstruct/replace: 2013

56c. Rem. useful life (yrs.): 10    56d. Cost to reconstruct/replace: \$0.00

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

56f. Synthetic Turf? 56f1. # of Fields: \_\_\_\_\_ 56f2. Rem life (yrs.) \_\_\_\_\_ 56f3. Infill: \_\_\_\_\_

Exterior Bleachers / Stadiums:

57a. Condition: N/A    57b. Year of last reconstruct/replace: \_\_\_\_\_

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

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

Related structures (such as press boxes, dugouts, climbing walls, etc.):

58a. Condition: N/A    58b. Year of last reconstruct/replace: \_\_\_\_\_

58c. Rem. useful life (yrs.): \_\_\_\_\_ 58d. Cost to reconstruct/replace: \$0.00

58e. Comments: \_\_\_\_\_



**Substructure**

59a. Reinforced concrete  Masonry on concrete footing  Other

59b. Evidence of structural concerns:

59b1. Structural cracks  59b2. Heaving/Jacking  59b3. Decay/Corrosion

59b4. Water penetration  59b5. Unsupported areas  59b6. Other

59c. Condition: Satisfactory 59d. Year of last reconstruct/replace: 1913

59e. Rem. useful life (yrs.): 30 59f. Cost to reconstruct/replace: \$0.00

59g. Comments: \_\_\_\_\_

**Building Envelope**

Structural Floors:

60a1. Reinforced Concrete slab on Grade  60a4. Wood Deck on Wood Trusses

60a2. Concrete/Metal Deck/Metal Joists  60a5. Wood Deck on Wood Joists

60a3. Precast Concrete Structural System  60a6. Concrete Deck on Wood Structure

60a7. Other: \_\_\_\_\_

60b. Evidence of structural concerns with Beams/Joists/Trusses/Etc.:

60b1. Structural cracks  60b4. Deflection

60b2. Unsupported Ends  60b5. Seriously Damaged/Missing Components

60b3. Rot/Decay/Corrosion 60b6. Other Problems \_\_\_\_\_

60c. Evidence of structural concerns with structural floor deck:

60c1. Cracks  60c2. Deflection  60c3. Rot/Decay/Corrosion

60d. Condition: Satisfactory 60e. Year of last reconstruct/replace: 1913

60f. Rem. useful life (yrs.): 25 60g. Cost to reconstruct/replace: \$0.00

60h. Comments: \_\_\_\_\_

Exterior Walls / Columns:

61a. Concrete  Masonry  Steel  Wood  Other

61b. Evidence of structural concerns with Columns/Base Plates/Connections/Etc.:

61b1. Structural cracks  61b2. Rot/Decay/Corrosion 61b3. Other Problems: \_\_\_\_\_

61c. Evidence of concerns with Exterior Cladding:

61c1. Cracks/Gaps  61c4. Moisture Penetration

61c2. Inadequate Flashing  61c5. Rot/Decay/Corrosion

61c3. Efflorescence 61c6. Other Problems: \_\_\_\_\_

61d. Condition: Satisfactory 61e. Year of last reconstruct/replace: 2011

61f. Rem. useful life (yrs.): 20 61g. Cost to reconstruct/replace: \$50,000.00

61h. Comments: Repair/repoint exterior walls, repair walls in window wells

Chimneys:

62a. Masonry  Concrete  Metal  Other  N/A

62b. Condition: Satisfactory 62c. Year of last reconstruct/replace: 1913

62d. Rem. useful life (yrs.): 20 62e. Cost to reconstruct/replace: \$0.00

62f. Comments: \_\_\_\_\_

Parapets:

63a. Masonry    Concrete    Metal    Other    N/A

63b. Condition: \_\_\_\_\_ 63c. Year of last reconstruct/replace: \_\_\_\_\_

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

63f. Comments: \_\_\_\_\_

Exterior Doors:

64a. Condition of Exterior Doors: Satisfactory \_\_\_\_\_ 64b. Condition of Ext. Door Hdw: Satisfactory \_\_\_\_\_

64c. Exit doors have magnetic locking devices? 64d. Safety/Security features are adequate?: Yes \_\_\_\_\_

64e. Year of last reconstruct/replace: 1989 \_\_\_\_\_ 64f. Rem. useful life (yrs.): 5 \_\_\_\_\_

64g. Cost to reconstruct/replace: \$20,000.00 64h. Comments: Replace exterior doors at ends & rear \_\_\_\_\_

Exterior Steps, Stairs, and Ramps:

65a. Condition: Satisfactory \_\_\_\_\_ 65b. Year of last reconstruct/replace: 2013 \_\_\_\_\_

65c. Rem. useful life (yrs.): 5 \_\_\_\_\_ 65d. Cost to reconstruct/replace: \$100,000.00

65e. Comments: Repair cracks in steps, repair railings by dumpster & steps to playground \_\_\_\_\_

Fire Escapes:

66a. Does the building have 1 or more fire escapes 66b. Condition: Satisfactory \_\_\_\_\_

66c. Safety features are adequate? 66d. Year of last reconstruct/replace: 2013 \_\_\_\_\_

66e. Rem. useful life (yrs.): 10 \_\_\_\_\_ 66f. Cost to reconstruct/replace: \$0.00

66g. Comments: \_\_\_\_\_

Windows:

67a. Aluminum    Steel    Vinyl    Solid Wood    Wood w/ Ext. Cladding    Other

67. Condition: Satisfactory \_\_\_\_\_ 67c. All rescue windows are operable?: Yes \_\_\_\_\_

67d. Year of last reconstruct/replace: 2005 \_\_\_\_\_ 67e. Rem. useful life (yrs.): 5 \_\_\_\_\_

67f. Cost to reconstruct/replace: \$15,000.00 67g. Comments: Repair balancers, replace window blinds \_\_\_\_\_

Roof & Skylights:

68a. Type of roof construction:

68a1. Metal deck on metal trusses / joists    68a4. Concrete on metal deck on metal trusses / joists

68a2. Wood deck on wood trusses / joists    68a5. Other: \_\_\_\_\_

68a3. Wood deck on metal trusses / joists

68b. Type of roofing material:

68b1. Single ply membrane    68b4. Pre-formed metal    68b7. Other: \_\_\_\_\_

68b2. Built-up    68b5. IRMA

68b3. Asphalt single    68b6. Slate



68d. Evidence of structural concerns with beams/joists/trusses/etc.:

- 68d1. Structural cracks       68d4. Deflection  
 68d2. Unsupported ends       68d5. Seriously damaged / missing components  
 68d3. Rot/Decay/Corrosion      68d6. Other Problems: \_\_\_\_\_

68e. Evidence of structural concerns with structural floor deck:

- 68e1. Cracks     68e2. Deflection       68e3. Rot/Decay/Corrosion

68f. Does the building have skylights?

68g. If yes, what material are the skylights made of?: Plastic

68h. Condition: Satisfactory

68i. Evidence of concerns with roofing, skylights, flashing and drains:

- 68i1. Failures/Splits/Cracks?: No      68i4. Poorly func. roof drains?: No  
68i2. Rot/Decay/Corrosion?: No      68i5. Evidence of water pen.?: No  
68i3. Inad. Flashing/curbs/pitch?: No      68i6. Other Concerns: \_\_\_\_\_

68j. Condition: Satisfactory      68k. Year of last reconstruct/replace: 2011

68l. Rem. useful life (yrs.): 25      68m. Cost to reconstruct/replace: \$0.00

68n. Comments: \_\_\_\_\_

### Interior Spaces

#### Interior Bearing Walls/Firewalls (S)

69a. Condition: Satisfactory      69b. Year of last reconstruct/replace: 1913

69c. Rem. useful life (yrs.): 5      69d. Cost to reconstruct/replace: \$10,000.00

69e. Comments: Repair auditorium wall and wall by window in room 407

#### Other Interior Walls

70a. Condition: Satisfactory      70b. Year of last reconstruct/replace: 1990

70c. Rem. useful life (yrs.): 15      70d. Cost to reconstruct/replace: \$0.00

70e. Comments: \_\_\_\_\_

#### Carpet:

71a. Instructional Space       71a. Common Area

71b. Condition: Satisfactory      71c. Year of last reconstruct/replace: 2005

71c. Rem. useful life (yrs.): 10      71d. Cost to reconstruct/replace: \$5,000.00

71e. Comments: Replace carpeting in music room

#### Resilient Tiles or Sheet Flooring:

72a. Instructional Space       72a. Common Area

72b. Condition: Satisfactory      72c. Year of last reconstruct/replace: 2014

72c. Rem. useful life (yrs.): 10      72d. Cost to reconstruct/replace: \$5,000.00

72e. Comments: Replace tiles in room 304

#### Hard Flooring:

73a. Instructional Space       73a. Common Area

73b. Condition: Satisfactory      73c. Year of last reconstruct/replace: 1913

73c. Rem. useful life (yrs.): 20      73d. Cost to reconstruct/replace: \$0.00

73e. Comments: \_\_\_\_\_

Wood Flooring:

74a. Instructional Space     74a. Common Area

74b. Condition: \_\_\_\_\_ 74c. Year of last reconstruct/replace: \_\_\_\_\_

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

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

Ceilings:

75a. Condition: Satisfactory 75b. Year of last reconstruct/replace: 2003

75c. Rem. useful life (yrs.): 10 75d. Cost to reconstruct/replace: \_\_\_\_\_ \$20,000.00

75e. Comments: Replace damaged/stained ceiling tiles

Other Interior Walls/Lockers

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

76c. Rem. useful life (yrs.): 15 76d. Cost to reconstruct/replace: \_\_\_\_\_ \$0.00

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

Interior Doors:

77a. Condition of int. door units: Satisfactory 77b. Condition of int. door hardware: Satisfactory

77c. Year of last reconstruct/replace: 1993 77d. Rem. useful life (yrs.): 3

77e. Cost to reconstruct/replace: \$50,000.00 77f. Comments: Replace/upgrade interior doors & hardware

Interior Stairs:

78a. Condition: Satisfactory 78b. Year of last reconstruct/replace: 1913

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

78e. Comments: Repair/replace railings & stair treads

Elevators, Lifts and Escalators:

79a. Condition: Satisfactory 79b. Year of last reconstruct/replace: 2014

79c. Rem. useful life (yrs.): 20 79d. Cost to reconstruct/replace: \_\_\_\_\_ \$0.00

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

Interior Electrical Dist.:

80a. Interior electrical supply meets current needs

80b. Condition: Satisfactory 80c. Year of last reconstruct/replace: 1993

80d. Rem. useful life (yrs.): 10 80e. Cost to reconstruct/replace: \_\_\_\_\_ \$0.00

80f. Comments: \_\_\_\_\_

Lighting Fixtures:

81a. Condition: Satisfactory 81b. Year of last reconstruct/replace: 1993

81c. Rem. useful life (yrs.): 15 81d. Cost to reconstruct/replace: \_\_\_\_\_ \$100,000.00

81e. Comments: Replace/upgrade old lighting in hallways, auditorium, stage

Communication Systems:

82a. Systems adequate?: Yes

82b. Condition: Satisfactory 82c. Year of last reconstruct/replace: 1993

82d. Rem. useful life (yrs.): 10 82e. Cost to reconstruct/replace: \_\_\_\_\_ \$0.00

82f. Comments: \_\_\_\_\_



Swimming Pool and Systems:

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

**Plumbing (Excluding HVAC)**

Water Dist. Systems:

84a. Iron  Galvanized  Copper  Lead  PVC  Other  N/A  
84b. Condition: Satisfactory 84c. Year of last reconstruct/replace: 2011  
84d. Rem. useful life (yrs.): 10 84e. Cost to reconstruct/replace: \$0.00  
84f. Comments: \_\_\_\_\_

Plumbing Drainage System:

85a. Iron  Galvanized  Copper  Lead  PVC  Other  N/A  
85b. Condition: Satisfactory 85c. Year of last reconstruct/replace: 1956  
85d. Rem. useful life (yrs.): 5 85e. Cost to reconstruct/replace: \$0.00  
85f. Comments: \_\_\_\_\_

Hot Water Heaters:

86a. Oil  Natural Gas  Electricity  Propane  Other  N/A  
86b. Condition: Satisfactory 86c. Year of last reconstruct/replace: 2014  
86d. Rem. useful life (yrs.): 20 86e. Cost to reconstruct/replace: \$0.00  
86f. Comments: \_\_\_\_\_

Plumbing Fixtures:

87a. Condition: Satisfactory 87b. Year of last reconstruct/replace: 1993  
87c. Rem. useful life (yrs.): 5 87d. Cost to reconstruct/replace: \$50,000.00  
87e. Comments: Upgrade/renovate bathrooms

**HVAC Systems**

HVAC System Type:

88a. Central HVAC system?  
 88b. Constant Volume  Variable Air Volume  DualDuct / Multizone  Other

Heat Generating Systems:

89a. Boiler / Hot Water  Boiler / Steam  Furnace / Forced Air  Other  
 Unit Ventilation  Geothermal  Biomass  Electric  
89b. Condition: Satisfactory 89c. Year of last reconstruct/replace: 1993  
89d. Rem. useful life (yrs.): 10 89e. Cost to reconstruct/replace: \$0.00  
89f. Comments: Fed by HW boiler in Gym Bldg.

Heating Fuel / Energy Systems:

90a. Condition: Satisfactory 90b. Year of last reconstruct/replace: 1996  
90c. Rem. useful life (yrs.): 10 90d. Cost to reconstruct/replace: \$0.00  
90e. Comments: \_\_\_\_\_

Cooling / AC Generating Systems:

91a. Condition: Satisfactory 91b. Year of last reconstruct/replace: 2006  
91c. Rem. useful life (yrs.): 10 91d. Cost to reconstruct/replace: \$0.00

91e. Comments: \_\_\_\_\_

Air Handling and Ventilation Equipment:

92a. Condition: Satisfactory \_\_\_\_\_ 92b. Year of last reconstruct/replace: 1993 \_\_\_\_\_

92c. Rem. useful life (yrs.): 5 \_\_\_\_\_ 92d. Cost to reconstruct/replace: \$752,000.00 \_\_\_\_\_

92e. Comments: Replace/upgrade ventilation system, check return air vents in rooms 207 & 308 \_\_\_\_\_

Piped Heating and Cooling Dist. Systems:

93a. Condition: Satisfactory \_\_\_\_\_ 93b. Year of last reconstruct/replace: 1993 \_\_\_\_\_

93c. Rem. useful life (yrs.): 5 \_\_\_\_\_ 93d. Cost to reconstruct/replace: \$300,000.00 \_\_\_\_\_

93e. Comments: Replace/upgrade radiators & pipes \_\_\_\_\_

Ducted Heating and Cooling Dist. Systems:

94a. Condition: Satisfactory \_\_\_\_\_ 94b. Year of last reconstruct/replace: 1993 \_\_\_\_\_

94c. Rem. useful life (yrs.): 10 \_\_\_\_\_ 94d. Cost to reconstruct/replace: \$0.00 \_\_\_\_\_

94e. Comments: \_\_\_\_\_

HVAC Control Systems:

95a. Condition: Satisfactory \_\_\_\_\_ 95b. Year of last reconstruct/replace: 1993 \_\_\_\_\_

95c. Rem. useful life (yrs.): 5 \_\_\_\_\_ 95d. Cost to reconstruct/replace: \$100,000.00 \_\_\_\_\_

95e. Comments: Upgrade/integrate control systems, Andover System bypassed \_\_\_\_\_

**Fire Safety Systems**

Fire Alarm Systems:

96a. Condition: Satisfactory \_\_\_\_\_ 96b. Year of last reconstruct/replace: 2007 \_\_\_\_\_

96c. Rem. useful life (yrs.): 10 \_\_\_\_\_ 96d. Cost to reconstruct/replace: \$0.00 \_\_\_\_\_

96e. Comments: \_\_\_\_\_

Smoke Detection Systems:

97a. Condition: Satisfactory \_\_\_\_\_ 97b. Year of last reconstruct/replace: 2007 \_\_\_\_\_

97c. Rem. useful life (yrs.): 10 \_\_\_\_\_ 97d. Cost to reconstruct/replace: \$0.00 \_\_\_\_\_

97e. Comments: \_\_\_\_\_

Fire Supression Systems:

98a. Condition: Satisfactory \_\_\_\_\_ 98b. Year of last reconstruct/replace: 1993 \_\_\_\_\_

98c. Rem. useful life (yrs.): 10 \_\_\_\_\_ 98d. Cost to reconstruct/replace: \$0.00 \_\_\_\_\_

98e. Comments: Attic is sprinklered \_\_\_\_\_

Emergency / Exit Lighting Systems:

99a. Condition: Satisfactory \_\_\_\_\_ 99b. Year of last reconstruct/replace: 2013 \_\_\_\_\_

99c. Rem. useful life (yrs.): 10 \_\_\_\_\_ 99d. Cost to reconstruct/replace: \$0.00 \_\_\_\_\_

99e. Comments: \_\_\_\_\_

Emergency Standby Power Systems:

100a. Building has an emergency or standby power system

100b. Condition: NA \_\_\_\_\_ 100c. Year of last reconstruct/replace: \_\_\_\_\_

100d. Rem. useful life (yrs.): \_\_\_\_\_ 100e. Cost to reconstruct/replace: \$0.00 \_\_\_\_\_

100f. Comments: \_\_\_\_\_



**Accessibility**

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

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

103a. Cost of Improvements to provide accessible interior and exterior routes: \$0.00

103b. Comments: \_\_\_\_\_

**Environmental / Comfort / Health**

104a. General appearance: Good 90b. Comments: \_\_\_\_\_

105a. Cleanliness: Good 91b. Comments: \_\_\_\_\_

106a. Are matts/grills at least 6 Ft. long?: Yes

106b. Are matts/grills in entryways?: Yes

107a. Acoustics: Good  Is there noise in classrooms from HVAC, traffic, that may impact education

107b. Comments: \_\_\_\_\_

108a. Types of lighting in general purpose classrooms:

108a1. Daylight  108a4. Incandescent

108a2. Fluorescent- NOT Full Spectrum  108a5. Other

108a3. Fluorescent- Full Spectrum  108a6. N/A

108b. Blinds provided to prevent glare? 108c. Overall rating: Good

108d. Comments: \_\_\_\_\_

109. Is there evidence of active infestations of:

109a. Rodents  109b. Wood Boring/Eating Insects  109c. Cockroaches  109d. Other Vermin

**Indoor Air Quality**

110. Is mold visible, or moldy odors noticed in or around the following areas

	Visible	Odor		Visible	Odor
110a1. Classrooms:	No	No	110a4. Other areas:	No	No

110a2. Hallways: No No 110a4. Specify: \_\_\_\_\_

110a3. Supply/Return grills: No No 110c. Comments: \_\_\_\_\_

110b. Est. cost for improvements: \$0.00 110d. Cellulose? Yes 110e. Paper-Faced? Yes

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

	111a. In Classrooms	111b. In Other Areas
111ab1. Visible water damage:	No	No
111ab2. Active leaks in roof:	No	No
111ab3. Active plumbing leaks:	No	No
111ab4. Moisture/Condensation	No	No

111c. Rating of humidity/moisture condition in building: Good

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

112a1. Near bus loading area: No

112a2. Truck delivery areas: No

112a3. Near garbage disposal areas No

112b. Accumulated dirt, dust, debris around fresh air intakes? No

112c. Fresh air intakes free of blockage? Yes

112d. Accumulated dirt, dust, debris in ductwork?: No  
 112e. Dampers functioning as designed?: Yes  
 112f. Condition of air filters: Good  
 112g. Outside air is adequate for occupant load: No  
 112h. Rating of ventilation/indoor air quality: Fair  
 112i. Comments: \_\_\_\_\_

**Indoor Air Quality Plan**

113a. Does the school district use EPA's Tools for Schools Program? Yes  
 113b. If not, is some other IAQ management plan used?: No  
 113c. Does the district have an IAQ designee?: Yes  
 114. Integrated Pest Management:  
 114a. Does the school district use Integrated Pest Management? Yes  
 114b. Is vegetation kept 1ft. from the building?: Yes  
 114c. Is there a certified pesticide applicator on staff? No  
 114d. Are exterior crevices and holes sealed or eliminated? No  
 114e. Are pesticides used in the buildings/grounds?: No  
 114e1. If yes, how are they applied?: \_\_\_\_\_  
 114e2. If yes, was an emergency exemption granted by the BOE? No

115. Radon

115a. Has the facility been tested for Radon?: Yes  
 115b. Were any of the results of the test greater than or equal to 4 picocuries per liter (pCi/L) No  
 115c. If yes, did the school take steps to mitigate these elevated radon levels?  
 Yes, active mitigation system installed     Yes, ventilation controls (HVAC) adjuste  
 Yes, passive system made active     No action taken  
 Yes, other: \_\_\_\_\_

**American Red Cross**

116a. Is there a written agreement with the American Red Cross for the use of this building as an emergency shelter? No  
 116b. Does this building have an emergency generator to support sheltering operations? (lights, HVAC, etc.)? No

If yes, check items below that are powered by the emergency generator:

- Communication System     Fire Alarm System     Kitchen Equipment
- Security System     Lighting     Cooking Equipment
- HVAC     Sump Pump

116c. Does this facility have a cooking / food preparation kitchen Yes

If yes, is the area outfitted for:

- Full Preparation     Warming Capability Only
- Connected to Emergency Generator?:  Cooking  Refrigeration  Other

116d. Potable Water:

Municipal System       On-Site Wells

Connected to Emergency Generator? No

116e. Sanitary:

Gravity Discharge       Force Main / Pumping Station

Connected to Emergency Generator? No





## EXECUTIVE SUMMARY

A review of the **Building Condition Surveys** along with the evaluation of educational objectives and future enrollment estimates has resulted in the formulation of a **Five Year Capital Facilities Plan** for Irvington UFSD.

(See the 5 Year Capital Facilities Plan for detailed information).

The costs associated with this plan include:

### TOTAL FIVE YEAR COST BY BUILDING

BUILDING	TOTAL COSTS
Administration Building- Dbl Mod	\$0
Dows Lane Elementary School	\$2,236,000
Facilities/Buildings & Grounds Ofc.	\$0
Irvington Arts & Athletics Building	\$147,000
Irvington High School & LGA Bldg.	\$5,831,000
Irvington Main Street Gym	\$1,571,000
Irvington Main Street School	\$1,732,000
Irvington MS/CMS Building	\$601,000
<b>DISTRICT TOTAL</b>	<b>\$12,118,000</b>

#### Facilities General Conditions & Goals

The following is a list of significant five-year plan goals for each facility:

##### **1. Dows Lane Elementary School**

Ceilings: Replace 1x1 ceilings, replace damaged/stained tiles, repair ceiling in library storage

Control Systems: Replace/upgrade pneumatic controls (leaks in system)

Emergency Power: Install emergency generator

Exterior Doors: Replace exterior doors

Exterior Stairs: Repair railing on circular exterior stairs, repair exterior steps

Exterior Walls: Repair/repoint exterior walls, repair rusted lintels, recaulk expansion joints

Floor Finishes: Abate remaining 9x9 tile - 8,000 S.F.

Floor Finishes: Replace damaged gym wood floor

Interior Doors: Replace/upgrade interior doors & hardware for ADA

Lighting: Replace/upgrade gym lighting & older T8 lighting

Paving: Repave/reseal roadways around building

Play Fields: Resod upper fields

Playgrounds: Repair/reseal blacktop playground & basketball court

Plumbing Fixtures: Upgrade/renovate bathrooms for ADA

Roofing: Repair flashing at roof edges, clean/repair drains

Roofing: Replace built-up roof

Sidewalks: Repair blacktop walks, repair sidewalk at front of building

Site Electrical: Replace/upgrade exterior building lighting

Site Storm Water: Replace catch basin

Ventilation & Air Handling: Replace/upgrade univents, replace AHUs & exhaust fans

Wall Units: Replace/upgrade cabinetry & sinks

Windows: Replace old single pane windows, repair 2nd floor window sills-fill openings (bees)

## **2. Irvington Arts & Athletics Building**

Ceilings: Repair boy's locker room ceiling

Control Systems: Upgrade BMS so AHUs don't run 24/7

Exterior Doors: Replace exterior doors, provide weatherization

Lighting: Repair boy's locker room lighting

Roofing: Provide solution to gravel on roof clogging drains

Sidewalks: Repair sidewalks & curbs

Ventilation & Air Handling: Upgrade heating for stairwells & storage areas

Water Heaters: Pipe relief valve to 18" above floor

## **3. Irvington High School & LGA Bldg.**

Ceilings: Replace old ceilings, replace LGA boy's locker room ceiling

Comm. System: Replace/upgrade clocks

Control Systems: Repair/upgrade BMS controls

Ductwork: Inspect & clean ducts

Electric Serv./Dist.: Replace old electrical panels

Emergency Lighting: Replace/upgrade exit/emergency lighting

Emergency Power: Install emergency generator

Exterior Doors: Repair art room doors

Exterior Stairs: Clean out HS window wells

Exterior Stairs: Repair exterior steps to LGA

Exterior Walls: Repair exterior walls at LGA, HS north wall-exposed rebar, HS S/W corner by roof

Floor Finishes: Replace 9x9 tiles in classrooms, repair tile between atrium & HS

Interior Doors: Replace fire doors at stairwells

Interior Doors: Replace/upgrade interior doors & hardware for ADA

Interior Walls: Repair damage to interior hallway walls, repair step cracks

Lighting: Upgrade LGA gym lighting, replace exterior lighting in 1st floor walkway & atrium rear entrance

Other Interior Walls: Provide tempered glass at classrooms

Other Interior Walls: Provide tempered glass at classrooms

Other Interior Walls: Replace sheetrock walls

Paving: Repave/reseal roadway around building, blacktop walk to CMS building

Play Fields: Replace track, add turf field, upgrade east field - top cap & drainage

Plumbing Fixtures: Upgrade boys & girls bathrooms

Roofing: Repair drainage on canopy roofs by exits, repair rusted metal roof panels

Sidewalks: Repair sidewalks & curbs in front & back of LGA bldg. & courtyard

Site Electrical: Repair exterior lighting under overhang - west side of building

Ventilation & Air Handling: Repair dampers, secure 6 roof top exhaust fans

Ventilation & Air Handling: Replace old univents

Wall Units: Replace lockers in high school-600 units, replace old cabinetry

Windows: Repair window leaks with driving rain at HS south side

## **4. Irvington Main Street Gym**

Boiler/Furnace: Add dual fuel - gas

Ceilings: Repair/replace damaged ceiling tiles



Comm. System: Replace/upgrade system - connect to Main St. school  
Control Systems: Upgrade/integrate control systems  
Electric Serv./Dist.: Check water leak at overhead electrical conduit in locker room  
Electric Serv./Dist.: Replace/upgrade old electrical panels  
Emergency Lighting: Upgrade exit/emergency lighting  
Exterior Doors: Replace all exterior doors  
Exterior Walls: Repair/repoint exterior walls, repair major cracks in walls by lower roof  
Interior Doors: Replace/upgrade interior doors & hardware for ADA  
Interior Walls: Repair/repaint damaged plaster walls  
Lighting: Replace/upgrade gym lighting to LED  
Paving: Repave blacktop driveway  
Plumbing Fixtures: Renovate/upgrade bathrooms  
Sidewalks: Repair front sidewalks  
Ventilation & Air Handling: Replace/upgrade ventilation system

## **5. Irvington Main Street School**

Ceilings: Replace damaged/stained ceiling tiles  
Control Systems: Upgrade/integrate control systems-Andover system bypassed  
Exterior Doors: Replace exterior doors at ends & rear of building  
Exterior Stairs: Repair cracks in steps, repair railings by dumpsters, repair steps to playground  
Exterior Walls: Repair/repoint exterior walls, repair walls in window wells  
Floor Finishes: Replace carpeting in music room  
Floor Finishes: Replace tiles in room 304  
Heat Syst. Piping: Replace/upgrade radiators & pipes  
Interior Doors: Replace/upgrade interior doors & hardware for ADA  
Interior Stairs: Repair/replace railings & stair treads  
Interior Walls: Repair auditorium wall and wall by window in room 407  
Lighting: Replace/upgrade old lighting in hallways, auditorium, stage  
Paving: Repave parking lots, Add curb chocks by building  
Plumbing Fixtures: Upgrade/renovate bathrooms  
Sidewalks: Repair sidewalks & curbs as necessary  
Ventilation & Air Handling: Check return air vents in rooms 207 & 308  
Ventilation & Air Handling: Replace/upgrade ventilation system, check return air vents in rooms 207 & 308  
Windows: Repair balancers, replace window blinds

## **6. Irvington MS/CMS Building**

Control Systems: Upgrade BMS to connect entire campus  
Exterior Doors: Replace vertical rod doors in CMS building  
Exterior Walls: Repair crack in end of exterior wall of CMS building  
Floor Finishes: Repair cracked floor tiles, provide drains by eye wash stations in CMS building  
Other Interior Walls: Add vestibule to MS entrance  
Parapets: Seal gap between coping stones on northside of building  
Paving: Repair dust bowl area between MS & Arts/Athletics building  
Plumbing Drainage: Repair incorrect pitch on nurse's toilet drainage  
Roofing: Repair rusting panels on standing seam roof - wire brush & paint  
Sidewalks: Repair blacktop between CMS & LGA, repair concrete outside music room





**DISTRICT-WIDE  
COST BY YEAR AND RESOURCE**

<b>YEAR</b>	<b>OPS</b>	<b>CAPITAL</b>	<b>BOND</b>	<b>EPC</b>	<b>EXCEL</b>	<b>TOTAL</b>
2016/2017	\$92,000	\$4,935,000				\$5,027,000
2017/2018	\$25,000	\$1,253,000				\$1,278,000
2018/2019		\$1,520,000				\$1,520,000
2019/2020	\$10,000	\$1,333,000				\$1,343,000
2020/2021		\$2,950,000				\$2,950,000
<b>Tot. by Resource</b>	\$127,000	\$11,991,000				
					<b>Grand Total</b>	\$12,118,000

In addition to the effort set forth in this **COMPREHENSIVE PUBLIC SCHOOL SAFETY PROGRAM** the school district has additional on-going requirements to maintain compliance with the RESCUE Regulations which include:

**1. BUILDING CONDITION SURVEYS AND ANNUAL VISUAL INSPECTIONS -**

A reinspection of all building systems is due every November 15th. These building inspections must be completed by a team that includes the Director of Facilities and a PE/RA (or Code Enforcement Official, for AVI's).

**2. REVISED FIVE YEAR CAPITAL FACILITIES PLAN -** Required to be updated each year after the AVI or BCS is performed.

This **COMPREHENSIVE PUBLIC SCHOOL SAFETY PROGRAM** is a work in progress and will change each year as repairs, maintenance and construction activities take place. Compliance with this process will support the objective of improving schools and enhancing education.



## COST BY BUILDING AND YEAR

<u>BUILDING</u>	<u>YEAR</u>	<u>COST</u>
Administration Building- Dbl Mod	2016/2017	\$0
	2017/2018	\$0
	2018/2019	\$0
	2019/2020	\$0
	2020/2021	\$0
	<b>Total Cost</b>	<b>\$0</b>
Dows Lane Elementary School	2016/2017	\$709,000
	2017/2018	\$307,000
	2018/2019	\$370,000
	2019/2020	\$500,000
	2020/2021	\$350,000
	<b>Total Cost</b>	<b>\$2,236,000</b>
Facilities/Buildings & Grounds Ofc.	2016/2017	\$0
	2017/2018	\$0
	2018/2019	\$0
	2019/2020	\$0
	2020/2021	\$0
	<b>Total Cost</b>	<b>\$0</b>
Irvington Arts & Athletics Building	2016/2017	\$32,000
	2017/2018	\$70,000
	2018/2019	\$20,000
	2019/2020	\$25,000
	2020/2021	\$0
	<b>Total Cost</b>	<b>\$147,000</b>

Irvington High School & LGA Bldg.

2016/2017	\$3,516,000
2017/2018	\$305,000
2018/2019	\$850,000
2019/2020	\$510,000
2020/2021	\$650,000
<b>Total Cost</b>	<b>\$5,831,000</b>

Irvington Main Street Gym

2016/2017	\$273,000
2017/2018	\$90,000
2018/2019	\$210,000
2019/2020	\$198,000
2020/2021	\$800,000
<b>Total Cost</b>	<b>\$1,571,000</b>

Irvington Main Street School

2016/2017	\$47,000
2017/2018	\$465,000
2018/2019	\$70,000
2019/2020	\$100,000
2020/2021	\$1,050,000
<b>Total Cost</b>	<b>\$1,732,000</b>

Irvington MS/CMS Building

2016/2017	\$450,000
2017/2018	\$41,000
2018/2019	\$0
2019/2020	\$10,000
2020/2021	\$100,000
<b>Total Cost</b>	<b>\$601,000</b>



## BUILDING INVENTORY FORM

**Building Name:** Irvington Main Street School

**Bed Codes Number:** 6604020200000001

**Address:** 101 Main Street  
Irvington, NY 10533

**Use:** Instruction

**Current Enrollment:** 320

**Total Square Footage:** 44,890

**Ownership:** Irvington UFSD

**Building Condition Survey Rating:** S

**Building Age:** 103

	<b>Construction Year</b>	<b>Square Footage</b>
<b>Original Building:</b>	1913	47,042

**Heating System Energy Source:** Gas,Oil

**Energy Consumption:** \$131,930

**Probable Useful Life of Building:** 40      **Estimated Replacement Value:** \$11,222,500

**Building Facility Report Card:** Y



# District Estimated Expenses Summary Form

Date 4/13/2016

School District: Irvington UFSD

2016-2017		Costs
SED #6604020200000001	Irvington Main Street School	\$47,000
SED #6604020200000002	Dows Lane Elementary School	\$709,000
SED #6604020200000004	Irvington Main Street Gym	\$273,000
SED #6604020200000007	Irvington High School & LGA Bldg.	\$3,516,000
SED #6604020200000010	Facilities/Buildings & Grounds Ofc.	\$0
SED #6604020200000013	Irvington MS/CMS Building	\$450,000
SED #6604020200000014	Irvington Arts & Athletics Building	\$32,000
SED #6604020200000015	Administration Building- Dbl Mod	\$0
<b>Year Total</b>		<b>\$5,027,000</b>

2017-2018		Costs
SED #6604020200000001	Irvington Main Street School	\$465,000
SED #6604020200000002	Dows Lane Elementary School	\$307,000
SED #6604020200000004	Irvington Main Street Gym	\$90,000
SED #6604020200000007	Irvington High School & LGA Bldg.	\$305,000
SED #6604020200000010	Facilities/Buildings & Grounds Ofc.	\$0
SED #6604020200000013	Irvington MS/CMS Building	\$41,000
SED #6604020200000014	Irvington Arts & Athletics Building	\$70,000
SED #6604020200000015	Administration Building- Dbl Mod	\$0
<b>Year Total</b>		<b>\$1,278,000</b>

2018-2019		Costs
SED #6604020200000001	Irvington Main Street School	\$70,000
SED #6604020200000002	Dows Lane Elementary School	\$370,000
SED #6604020200000004	Irvington Main Street Gym	\$210,000
SED #6604020200000007	Irvington High School & LGA Bldg.	\$850,000
SED #6604020200000010	Facilities/Buildings & Grounds Ofc.	\$0
SED #6604020200000013	Irvington MS/CMS Building	\$0
SED #6604020200000014	Irvington Arts & Athletics Building	\$20,000
SED #6604020200000015	Administration Building- Dbl Mod	\$0
<b>Year Total</b>		<b>\$1,520,000</b>

2019-2020		Costs
SED #6604020200000001	Irvington Main Street School	\$100,000
SED #6604020200000002	Dows Lane Elementary School	\$500,000
SED #6604020200000004	Irvington Main Street Gym	\$198,000
SED #6604020200000007	Irvington High School & LGA Bldg.	\$510,000
SED #6604020200000010	Facilities/Buildings & Grounds Ofc.	\$0
SED #6604020200000013	Irvington MS/CMS Building	\$10,000
SED #6604020200000014	Irvington Arts & Athletics Building	\$25,000
SED #6604020200000015	Administration Building- Dbl Mod	\$0
<b>Year Total</b>		<b>\$1,343,000</b>

2020-2021		Costs
SED #6604020200000001	Irvington Main Street School	\$1,050,000
SED #6604020200000002	Dows Lane Elementary School	\$350,000
SED #6604020200000004	Irvington Main Street Gym	\$800,000
SED #6604020200000007	Irvington High School & LGA Bldg.	\$650,000
SED #6604020200000010	Facilities/Buildings & Grounds Ofc.	\$0
SED #6604020200000013	Irvington MS/CMS Building	\$100,000
SED #6604020200000014	Irvington Arts & Athletics Building	\$0
SED #6604020200000015	Administration Building- Dbl Mod	\$0
<b>Year Total</b>		<b>\$2,950,000</b>

District Total      \$12,118,000



# Facility Estimated Expenses Form

Date 4/14/2016

School District: Irvington UFSD  
 Building Name: Irvington Main Street School  
 SED Number: 6604020200000001

2016	Priority	BCS #	Item Description	New Construction	Addition	Alterations	Major System	Major Repair	Energy	Bond	Capital	EPC	Operating	EXCEL	Cost
	D-2	3.3	Windows: Repair balancers, replace window blinds					X					X		\$15,000
	D-2	5.2	Interior Walls: Repair auditorium wall and wall by window in room 407					X					X		\$10,000
	E-2	5.3	Ceilings: Replace damaged/stained ceiling tiles				X						X		\$20,000
	D-2	8.3	Ventilation & Air Handling: Check return air vents in rooms 207 & 308					X					X		\$2,000
Priority Total															
															\$47,000
2017	Priority	BCS #	Item Description	New Construction	Addition	Alterations	Major System	Major Repair	Energy	Bond	Capital	EPC	Operating	EXCEL	Cost
	E-2	1.71	Paving: Repave parking lots, Add curb chocks by building				X				X				\$100,000
	D-2	1.72	Sidewalks: Repair sidewalks & curbs as necessary					X			X				\$50,000
	D-2	3.5	Exterior Stairs: Repair cracks in steps, repair railings by dumpsters, repair steps to playground					X			X				\$100,000
	E-2	5.1	Floor Finishes: Replace carpeting in music room				X						X		\$5,000
	E-2	5.1	Floor Finishes: Replace tiles in room 304				X						X		\$5,000
	E-2	6.2	Lighting: Replace/upgrade old lighting in hallways, auditorium, stage				X				X				\$100,000
	E-2	8.9	Control Systems: Upgrade/integrate control systems-Andover system bypassed				X				X				\$100,000

# Facility Estimated Expenses Form

Date 4/14/2016

School District: Irvington UFSD  
 Building Name: Irvington Main Street School  
 SED Number: 6604020200000001

		New Construction	Addition	Alterations	Major System	Major Repair	Energy	Bond	Capital	EPC	Operating	EXCEL	
D-2	9.1	Interior Stairs: Repair/replace railings & stair treads				X					X		\$5,000
Priority Total													\$465,000
<b>2018</b>	<b>Priority</b>	<b>BCS #</b>	<b>Item Description</b>										<b>Cost</b>
E-2	3.2	Exterior Doors: Replace exterior doors at ends & rear of building			X				X				\$20,000
E-2	7.3	Plumbing Fixtures: Upgrade/renovate bathrooms			X				X				\$50,000
Priority Total													\$70,000
<b>2019</b>	<b>Priority</b>	<b>BCS #</b>	<b>Item Description</b>										<b>Cost</b>
D-2	3.1	Exterior Walls: Repair/repoint exterior walls, repair walls in window wells				X			X				\$50,000
E-2	5.5	Interior Doors: Replace/upgrade interior doors & hardware for ADA			X				X				\$50,000
Priority Total													\$100,000
<b>2020</b>	<b>Priority</b>	<b>BCS #</b>	<b>Item Description</b>										<b>Cost</b>
E-2	8.2	Heat Syst. Piping: Replace/upgrade radiators & pipes			X				X				\$300,000
E-2	8.3	Ventilation & Air Handling: Replace/upgrade ventilation system, check return air vents in rooms 207 & 308			X				X				\$750,000
Priority Total													\$1,050,000
<b>Facility Total</b>												<b>\$1,732,000</b>	

## Five Year Capital Facilities Plan By Scheduled Date of Completion

School District: Irvington UFSD

Year: 2016 / 2017

Building Name: Irvington Main Street School

SYSTEM	PROJECT DESCRIPTION	PRIORITY	REASON	SOURCE OF FUNDS	COST OF REPAIR
<b>3.3 Windows</b>					
Windows	Repair balancers, replace window blinds	D-2	HSE	OPER	\$15,000
<b>5.2 Interior Walls</b>					
Interior Walls	Repair auditorium wall and wall by window in room 407	D-2	O&M	OPER	\$10,000
<b>5.3 Ceilings</b>					
Ceilings	Replace damaged/stained ceiling tiles	E-2	HSE	OPER	\$20,000
<b>8.3 Ventilation &amp; Air Handling</b>					
Ventilation & Air Handling	Check return air vents in rooms 207 & 308	D-2	HSE	OPER	\$2,000

**Priority Ranking / Cost Summary:**

A. New Construction	\$0
B. Additions	\$0
C. Alterations / Recon	\$0
D. Major Repairs	\$27,000
E. Major Systems RM	\$20,000
F. Energy Consumption	\$0

**Funding Source Totals:**

Capital	\$0
Oper.	\$47,000
Bond	\$0
EPC	\$0
EXCEL	\$0
<b>Total</b>	<b>\$47,000</b>





## Five Year Capital Facilities Plan By Scheduled Date of Completion

School District: Irvington UFSD

Building Name: Irvington Main Street School

Year: 2017 / 2018

SYSTEM	PROJECT DESCRIPTION	PRIORITY	REASON	SOURCE OF FUNDS	COST OF REPAIR
<b>1.71 Paving</b>					
Paving	Repave parking lots, Add curb chocks by building	E-2	O&M	CAP	\$100,000
<b>1.72 Sidewalks</b>					
Sidewalks	Repair sidewalks & curbs as necessary	D-2	O&M	CAP	\$50,000
<b>3.5 Exterior Stairs</b>					
Exterior Stairs	Repair cracks in steps, repair railings by dumpsters, repair steps to playground	D-2	O&M	CAP	\$100,000
<b>5.1 Floor Finishes</b>					
Floor Finishes	Replace carpeting in music room	E-2	O&M	OPER	\$5,000
Floor Finishes	Replace tiles in room 304	E-2	O&M	OPER	\$5,000
<b>6.2 Lighting</b>					
Lighting	Replace/upgrade old lighting in hallways, auditorium, stage	E-2	O&M	CAP	\$100,000
<b>8.9 Control Systems</b>					
Control Systems	Upgrade/integrate control systems- Andover system bypassed	E-2	O&M	CAP	\$100,000
<b>9.1 Interior Stairs</b>					
Interior Stairs	Repair/replace railings & stair treads	D-2	HSE	OPER	\$5,000

# Five Year Capital Facilities Plan By Scheduled Date of Completion

School District: Irvington UFSD  
 Building Name: Irvington Main Street School

Year: 2017 / 2018

SYSTEM	PROJECT DESCRIPTION	PRIORITY	REASON	SOURCE OF FUNDS	COST OF REPAIR
<b>Priority Ranking / Cost Summary:</b>					
A. New Construction	\$0				
B. Additions	\$0				
C. Alterations / Recon	\$0				
D. Major Repairs	\$155,000				
E. Major Systems RM	\$310,000				
F. Energy Consumption	\$0				
<b>Funding Source Totals:</b>					
Capital			\$450,000		
Oper.			\$15,000		
Bond			\$0		
EPC			\$0		
EXCEL			\$0		
<b>Total</b>			<b>\$465,000</b>		

## Five Year Capital Facilities Plan By Scheduled Date of Completion

School District: Irvington UFSD

Year: 2018 / 2019

Building Name: Irvington Main Street School

SYSTEM	PROJECT DESCRIPTION	PRIORITY	REASON	SOURCE OF FUNDS	COST OF REPAIR
<b>3.2 Exterior Doors</b>					
Exterior Doors	Replace exterior doors at ends & rear of building	E-2	O&M	CAP	\$20,000
<b>7.3 Plumbing Fixtures</b>					
Plumbing Fixtures	Upgrade/renovate bathrooms	E-2	O&M	CAP	\$50,000

**Priority Ranking / Cost Summary:**

A. New Construction	\$0
B. Additions	\$0
C. Alterations / Recon	\$0
D. Major Repairs	\$0
E. Major Systems RM	\$70,000
F. Energy Consumption	\$0

**Funding Source Totals:**

Capital	\$70,000
Oper.	\$0
Bond	\$0
EPC	\$0
EXCEL	\$0
<b>Total</b>	<b>\$70,000</b>





## Five Year Capital Facilities Plan By Scheduled Date of Completion

School District: Irvington UFSD

Year: 2019 / 2020

Building Name: Irvington Main Street School

SYSTEM	PROJECT DESCRIPTION	PRIORITY	REASON	SOURCE OF FUNDS	COST OF REPAIR
<b>3.1 Exterior Walls</b>					
Exterior Walls	Repair/repoint exterior walls, repair walls in window wells	D-2	O&M	CAP	\$50,000
<b>5.5 Interior Doors</b>					
Interior Doors	Replace/upgrade interior doors & hardware for ADA	E-2	O&M	CAP	\$50,000

**Priority Ranking / Cost Summary:**

A. New Construction	\$0
B. Additions	\$0
C. Alterations / Recon	\$0
D. Major Repairs	\$50,000
E. Major Systems RM	\$50,000
F. Energy Consumption	\$0

**Funding Source Totals:**

Capital	\$100,000
Oper.	\$0
Bond	\$0
EPC	\$0
EXCEL	\$0
<b>Total</b>	<b>\$100,000</b>



## Five Year Capital Facilities Plan By Scheduled Date of Completion

School District: Irvington UFSD

Year: 2020 / 2021

Building Name: Irvington Main Street School

SYSTEM	PROJECT DESCRIPTION	PRIORITY	REASON	SOURCE OF FUNDS	COST OF REPAIR
8.2	Heat Syst. Piping	E-2	O&M	CAP	\$300,000
	Replace/upgrade radiators & pipes				
8.3	Ventilation & Air Handling	E-2	HSE	CAP	\$750,000
	Replace/upgrade ventilation system, check return air vents in rooms 207 & 308				

**Priority Ranking / Cost Summary:**

A. New Construction	\$0
B. Additions	\$0
C. Alterations / Recon	\$0
D. Major Repairs	\$0
E. Major Systems RM	\$1,050,000
F. Energy Consumption	\$0

**Funding Source Totals:**

Capital	\$1,050,000
Oper.	\$0
Bond	\$0
EPC	\$0
EXCEL	\$0
<b>Total</b>	<b>\$1,050,000</b>





## 2015-16 Building Condition Survey

1. School District: Irvington UFSD 2. SED Control #: 6604020200000013  
3. Building Name: Irvington MS/CMS Building 4. SED District #: 66040202  
5. Survey Inspect. Date: 7/16/2015 6. Building 911 Address: 40 North Broadway  
7. City: Irvington 8. Zip: 10533 9.&10. C/O Status: ANNUAL 10/01/2015

### Building Age and Gross Square Footage

11. Yr. Original Building: 2003 12. Gross Sq.FT as Configured: 82700  
13. Number of Floors: 3

### Building Ownership and Occupancy Status

14. How many full-time and part-time custodians are employed at the school (or work in the building)

Full-Time Custodians: 6 Part-Time Custodians: 1

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 10/1/14: 432

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

Permanent Instructional Spaces: 432 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 '13-'14: 0

21. Building used for instructional purposes in the summer?  
 22. Renovations or construction during past 12 months?  
 23. Was major construction/renovation work since 2010 conducted when school was in session

### Program Spaces

24. Number of General Purpose Classrooms: 39

25. Gross Sq. FT of all Gen. Purpose Classrooms: 30030

26. Other Spaces Provided:

- |   |  |  |  |
|---|--|--|--|
| <input type="checkbox"/> N/A                      | <input type="checkbox"/> Guidance                | <input type="checkbox"/> Multipurpose Rooms      | <input type="checkbox"/> Special Ed.                 |
| <input checked="" type="checkbox"/> Admin         | <input type="checkbox"/> Gym                     | <input checked="" type="checkbox"/> Music        | <input type="checkbox"/> Swimming Pool               |
| <input type="checkbox"/> Art                      | <input type="checkbox"/> Health Suite            | <input type="checkbox"/> Pre-K                   | <input checked="" type="checkbox"/> Teacher Resource |
| <input type="checkbox"/> Audio Visual             | <input type="checkbox"/> Home & Careers          | <input type="checkbox"/> Remedial Rooms          | <input type="checkbox"/> Tech / Shop                 |
| <input type="checkbox"/> Auditorium               | <input checked="" type="checkbox"/> Kitchen      | <input type="checkbox"/> Resource Rooms          | <input type="checkbox"/> Library                     |
| <input checked="" type="checkbox"/> Cafeteria     | <input type="checkbox"/> Lg. Grp. Instruction    | <input checked="" type="checkbox"/> Science Labs |  |
| <input checked="" type="checkbox"/> Computer Room | <input type="checkbox"/> Other (Describe): _____ |  |  |

**Space Adequacy**

- 27. Rating of Space Adequacy: Good
- 28. Estimated capital construction expenses anticipated through 2020-2021 (exclude maintenance): \$601,000
- 29. Overall building rating: S
- 30. Was overall building rating established after consulting with H&S committee?:
- 31. A/E Firm Name: ECG Engineering, PC 33. A/E Firm Phone: 631-360-0006
- 32. A/E Firm Address: 222 East Main St., Suite#318, Smithtown, NY 34. A/E Firm Email: info@ecgengineering.com
- 35. A/E Name: Lloyd Howell, Engineer 36. A/E License #: 1652949

**Site Utilities**

Water:

- 37a. Type of service: Municipal 37b. Condition: Satisfactory
- 37c. Year of last reconstruct/replace: 2003 37d. Rem. useful life (yrs.): 20
- 37e. Cost to reconstruct/replace: \$0.00 37f. Comments: \_\_\_\_\_

Site Sanitary:

- 38a. Type of service: Municipal 38b. Condition: Satisfactory
- 38c. Year of last reconstruct/replace: 2003 38d. Rem. useful life (yrs.): 20
- 38e. Cost to reconstruct/replace: \$0.00 38f. Comments: \_\_\_\_\_

Site Gas:

- 39a. Does building have gas service?:  Nat. Gas  Propane 39b. Condition: Satisfactory
- 39c. Year of last reconstruct/replace: 2003 39d. Rem. useful life (yrs.): 25
- 39e. Cost to reconstruct/replace: \$0.00 39f. Comments: \_\_\_\_\_

Site Fuel Oil:

- 40a. Type of service: \_\_\_\_\_
- 40b1. # Above gnd: 0 40b1. Capacity (gal): 0
- 40b2. # Below gnd: 0 40b2. Capacity (gal): 0
- 40c. Condition: \_\_\_\_\_ 40d. Year of last reconstruct/replace: \_\_\_\_\_
- 40d. Rem. useful life (yrs.): \_\_\_\_\_ 40e. Cost to reconstruct/replace: \$0.00
- 40f. Comments: Oil Tank at HS Building

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: 2003
- 41e. Rem. useful life (yrs.): 35 41f. Cost to reconstruct/replace: \$0.00
- 41g. Comments: \_\_\_\_\_

Closed Drainage Pipe Stormwater Management System:

- 42a. Does the facility have a closed pipe system?
- 42b. Condition: Satisfactory 42c. Year of last reconstruct/replace: 2003
- 42d. Rem. useful life (yrs.): 15 42e. Cost to reconstruct/replace: \$0.00
- 42f. Comments: \_\_\_\_\_



Open Drainage Pipe Stormwater Management System:

43a. Does the facility have an open stormwater system (ditch)

43b. Condition: Satisfactory 43c. Year of last reconstruct/replace: 2003

43d. Rem. useful life (yrs.): 5 43e. Cost to reconstruct/replace: \$0.00

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

Catch Basins / Drop Inlets / Manholes:

44a. Does the facility have catch basins/drop inlets/manholes?

44b. Condition: Satisfactory 44c. Year of last reconstruct/replace: 2003

44d. Rem. useful life (yrs.): 10 44e. Cost to reconstruct/replace: \$0.00

44f. Comments: \_\_\_\_\_

Culverts:

45a. Does the facility have culverts?

45b. Condition: \_\_\_\_\_ 45c. Year of last reconstruct/replace: \_\_\_\_\_

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

45f. Comments: \_\_\_\_\_

Outfalls:

46a. Does facility have outfalls? 46b. Pt. of Discharge: \_\_\_\_\_  46c. Inspected?

46d. Condition: Satisfactory 46e. Year of last reconstruct/replace: 2003

46f. Rem. useful life (yrs.): 0010 46g. Cost to reconstruct/replace: \$0.00

46h. Comments: \_\_\_\_\_

Infiltration Basins / Chambers:

47a. Does the facility have infiltration basins/chambers?

47b. Condition: \_\_\_\_\_ 47c. Year of last reconstruct/replace: \_\_\_\_\_

47d. Rem. useful life (yrs.): \_\_\_\_\_ 47e. Cost to reconstruct/replace: \$0.00

47f. Comments: \_\_\_\_\_

Retention Basins:

48a. Does the facility have retention basins?

48b. Condition: Satisfactory 48c. Year of last reconstruct/replace: 2003

48d. Rem. useful life (yrs.): 0010 48e. Cost to reconstruct/replace: \$0.00

48f. Comments: \_\_\_\_\_

Wetponds:

49a. Does the facility have retention basins?

49b. Condition: \_\_\_\_\_ 49c. Year of last reconstruct/replace: \_\_\_\_\_

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

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

Manufactured Stormwater Proprietary Units:

50a. Does the facility have retention basins?

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

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

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

51. Point of outfall discharge:

- Municipal storm water system     Combined sewer system     Surface water  
 Onsite recharge     Other: \_\_\_\_\_

52. Outfall reconnaissance inventory. Were all stormwater outfalls inspected during dry weather for signs of non-stormwater discharge?

**Other Site Features**

Pavement (Roadways / Parking Lots):

- 53a. Concrete     Asphalt     Gravel     Other     None

53b. Condition: Satisfactory    53c. Year of last reconstruct/replace: 2003

53d. Rem. useful life (yrs.): 10    53e. Cost to reconstruct/replace: \$200,000.00

53f. Comments: Repair dust bowl area between MS & Arts/Athletic Bldg. \_\_\_\_\_

Sidewalks:

- 54a. Concrete     Asphalt     Other

54b. Condition: Satisfactory    54c. Year of last reconstruct/replace: 2003

54d. Rem. useful life (yrs.): 10    54e. Cost to reconstruct/replace: \$20,000.00

54f. Comments: Repair blacktop between CMS & LGA, repair concrete outside music room \_\_\_\_\_

Playgrounds and Equipment:

55a. Condition: N/A    55b. Year of last reconstruct/replace: \_\_\_\_\_

55c. Rem. useful life (yrs.): \_\_\_\_\_    55d. Cost to reconstruct/replace: \$0.00

55e. Comments: \_\_\_\_\_

Athletic Fields, Play Fields and Related Structures:

56a. Condition: Satisfactory    56b. Year of last reconstruct/replace: 2003

56c. Rem. useful life (yrs.): 10    56d. Cost to reconstruct/replace: \$0.00

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

56f. Synthetic Turf? 56f1. # of Fields: \_\_\_\_\_ 56f2. Rem life (yrs.) \_\_\_\_\_ 56f3. Infill: \_\_\_\_\_

Exterior Bleachers / Stadiums:

57a. Condition: N/A    57b. Year of last reconstruct/replace: \_\_\_\_\_

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

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

Related structures (such as press boxes, dugouts, climbing walls, etc.):

58a. Condition: N/A    58b. Year of last reconstruct/replace: \_\_\_\_\_

58c. Rem. useful life (yrs.): \_\_\_\_\_    58d. Cost to reconstruct/replace: \$0.00

58e. Comments: \_\_\_\_\_



**Substructure**

59a. Reinforced concrete  Masonry on concrete footing  Other

59b. Evidence of structural concerns:

59b1. Structural cracks  59b2. Heaving/Jacking  59b3. Decay/Corrosion

59b4. Water penetration  59b5. Unsupported areas  59b6. Other

59c. Condition: Satisfactory 59d. Year of last reconstruct/replace: 2003

59e. Rem. useful life (yrs.): 40 59f. Cost to reconstruct/replace: \$0.00

59g. Comments: \_\_\_\_\_

**Building Envelope**

Structural Floors:

60a1. Reinforced Concrete slab on Grade  60a4. Wood Deck on Wood Trusses

60a2. Concrete/Metal Deck/Metal Joists  60a5. Wood Deck on Wood Joists

60a3. Precast Concrete Structural System  60a6. Concrete Deck on Wood Structure

60a7. Other: \_\_\_\_\_

60b. Evidence of structural concerns with Beams/Joists/Trusses/Etc.:

60b1. Structural cracks  60b4. Deflection

60b2. Unsupported Ends  60b5. Seriously Damaged/Missing Components

60b3. Rot/Decay/Corrosion 60b6. Other Problems \_\_\_\_\_

60c. Evidence of structural concerns with structural floor deck:

60c1. Cracks  60c2. Deflection  60c3. Rot/Decay/Corrosion

60d. Condition: Satisfactory 60e. Year of last reconstruct/replace: 2003

60f. Rem. useful life (yrs.): 30 60g. Cost to reconstruct/replace: \$0.00

60h. Comments: \_\_\_\_\_

Exterior Walls / Columns:

61a. Concrete  Masonry  Steel  Wood  Other

61b. Evidence of structural concerns with Columns/Base Plates/Connections/Etc.:

61b1. Structural cracks  61b2. Rot/Decay/Corrosion 61b3. Other Problems: \_\_\_\_\_

61c. Evidence of concerns with Exterior Cladding:

61c1. Cracks/Gaps  61c4. Moisture Penetration

61c2. Inadequate Flashing  61c5. Rot/Decay/Corrosion

61c3. Efflorescence 61c6. Other Problems: \_\_\_\_\_

61d. Condition: Satisfactory 61e. Year of last reconstruct/replace: 2003

61f. Rem. useful life (yrs.): 14 61g. Cost to reconstruct/replace: \$10,000.00

61h. Comments: Repair crack in end of exterior wall of CMS building

Chimneys:

62a. Masonry  Concrete  Metal  Other  N/A

62b. Condition: Satisfactory 62c. Year of last reconstruct/replace: 2003

62d. Rem. useful life (yrs.): 20 62e. Cost to reconstruct/replace: \$0.00

62f. Comments: \_\_\_\_\_

Parapets:

63a. Masonry    Concrete    Metal    Other    N/A

63b. Condition: Satisfactory      63c. Year of last reconstruct/replace: 2003

63d. Rem. useful life (yrs.): 05      63e. Cost to reconstruct/replace: \$5,000.00

63f. Comments: Seal gap between coping stones on northside of bldg.

Exterior Doors:

64a. Condition of Exterior Doors: Satisfactory      64b. Condition of Ext. Door Hdw: Satisfactory

64c. Exit doors have magnetic locking devices?   64d. Safety/Security features are adequate?: Yes

64e. Year of last reconstruct/replace: 2003      64f. Rem. useful life (yrs.): 20

64g. Cost to reconstruct/replace: \$10,000.00   64h. Comments: Replace vertical rod doors in CMS building

Exterior Steps, Stairs, and Ramps:

65a. Condition: Satisfactory      65b. Year of last reconstruct/replace: 2003

65c. Rem. useful life (yrs.): 20      65d. Cost to reconstruct/replace: \$0.00

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

Fire Escapes:

66a. Does the building have 1 or more fire escapes   66b. Condition: \_\_\_\_\_

66c. Safety features are adequate?   66d. Year of last reconstruct/replace: \_\_\_\_\_

66e. Rem. useful life (yrs.): \_\_\_\_\_   66f. Cost to reconstruct/replace: \$0.00

66g. Comments: \_\_\_\_\_

Windows:

67a. Aluminum    Steel    Vinyl    Solid Wood    Wood w/ Ext. Cladding    Other

67. Condition: Satisfactory      67c. All rescue windows are operable?: Yes

67d. Year of last reconstruct/replace: 2003      67e. Rem. useful life (yrs.): 4

67f. Cost to reconstruct/replace: \$0.00   67g. Comments: \_\_\_\_\_

Roof & Skylights:

68a. Type of roof construction:

- 68a1. Metal deck on metal trusses / joists       68a4. Concrete on metal deck on metal trusses / joists
- 68a2. Wood deck on wood trusses / joists       68a5. Other: \_\_\_\_\_
- 68a3. Wood deck on metal trusses / joists

68b. Type of roofing material:

- 68b1. Single ply membrane       68b4. Pre-formed metal       68b7. Other: \_\_\_\_\_
- 68b2. Built-up       68b5. IRMA
- 68b3. Asphalt single       68b6. Slate



68d. Evidence of structural concerns with beams/joists/trusses/etc.:

- 68d1. Structural cracks       68d4. Deflection  
 68d2. Unsupported ends       68d5. Seriously damaged / missing components  
 68d3. Rot/Decay/Corrosion      68d6. Other Problems: \_\_\_\_\_

68e. Evidence of structural concerns with structural floor deck:

- 68e1. Cracks     68e2. Deflection       68e3. Rot/Decay/Corrosion  
 68f. Does the building have skylights?

68g. If yes, what material are the skylights made of?: \_\_\_\_\_

68h. Condition: \_\_\_\_\_

68i. Evidence of concerns with roofing, skylights, flashing and drains:

- 68i1. Failures/Splits/Cracks?:      No      68i4. Poorly func. roof drains?:      No  
68i2. Rot/Decay/Corrosion?:      No      68i5. Evidence of water pen.?:      No  
68i3. Inad. Flashing/curbs/pitch?:      No      68i6. Other Concerns: \_\_\_\_\_

68j. Condition: Satisfactory      68k. Year of last reconstruct/replace: 2003

68l. Rem. useful life (yrs.): 20      68m. Cost to reconstruct/replace: \$40,000.00

68n. Comments: Repair rusting panels on standing seam roof - wire brush & paint

**Interior Spaces**

Interior Bearing Walls/Firewalls (S)

69a. Condition: Satisfactory      69b. Year of last reconstruct/replace: 2003

69c. Rem. useful life (yrs.): 20      69d. Cost to reconstruct/replace: \$0.00

69e. Comments: \_\_\_\_\_

Other Interior Walls

70a. Condition: Satisfactory      70b. Year of last reconstruct/replace: 2003

70c. Rem. useful life (yrs.): 20      70d. Cost to reconstruct/replace: \$200,000.00

70e. Comments: Add vestibule to MS entrance

Carpet:

- 71a. Instructional Space       71a. Common Area

71b. Condition: Satisfactory      71c. Year of last reconstruct/replace: 2003

71c. Rem. useful life (yrs.): 15      71d. Cost to reconstruct/replace: \$0.00

71e. Comments: \_\_\_\_\_

Resilient Tiles or Sheet Flooring:

- 72a. Instructional Space       72a. Common Area

72b. Condition: Satisfactory      72c. Year of last reconstruct/replace: 2003

72c. Rem. useful life (yrs.): 15      72d. Cost to reconstruct/replace: \$1,000.00

72e. Comments: Repair cracked floor tiles, provide drains by eye wash stations in CMS bldg.

Hard Flooring:

- 73a. Instructional Space       73a. Common Area

73b. Condition: Satisfactory      73c. Year of last reconstruct/replace: 2003

73c. Rem. useful life (yrs.): 20      73d. Cost to reconstruct/replace: \$0.00

73e. Comments: \_\_\_\_\_

Wood Flooring:

74a. Instructional Space       74a. Common Area

74b. Condition: \_\_\_\_\_ 74c. Year of last reconstruct/replace: \_\_\_\_\_

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

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

Ceilings:

75a. Condition: Satisfactory \_\_\_\_\_ 75b. Year of last reconstruct/replace: 2003 \_\_\_\_\_

75c. Rem. useful life (yrs.): 15 \_\_\_\_\_ 75d. Cost to reconstruct/replace: \_\_\_\_\_ \$0.00

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

Other Interior Walls/Lockers

76a. Condition of Wall Units: Satisfactory \_\_\_\_\_ 76b. Year of last reconstruct/replace: 2003 \_\_\_\_\_

76c. Rem. useful life (yrs.): 20 \_\_\_\_\_ 76d. Cost to reconstruct/replace: \_\_\_\_\_ \$0.00

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

Interior Doors:

77a. Condition of int. door units: Satisfactory \_\_\_\_\_ 77b. Condition of int. door hardware: Satisfactory \_\_\_\_\_

77c. Year of last reconstruct/replace: 2003 \_\_\_\_\_ 77d. Rem. useful life (yrs.): 20 \_\_\_\_\_

77e. Cost to reconstruct/replace: \_\_\_\_\_ \$0.00 77f. Comments: \_\_\_\_\_

Interior Stairs:

78a. Condition: Satisfactory \_\_\_\_\_ 78b. Year of last reconstruct/replace: 2003 \_\_\_\_\_

78c. Rem. useful life (yrs.): 30 \_\_\_\_\_ 78d. Cost to reconstruct/replace: \_\_\_\_\_ \$0.00

78e. Comments: \_\_\_\_\_

Elevators, Lifts and Escalators:

79a. Condition: Satisfactory \_\_\_\_\_ 79b. Year of last reconstruct/replace: 2003 \_\_\_\_\_

79c. Rem. useful life (yrs.): 20 \_\_\_\_\_ 79d. Cost to reconstruct/replace: \_\_\_\_\_ \$0.00

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

Interior Electrical Dist.:

80a. Interior electrical supply meets current needs

80b. Condition: Satisfactory \_\_\_\_\_ 80c. Year of last reconstruct/replace: 2003 \_\_\_\_\_

80d. Rem. useful life (yrs.): 20 \_\_\_\_\_ 80e. Cost to reconstruct/replace: \_\_\_\_\_ \$0.00

80f. Comments: \_\_\_\_\_

Lighting Fixtures:

81a. Condition: Satisfactory \_\_\_\_\_ 81b. Year of last reconstruct/replace: 2015 \_\_\_\_\_

81c. Rem. useful life (yrs.): 10 \_\_\_\_\_ 81d. Cost to reconstruct/replace: \_\_\_\_\_ \$0.00

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

Communication Systems:

82a. Systems adequate?: Yes \_\_\_\_\_

82b. Condition: Satisfactory \_\_\_\_\_ 82c. Year of last reconstruct/replace: 2003 \_\_\_\_\_

82d. Rem. useful life (yrs.): 10 \_\_\_\_\_ 82e. Cost to reconstruct/replace: \_\_\_\_\_ \$0.00

82f. Comments: \_\_\_\_\_



Swimming Pool and Systems:

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

**Plumbing (Excluding HVAC)**

Water Dist. Systems:

84a. Iron  Galvanized  Copper  Lead  PVC  Other  N/A  
84b. Condition: Satisfactory 84c. Year of last reconstruct/replace: 2003  
84d. Rem. useful life (yrs.): 25 84e. Cost to reconstruct/replace: \$0.00  
84f. Comments: \_\_\_\_\_

Plumbing Drainage System:

85a. Iron  Galvanized  Copper  Lead  PVC  Other  N/A  
85b. Condition: Satisfactory 85c. Year of last reconstruct/replace: 2003  
85d. Rem. useful life (yrs.): 25 85e. Cost to reconstruct/replace: \$15,000.00  
85f. Comments: Repair incorrect pitch on nurse's toilet drainage

Hot Water Heaters:

86a. Oil  Natural Gas  Electricity  Propane  Other  N/A  
86b. Condition: Satisfactory 86c. Year of last reconstruct/replace: 2003  
86d. Rem. useful life (yrs.): 15 86e. Cost to reconstruct/replace: \$0.00  
86f. Comments: \_\_\_\_\_

Plumbing Fixtures:

87a. Condition: Satisfactory 87b. Year of last reconstruct/replace: 2003  
87c. Rem. useful life (yrs.): 15 87d. Cost to reconstruct/replace: \$0.00  
87e. Comments: \_\_\_\_\_

**HVAC Systems**

HVAC System Type:

88a. Central HVAC system?  
 88b. Constant Volume  Variable Air Volume  DualDuct / Multizone  Other

Heat Generating Systems:

89a. Boiler / Hot Water  Boiler / Steam  Furnace / Forced Air  Other  
 Unit Ventilation  Geothermal  Biomass  Electric  
89b. Condition: Satisfactory 89c. Year of last reconstruct/replace: 2003  
89d. Rem. useful life (yrs.): 30 89e. Cost to reconstruct/replace: \$0.00  
89f. Comments: \_\_\_\_\_

Heating Fuel / Energy Systems:

90a. Condition: Satisfactory 90b. Year of last reconstruct/replace: 2003  
90c. Rem. useful life (yrs.): 30 90d. Cost to reconstruct/replace: \$0.00  
90e. Comments: \_\_\_\_\_

Cooling / AC Generating Systems:

91a. Condition: Satisfactory 91b. Year of last reconstruct/replace: 2015  
91c. Rem. useful life (yrs.): 20 91d. Cost to reconstruct/replace: \$0.00

91e. Comments: \_\_\_\_\_

Air Handling and Ventilation Equipment:

92a. Condition: Satisfactory 92b. Year of last reconstruct/replace: 2003

92c. Rem. useful life (yrs.): 20 92d. Cost to reconstruct/replace: \$0.00

92e. Comments: \_\_\_\_\_

Piped Heating and Cooling Dist. Systems:

93a. Condition: Satisfactory 93b. Year of last reconstruct/replace: 2003

93c. Rem. useful life (yrs.): 30 93d. Cost to reconstruct/replace: \$0.00

93e. Comments: \_\_\_\_\_

Ducted Heating and Cooling Dist. Systems:

94a. Condition: Satisfactory 94b. Year of last reconstruct/replace: 2003

94c. Rem. useful life (yrs.): 30 94d. Cost to reconstruct/replace: \$0.00

94e. Comments: \_\_\_\_\_

HVAC Control Systems:

95a. Condition: Satisfactory 95b. Year of last reconstruct/replace: 2003

95c. Rem. useful life (yrs.): 15 95d. Cost to reconstruct/replace: \$100,000.00

95e. Comments: Upgrade BMS to connect entire campus

**Fire Safety Systems**

Fire Alarm Systems:

96a. Condition: Satisfactory 96b. Year of last reconstruct/replace: 2003

96c. Rem. useful life (yrs.): 15 96d. Cost to reconstruct/replace: \$0.00

96e. Comments: \_\_\_\_\_

Smoke Detection Systems:

97a. Condition: Satisfactory 97b. Year of last reconstruct/replace: 2003

97c. Rem. useful life (yrs.): 15 97d. Cost to reconstruct/replace: \$0.00

97e. Comments: \_\_\_\_\_

Fire Supression Systems:

98a. Condition: Satisfactory 98b. Year of last reconstruct/replace: 2003

98c. Rem. useful life (yrs.): 15 98d. Cost to reconstruct/replace: \$0.00

98e. Comments: \_\_\_\_\_

Emergency / Exit Lighting Systems:

99a. Condition: Satisfactory 99b. Year of last reconstruct/replace: 2003

99c. Rem. useful life (yrs.): 15 99d. Cost to reconstruct/replace: \$0.00

99e. Comments: \_\_\_\_\_

Emergency Standby Power Systems:

100a. Building has an emergency or standby power system

100b. Condition: NA 100c. Year of last reconstruct/replace: \_\_\_\_\_

100d. Rem. useful life (yrs.): \_\_\_\_\_ 100e. Cost to reconstruct/replace: \$0.00

100f. Comments: \_\_\_\_\_



**Accessibility**

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

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

103a. Cost of Improvements to provide accessible interior and exterior routes: \$0.00

103b. Comments: \_\_\_\_\_

**Environmental / Comfort / Health**

104a. General appearance: Good 90b. Comments: \_\_\_\_\_

105a. Cleanliness: Good 91b. Comments: \_\_\_\_\_

106a. Are matts/grills at least 6 Ft. long?: Yes

106b. Are matts/grills in entryways?: Yes

107a. Acoustics: Good  Is there noise in classrooms from HVAC, traffic, that may impact education

107b. Comments: \_\_\_\_\_

108a. Types of lighting in general purpose classrooms:

108a1. Daylight  108a4. Incandescent

108a2. Fluorescent- NOT Full Spectrum  108a5. Other

108a3. Fluorescent- Full Spectrum  108a6. N/A

108b. Blinds provided to prevent glare? 108c. Overall rating: Good

108d. Comments: \_\_\_\_\_

109. Is there evidence of active infestations of:

109a. Rodents  109b. Wood Boring/Eating Insects  109c. Cockroaches  109d. Other Vermin

**Indoor Air Quality**

110. Is mold visible, or moldy odors noticed in or around the following areas

	Visible	Odor		Visible	Odor
110a1. Classrooms:	<u>No</u>	<u>No</u>	110a4. Other areas:	<u>No</u>	<u>No</u>
110a2. Hallways:	<u>No</u>	<u>No</u>	110a4. Specify:	_____	
110a3. Supply/Return grills:	<u>No</u>	<u>No</u>	110c. Comments:	_____	

110b. Est. cost for improvements: \$0.00 110d. Cellulose? Yes 110e. Paper-Faced? Yes

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

	111a. In Classrooms	111b. In Other Areas
111ab1. Visible water damage:	<u>No</u>	<u>No</u>
111ab2. Active leaks in roof:	<u>No</u>	<u>No</u>
111ab3. Active plumbing leaks:	<u>No</u>	<u>No</u>
111ab4. Moisture/Condensation	<u>No</u>	<u>No</u>

111c. Rating of humidity/moisture condition in building: Good

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

- 112a1. Near bus loading area: No
- 112a2. Truck delivery areas: No
- 112a3. Near garbage disposal areas No

112b. Accumulated dirt, dust, debris around fresh air intakes?: No

112c. Fresh air intakes free of blockage?: Yes

112d. Accumulated dirt, dust, debris in ductwork?: No  
112e. Dampers functioning as designed?: Yes  
112f. Condition of air filters: Good  
112g. Outside air is adequate for occupant load: No  
112h. Rating of ventilation/indoor air quality: Good  
112i. Comments: \_\_\_\_\_

### Indoor Air Quality Plan

113a. Does the school district use EPA's Tools for Schools Program? Yes  
113b. If not, is some other IAQ management plan used?: No  
113c. Does the district have an IAQ designee?: Yes

### 114. Integrated Pest Management:

114a. Does the school district use Integrated Pest Management? Yes  
114b. Is vegetation kept 1ft. from the building?: Yes  
114c. Is there a certified pesticide applicator on staff? No  
114d. Are exterior crevices and holes sealed or eliminated? No  
114e. Are pesticides used in the buildings/grounds?: No  
114e1. If yes, how are they applied?: \_\_\_\_\_  
114e2. If yes, was an emergency exemption granted by the BOE? No

### 115. Radon

115a. Has the facility been tested for Radon?: Yes  
115b. Were any of the results of the test greater than or equal to 4 picocuries per liter (pCi/L) No  
115c. If yes, did the school take steps to mitigate these elevated radon levels?  
 Yes, active mitigation system installed     Yes, ventilation controls (HVAC) adjuste  
 Yes, passive system made active     No action taken  
 Yes, other: \_\_\_\_\_

### American Red Cross

116a. Is there a written agreement with the American Red Cross for the use of this building as an emergency shelter? No  
116b. Does this building have an emergency generator to support sheltering operations? (lights, HVAC, etc.)? No

If yes, check items below that are powered by the emergency generator:

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Communication System | <input type="checkbox"/> Fire Alarm System | <input type="checkbox"/> Kitchen Equipment |
| <input type="checkbox"/> Security System      | <input type="checkbox"/> Lighting          | <input type="checkbox"/> Cooking Equipment |
| <input type="checkbox"/> HVAC                 | <input type="checkbox"/> Sump Pump         |  |

116c. Does this facility have a cooking / food preparation kitchen No

If yes, is the area outfitted for:

- Full Preparation     Warming Capability Only

Connected to Emergency Generator?:  Cooking  Refrigeration  Other

116d. Potable Water:



Municipal System       On-Site Wells

Connected to Emergency Generator? No

116e. Sanitary:

Gravity Discharge       Force Main / Pumping Station

Connected to Emergency Generator? No



## EXECUTIVE SUMMARY

A review of the **Building Condition Surveys** along with the evaluation of educational objectives and future enrollment estimates has resulted in the formulation of a **Five Year Capital Facilities Plan** for Irvington UFSD.

(See the 5 Year Capital Facilities Plan for detailed information).

The costs associated with this plan include:

### TOTAL FIVE YEAR COST BY BUILDING

<b>BUILDING</b>	<b>TOTAL COSTS</b>
Administration Building- Dbl Mod	\$0
Dows Lane Elementary School	\$2,236,000
Facilities/Buildings & Grounds Ofc.	\$0
Irvington Arts & Athletics Building	\$147,000
Irvington High School & LGA Bldg.	\$5,831,000
Irvington Main Street Gym	\$1,571,000
Irvington Main Street School	\$1,732,000
Irvington MS/CMS Building	\$601,000
<b>DISTRICT TOTAL</b>	<b>\$12,118,000</b>

#### Facilities General Conditions & Goals

The following is a list of significant five-year plan goals for each facility:

##### **1. Dows Lane Elementary School**

Ceilings: Replace 1x1 ceilings, replace damaged/stained tiles, repair ceiling in library storage

Control Systems: Replace/upgrade pneumatic controls (leaks in system)

Emergency Power: Install emergency generator

Exterior Doors: Replace exterior doors

Exterior Stairs: Repair railing on circular exterior stairs, repair exterior steps

Exterior Walls: Repair/repoint exterior walls, repair rusted lintels, recaulk expansion joints

Floor Finishes: Abate remaining 9x9 tile - 8,000 S.F.

Floor Finishes: Replace damaged gym wood floor

Interior Doors: Replace/upgrade interior doors & hardware for ADA

Lighting: Replace/upgrade gym lighting & older T8 lighting

Paving: Repave/reseal roadways around building

Play Fields: Resod upper fields

Playgrounds: Repair/reseal blacktop playground & basketball court

Plumbing Fixtures: Upgrade/renovate bathrooms for ADA

Roofing: Repair flashing at roof edges, clean/repair drains

Roofing: Replace built-up roof

Sidewalks: Repair blacktop walks, repair sidewalk at front of building

Site Electrical: Replace/upgrade exterior building lighting

Site Storm Water: Replace catch basin

Ventilation & Air Handling: Replace/upgrade univents, replace AHUs & exhaust fans

Wall Units: Replace/upgrade cabinetry & sinks

Windows: Replace old single pane windows, repair 2nd floor window sills-fill openings (bees)

## **2. Irvington Arts & Athletics Building**

Ceilings: Repair boy's locker room ceiling

Control Systems: Upgrade BMS so AHUs don't run 24/7

Exterior Doors: Replace exterior doors, provide weatherization

Lighting: Repair boy's locker room lighting

Roofing: Provide solution to gravel on roof clogging drains

Sidewalks: Repair sidewalks & curbs

Ventilation & Air Handling: Upgrade heating for stairwells & storage areas

Water Heaters: Pipe relief valve to 18" above floor

## **3. Irvington High School & LGA Bldg.**

Ceilings: Replace old ceilings, replace LGA boy's locker room ceiling

Comm. System: Replace/upgrade clocks

Control Systems: Repair/upgrade BMS controls

Ductwork: Inspect & clean ducts

Electric Serv./Dist.: Replace old electrical panels

Emergency Lighting: Replace/upgrade exit/emergency lighting

Emergency Power: Install emergency generator

Exterior Doors: Repair art room doors

Exterior Stairs: Clean out HS window wells

Exterior Stairs: Repair exterior steps to LGA

Exterior Walls: Repair exterior walls at LGA, HS north wall-exposed rebar, HS S/W corner by roof

Floor Finishes: Replace 9x9 tiles in classrooms, repair tile between atrium & HS

Interior Doors: Replace fire doors at stairwells

Interior Doors: Replace/upgrade interior doors & hardware for ADA

Interior Walls: Repair damage to interior hallway walls, repair step cracks

Lighting: Upgrade LGA gym lighting, replace exterior lighting in 1st floor walkway & atrium rear entrance

Other Interior Walls: Provide tempered glass at classrooms

Other Interior Walls: Provide tempered glass at classrooms

Other Interior Walls: Replace sheetrock walls

Paving: Repave/reseal roadway around building, blacktop walk to CMS building

Play Fields: Replace track, add turf field, upgrade east field - top cap & drainage

Plumbing Fixtures: Upgrade boys & girls bathrooms

Roofing: Repair drainage on canopy roofs by exits, repair rusted metal roof panels

Sidewalks: Repair sidewalks & curbs in front & back of LGA bldg. & courtyard

Site Electrical: Repair exterior lighting under overhang - west side of building

Ventilation & Air Handling: Repair dampers, secure 6 roof top exhaust fans

Ventilation & Air Handling: Replace old univents

Wall Units: Replace lockers in high school-600 units, replace old cabinetry

Windows: Repair window leaks with driving rain at HS south side

## **4. Irvington Main Street Gym**

Boiler/Furnace: Add dual fuel - gas

Ceilings: Repair/replace damaged ceiling tiles



Comm. System: Replace/upgrade system - connect to Main St. school  
Control Systems: Upgrade/integrate control systems  
Electric Serv./Dist.: Check water leak at overhead electrical conduit in locker room  
Electric Serv./Dist.: Replace/upgrade old electrical panels  
Emergency Lighting: Upgrade exit/emergency lighting  
Exterior Doors: Replace all exterior doors  
Exterior Walls: Repair/repoint exterior walls, repair major cracks in walls by lower roof  
Interior Doors: Replace/upgrade interior doors & hardware for ADA  
Interior Walls: Repair/repaint damaged plaster walls  
Lighting: Replace/upgrade gym lighting to LED  
Paving: Repave blacktop driveway  
Plumbing Fixtures: Renovate/upgrade bathrooms  
Sidewalks: Repair front sidewalks  
Ventilation & Air Handling: Replace/upgrade ventilation system

## **5. Irvington Main Street School**

Ceilings: Replace damaged/stained ceiling tiles  
Control Systems: Upgrade/integrate control systems-Andover system bypassed  
Exterior Doors: Replace exterior doors at ends & rear of building  
Exterior Stairs: Repair cracks in steps, repair railings by dumpsters, repair steps to playground  
Exterior Walls: Repair/repoint exterior walls, repair walls in window wells  
Floor Finishes: Replace carpeting in music room  
Floor Finishes: Replace tiles in room 304  
Heat Syst. Piping: Replace/upgrade radiators & pipes  
Interior Doors: Replace/upgrade interior doors & hardware for ADA  
Interior Stairs: Repair/replace railings & stair treads  
Interior Walls: Repair auditorium wall and wall by window in room 407  
Lighting: Replace/upgrade old lighting in hallways, auditorium, stage  
Paving: Repave parking lots, Add curb chocks by building  
Plumbing Fixtures: Upgrade/renovate bathrooms  
Sidewalks: Repair sidewalks & curbs as necessary  
Ventilation & Air Handling: Check return air vents in rooms 207 & 308  
Ventilation & Air Handling: Replace/upgrade ventilation system, check return air vents in rooms 207 & 308  
Windows: Repair balancers, replace window blinds

## **6. Irvington MS/CMS Building**

Control Systems: Upgrade BMS to connect entire campus  
Exterior Doors: Replace vertical rod doors in CMS building  
Exterior Walls: Repair crack in end of exterior wall of CMS building  
Floor Finishes: Repair cracked floor tiles, provide drains by eye wash stations in CMS building  
Other Interior Walls: Add vestibule to MS entrance  
Parapets: Seal gap between coping stones on northside of building  
Paving: Repair dust bowl area between MS & Arts/Athletics building  
Plumbing Drainage: Repair incorrect pitch on nurse's toilet drainage  
Roofing: Repair rusting panels on standing seam roof - wire brush & paint  
Sidewalks: Repair blacktop between CMS & LGA, repair concrete outside music room



**DISTRICT-WIDE  
COST BY YEAR AND RESOURCE**

<b>YEAR</b>	<b>OPS</b>	<b>CAPITAL</b>	<b>BOND</b>	<b>EPC</b>	<b>EXCEL</b>	<b>TOTAL</b>
2016/2017	\$92,000	\$4,935,000				\$5,027,000
2017/2018	\$25,000	\$1,253,000				\$1,278,000
2018/2019		\$1,520,000				\$1,520,000
2019/2020	\$10,000	\$1,333,000				\$1,343,000
2020/2021		\$2,950,000				\$2,950,000
<b>Tot. by Resource</b>	\$127,000	\$11,991,000				
					<b>Grand Total</b>	\$12,118,000

In addition to the effort set forth in this **COMPREHENSIVE PUBLIC SCHOOL SAFETY PROGRAM** the school district has additional on-going requirements to maintain compliance with the RESCUE Regulations which include:

**1. BUILDING CONDITION SURVEYS AND ANNUAL VISUAL INSPECTIONS -**

A reinspection of all building systems is due every November 15th. These building inspections must be completed by a team that includes the Director of Facilities and a PE/RA (or Code Enforcement Official, for AVI's).

**2. REVISED FIVE YEAR CAPITAL FACILITIES PLAN -** Required to be updated each year after the AVI or BCS is performed.

This **COMPREHENSIVE PUBLIC SCHOOL SAFETY PROGRAM** is a work in progress and will change each year as repairs, maintenance and construction activities take place. Compliance with this process will support the objective of improving schools and enhancing education.





## COST BY BUILDING AND YEAR

<u>BUILDING</u>	<u>YEAR</u>	<u>COST</u>
Administration Building- Dbl Mod	2016/2017	\$0
	2017/2018	\$0
	2018/2019	\$0
	2019/2020	\$0
	2020/2021	\$0
	<b>Total Cost</b>	<b>\$0</b>
Dows Lane Elementary School	2016/2017	\$709,000
	2017/2018	\$307,000
	2018/2019	\$370,000
	2019/2020	\$500,000
	2020/2021	\$350,000
	<b>Total Cost</b>	<b>\$2,236,000</b>
Facilities/Buildings & Grounds Ofc.	2016/2017	\$0
	2017/2018	\$0
	2018/2019	\$0
	2019/2020	\$0
	2020/2021	\$0
	<b>Total Cost</b>	<b>\$0</b>
Irvington Arts & Athletics Building	2016/2017	\$32,000
	2017/2018	\$70,000
	2018/2019	\$20,000
	2019/2020	\$25,000
	2020/2021	\$0
	<b>Total Cost</b>	<b>\$147,000</b>

Irvington High School & LGA Bldg.

2016/2017	\$3,516,000
2017/2018	\$305,000
2018/2019	\$850,000
2019/2020	\$510,000
2020/2021	\$650,000
<b>Total Cost</b>	<b>\$5,831,000</b>

Irvington Main Street Gym

2016/2017	\$273,000
2017/2018	\$90,000
2018/2019	\$210,000
2019/2020	\$198,000
2020/2021	\$800,000
<b>Total Cost</b>	<b>\$1,571,000</b>

Irvington Main Street School

2016/2017	\$47,000
2017/2018	\$465,000
2018/2019	\$70,000
2019/2020	\$100,000
2020/2021	\$1,050,000
<b>Total Cost</b>	<b>\$1,732,000</b>

Irvington MS/CMS Building

2016/2017	\$450,000
2017/2018	\$41,000
2018/2019	\$0
2019/2020	\$10,000
2020/2021	\$100,000
<b>Total Cost</b>	<b>\$601,000</b>

## BUILDING INVENTORY FORM

**Building Name:** Irvington MS/CMS Building

**Bed Codes Number:** 6604020200000013

**Address:** 40 North Broadway  
Irvington, NY 10533

**Use:** Instruction

**Current Enrollment:** 432

**Total Square Footage:** 82,700

**Ownership:** Irvington UFSD

**Building Condition Survey Rating:** S

**Building Age:** 13

	<b>Construction Year</b>	<b>Square Footage</b>
<b>Original Building:</b>	2003	82,700

**Heating System Energy Source:** Gas,Oil

**Energy Consumption:** \$160,224

**Probable Useful Life of Building:** 45      **Estimated Replacement Value:** \$20,675,000

**Building Facility Report Card:** Y





# District Estimated Expenses Summary Form

Date 4/13/2016

School District: Irvington UFSD

2016-2017		Costs
SED #6604020200000001	Irvington Main Street School	\$47,000
SED #6604020200000002	Dows Lane Elementary School	\$709,000
SED #6604020200000004	Irvington Main Street Gym	\$273,000
SED #6604020200000007	Irvington High School & LGA Bldg.	\$3,516,000
SED #6604020200000010	Facilities/Buildings & Grounds Ofc.	\$0
SED #6604020200000013	Irvington MS/CMS Building	\$450,000
SED #6604020200000014	Irvington Arts & Athletics Building	\$32,000
SED #6604020200000015	Administration Building- Dbl Mod	\$0
<b>Year Total</b>		<b>\$5,027,000</b>

  

2017-2018		Costs
SED #6604020200000001	Irvington Main Street School	\$465,000
SED #6604020200000002	Dows Lane Elementary School	\$307,000
SED #6604020200000004	Irvington Main Street Gym	\$90,000
SED #6604020200000007	Irvington High School & LGA Bldg.	\$305,000
SED #6604020200000010	Facilities/Buildings & Grounds Ofc.	\$0
SED #6604020200000013	Irvington MS/CMS Building	\$41,000
SED #6604020200000014	Irvington Arts & Athletics Building	\$70,000
SED #6604020200000015	Administration Building- Dbl Mod	\$0
<b>Year Total</b>		<b>\$1,278,000</b>

  

2018-2019		Costs
SED #6604020200000001	Irvington Main Street School	\$70,000
SED #6604020200000002	Dows Lane Elementary School	\$370,000
SED #6604020200000004	Irvington Main Street Gym	\$210,000
SED #6604020200000007	Irvington High School & LGA Bldg.	\$850,000
SED #6604020200000010	Facilities/Buildings & Grounds Ofc.	\$0
SED #6604020200000013	Irvington MS/CMS Building	\$0
SED #6604020200000014	Irvington Arts & Athletics Building	\$20,000
SED #6604020200000015	Administration Building- Dbl Mod	\$0
<b>Year Total</b>		<b>\$1,520,000</b>

  

2019-2020		Costs
SED #6604020200000001	Irvington Main Street School	\$100,000
SED #6604020200000002	Dows Lane Elementary School	\$500,000
SED #6604020200000004	Irvington Main Street Gym	\$198,000
SED #6604020200000007	Irvington High School & LGA Bldg.	\$510,000
SED #6604020200000010	Facilities/Buildings & Grounds Ofc.	\$0
SED #6604020200000013	Irvington MS/CMS Building	\$10,000
SED #6604020200000014	Irvington Arts & Athletics Building	\$25,000
SED #6604020200000015	Administration Building- Dbl Mod	\$0
<b>Year Total</b>		<b>\$1,343,000</b>

  

2020-2021		Costs
SED #6604020200000001	Irvington Main Street School	\$1,050,000
SED #6604020200000002	Dows Lane Elementary School	\$350,000
SED #6604020200000004	Irvington Main Street Gym	\$800,000
SED #6604020200000007	Irvington High School & LGA Bldg.	\$650,000
SED #6604020200000010	Facilities/Buildings & Grounds Ofc.	\$0
SED #6604020200000013	Irvington MS/CMS Building	\$100,000
SED #6604020200000014	Irvington Arts & Athletics Building	\$0
SED #6604020200000015	Administration Building- Dbl Mod	\$0
<b>Year Total</b>		<b>\$2,950,000</b>

**District Total**      **\$12,118,000**

# Facility Estimated Expenses Form

Date 4/14/2016

School District: Irvington UFSD  
 Building Name: Irvington MS/CMS Building  
 SED Number: 6604020200000013

2016 Priority	BCS #	Item Description	New Construction	Addition	Alterations	Major System	Major Repair	Energy	Bond	Capital	EPC	Operating	EXCEL	Cost
B-2	1.71	Paving: Repair dust bowl area between MS & Arts/Athletics building		X						X				\$200,000
D-2	1.72	Sidewalks: Repair blacktop between CMS & LGA, repair concrete outside music room					X			X				\$20,000
D-2	3.1	Exterior Walls: Repair crack in end of exterior wall of CMS building					X			X				\$10,000
D-2	4.4	Parapets: Seal gap between coping stones on northside of building					X					X		\$5,000
B-2	5.6	Other Interior Walls: Add vestibule to MS entrance		X					X					\$200,000
D-1	7.2	Plumbing Drainage: Repair incorrect pitch on nurse's toilet drainage					X			X				\$15,000
Priority Total														\$450,000
2017 Priority	BCS #	Item Description	New Construction	Addition	Alterations	Major System	Major Repair	Energy	Bond	Capital	EPC	Operating	EXCEL	Cost
D-2	2.1	Roof: Repair rusting panels on standing seam roof - wire brush & paint					X			X				\$40,000
D-2	5.1	Floor Finishes: Repair cracked floor tiles, provide drains by eye wash stations in CMS building					X			X				\$1,000
Priority Total														\$41,000
2019 Priority	BCS #	Item Description	New Construction	Addition	Alterations	Major System	Major Repair	Energy	Bond	Capital	EPC	Operating	EXCEL	Cost
E-2	3.2	Exterior Doors: Replace vertical rod doors in CMS building				X				X				\$10,000
Priority Total														\$10,000
2020 Priority	BCS #	Item Description	New Construction	Addition	Alterations	Major System	Major Repair	Energy	Bond	Capital	EPC	Operating	EXCEL	Cost





## Five Year Capital Facilities Plan By Scheduled Date of Completion

School District: Irvington UFSD

Year: 2016 / 2017

Building Name: Irvington MS/CMS Building

SYSTEM	PROJECT DESCRIPTION	PRIORITY	REASON	SOURCE OF FUNDS	COST OF REPAIR
<b>1.71 Paving</b>					
Paving	Repair dust bowl area between MS & Arts/Athletics building	B-2	O&M	CAP	\$200,000
<b>1.72 Sidewalks</b>					
Sidewalks	Repair blacktop between CMS & LGA, repair concrete outside music room	D-2	O&M	CAP	\$20,000
<b>3.1 Exterior Walls</b>					
Exterior Walls	Repair crack in end of exterior wall of CMS building	D-2	HSE	CAP	\$10,000
<b>4.4 Parapets</b>					
Parapets	Seal gap between coping stones on northside of building	D-2	HSE	OPER	\$5,000
<b>5.6 Other Interior Walls</b>					
Other Interior Walls	Add vestibule to MS entrance	B-2	EDU	CAP	\$200,000
<b>7.2 Plumbing Drainage</b>					
Plumbing Drainage	Repair incorrect pitch on nurse's toilet drainage	D-1	HSE	CAP	\$15,000

# Five Year Capital Facilities Plan By Scheduled Date of Completion

School District: Irvington UFSD

Building Name: Irvington MS/CMS Building

Year: 2016/2017

SYSTEM	PROJECT DESCRIPTION	PRIORITY	REASON	SOURCE OF FUNDS	COST OF REPAIR
<b>Priority Ranking / Cost Summary:</b>					
A. New Construction	\$0				
B. Additions	\$400,000				
C. Alterations / Recon	\$0				
D. Major Repairs	\$50,000				
E. Major Systems RM	\$0				
F. Energy Consumption	\$0				
<b>Funding Source Totals:</b>					
	Capital		\$445,000		
	Oper.		\$5,000		
	Bond		\$0		
	EPC		\$0		
	EXCEL		\$0		
	<b>Total</b>		<b>\$450,000</b>		

## Five Year Capital Facilities Plan By Scheduled Date of Completion

School District: Irvington UFSD

Year: 2017 / 2018

Building Name: Irvington MS/CMS Building

SYSTEM	PROJECT DESCRIPTION	PRIORITY	REASON	SOURCE OF FUNDS	COST OF REPAIR
<b>2.1 Roofing</b>					
Roof	Repair rusting panels on standing seam roof - wire brush & paint	D-2	O&M	CAP	\$40,000
<b>5.1 Floor Finishes</b>					
Floor Finishes	Repair cracked floor tiles, provide drains by eye wash stations in CMS building	D-2	HSE	CAP	\$1,000

**Priority Ranking / Cost Summary:**

A. New Construction	\$0
B. Additions	\$0
C. Alterations / Recon	\$0
D. Major Repairs	\$41,000
E. Major Systems RM	\$0
F. Energy Consumption	\$0

**Funding Source Totals:**

Capital	\$41,000
Oper.	\$0
Bond	\$0
EPC	\$0
EXCEL	\$0
<b>Total</b>	<b>\$41,000</b>





## Five Year Capital Facilities Plan By Scheduled Date of Completion

School District: Irvington UFSD

Building Name: Irvington MS/CMS Building

Year: 2018 / 2019

SYSTEM	PROJECT DESCRIPTION	PRIORITY	REASON	SOURCE OF FUNDS	COST OF REPAIR
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**Priority Ranking / Cost Summary:**

A. New Construction	\$0
B. Additions	\$0
C. Alterations / Recon	\$0
D. Major Repairs	\$0
E. Major Systems RM	\$0
F. Energy Consumption	\$0

**Funding Source Totals:**

Capital	\$0
Oper.	\$0
Bond	\$0
EPC	\$0
EXCEL	\$0
<b>Total</b>	<b>\$0</b>



## Five Year Capital Facilities Plan By Scheduled Date of Completion

School District: Irvington UFSD

Year: 2019 / 2020

Building Name: Irvington MS/CMS Building

SYSTEM	PROJECT DESCRIPTION	PRIORITY	REASON	SOURCE OF FUNDS	COST OF REPAIR
3.2 Exterior Doors	Replace vertical rod doors in CMS building	E-2	O&M	CAP	\$10,000

**Priority Ranking / Cost Summary:**

A. New Construction	\$0
B. Additions	\$0
C. Alterations / Recon	\$0
D. Major Repairs	\$0
E. Major Systems RM	\$10,000
F. Energy Consumption	\$0

**Funding Source Totals:**

Capital	\$10,000
Oper.	\$0
Bond	\$0
EPC	\$0
EXCEL	\$0
<b>Total</b>	<b>\$10,000</b>





## Five Year Capital Facilities Plan By Scheduled Date of Completion

School District: Irvington UFSD

Year: 2020 / 2021

Building Name: Irvington MS/CMS Building

SYSTEM	PROJECT DESCRIPTION	PRIORITY	REASON	SOURCE OF FUNDS	COST OF REPAIR
8.9 Control Systems	Upgrade BMS to connect entire campus	B-2	O&M	CAP	\$100,000

**Priority Ranking / Cost Summary:**

A. New Construction	\$0
B. Additions	\$100,000
C. Alterations / Recon	\$0
D. Major Repairs	\$0
E. Major Systems RM	\$0
F. Energy Consumption	\$0

**Funding Source Totals:**

Capital	\$100,000
Oper.	\$0
Bond	\$0
EPC	\$0
EXCEL	\$0
<b>Total</b>	<b>\$100,000</b>

