

VALLEY STREAM U.F.S.D. # 30

2015

BUILDING CONDITION SURVEY
REPORT

INSPECTION REQUIREMENTS

- Site Utilities
- Site Features
- Substructure
- Building Envelope
- Interior Spaces
- Plumbing
- HVAC
- Electric
- Fire Safety
- Accessibility
- Environment
- Indoor Air Quality

116 items / questions

TYPICAL QUESTION

38. Site Sanitary (H)

- a. Type of service: ☐ Municipal or Utility sewer ☐ Site septic ☐ Other
- b. Condition: ☐ Excellent ☐ Satisfactory ☐ Unsatisfactory ☐ Non-Functioning ☐ Critical failure
- c. Year of Last Major Reconstruction/Replacement _____
- d. Expected Remaining Useful Life (Years): _____
- e. Cost to Reconstruct/Replace \$ _____
- f. Comments: _____

RATINGS

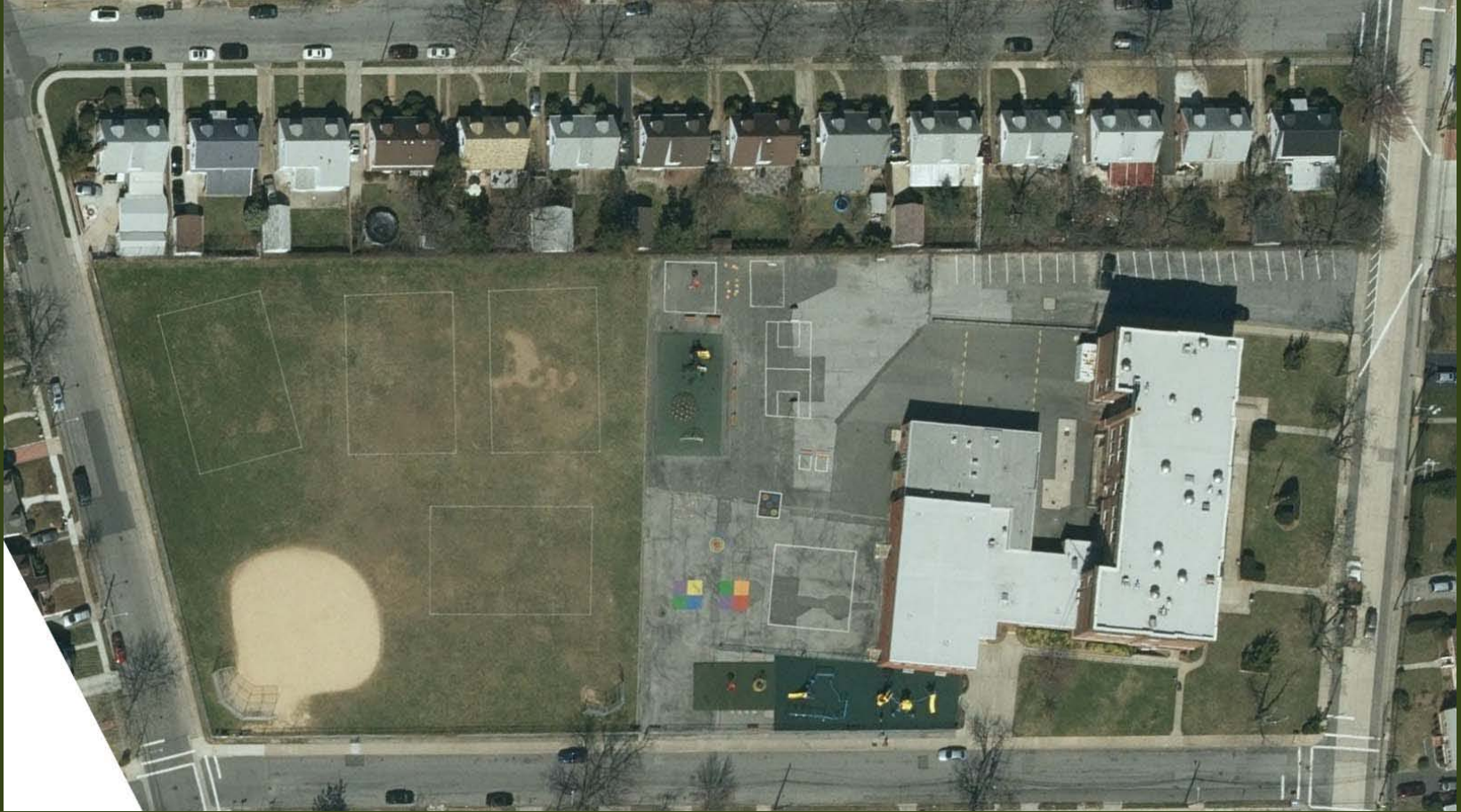
Building System Condition Ratings and Definitions:

E	Excellent	System is in new or like-new condition and functioning optimally; only routine maintenance and repair is needed.
S	Satisfactory	System functioning reliably; routine maintenance and repair is needed.
U	Unsatisfactory	System is functioning unreliably or has exceeded its useful life. Repair or replacement of some or all components is needed.
NF	Non-Functioning	System is non-functioning, not functioning as designed, or is unreliable in ways that could endanger occupant health and/or safety. Repair or replacement of some or all components is needed.
CF	Critical Failure	Same as “NF” with the addition that the condition of at least one component is so poor that at least part of the building or grounds should not be occupied pending repair/replacement of some or all components.

Building Inventory

<u>Building</u>	<u>Built</u>	<u>Area</u>	<u>Enrollment</u>
● Clear Stream Avenue	1923	42,398sf	398
● Forest Road	1953	46,837sf	361
● Shaw Avenue	1950	82,797sf	780
● Washington Avenue	1956	5,219sf	0
● Administration			

CLEAR STREAM AVENUE



CLEAR STREAM AVENUE

● 37. Water:	50,000
● 38. Site Sanitary:	30,000
● 40. Site Fuel Oil:	2,500
● 42. Closed drainage pipes:	3,000
● 44. Catch Basins:	20,000
● 54. Sidewalks:	40,000
● 61. Exterior Walls:	35,000
● 65. Exterior Steps & Stairs:	20,000
● 68. Roofs:	8,000*
● 72. Flooring: (Abatement)	280,000**
● 86. Hot Water Heaters:	15,000
● 87. Plumbing Fixtures:	22,500
● 89. Heat Generating Systems:	450,000

CLEAR STREAM AVENUE

● 93. Piped Heating Distribution: (steam traps)	38,500* **
● 93. Piped Heating Distribution: (condensate)	30,000
● 95. HVAC Controls	20,000
● 97. Fire Alarm system	10,000**
● 99. Emergency/ Exit lighting	<u>35,000**</u>
	1,109,500

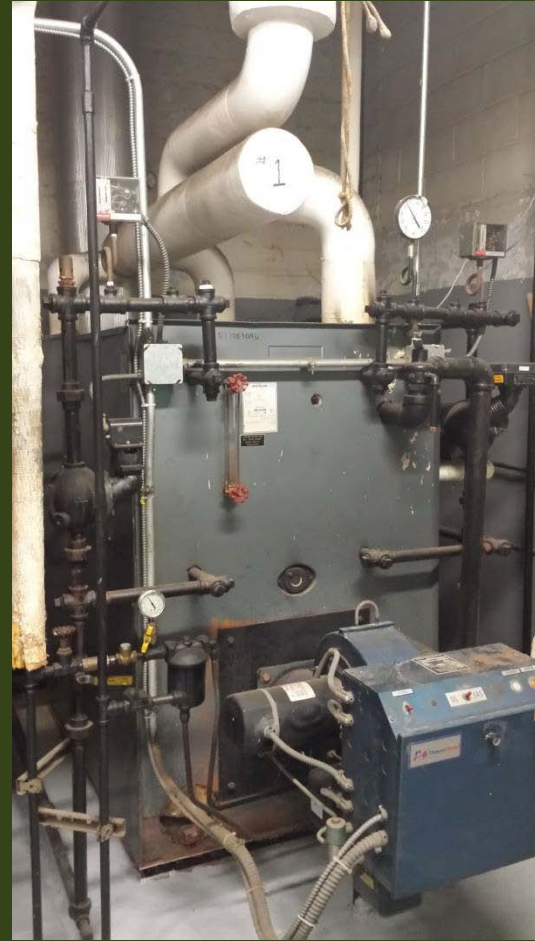
* Added to 2010 BCS previous dollar amount

** Added to previously approved project at NYSED or bidding

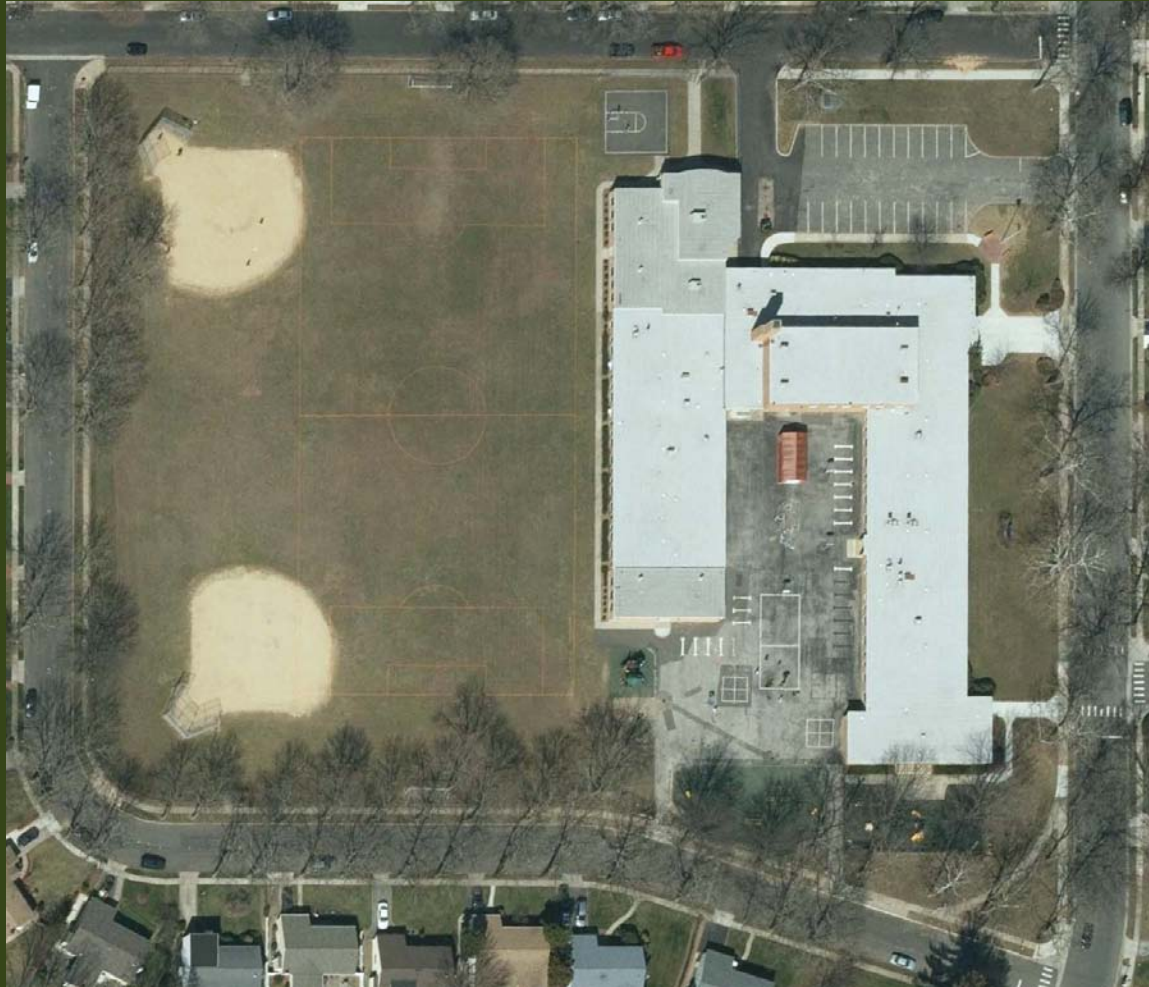
CLEAR STEAM AVENUE



CLEAR STEAM AVENUE



FOREST ROAD



FOREST ROAD

● 40. Site Fuel Oil:	2,500
● 54. Sidewalks:	40,000
● 59. Chimneys:	15,000*
● 68. Roofs:	75,000
● 86. Hot Water Heaters:	15,000
● 87. Plumbing Fixtures:	22,500
● 92. Air Handling and Ventilation:	60,000
● 95. HVAC Control:	30,000
● 97. Smoke Detection:	<u>4,000</u>
	264,000

* Added to 2010 BCS previous dollar amount

FOREST ROAD



FOREST ROAD



SHAW AVENUE



SHAW AVENUE

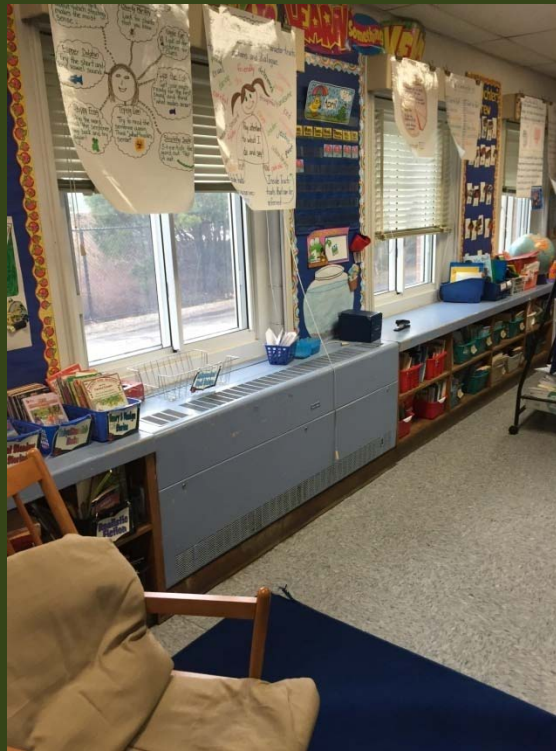
● 36. Water:	40,000
● 40. Site Fuel Oil:	2,500
● 52. Pavement:	230,000
● 53. Sidewalks:	20,000
● 55. Playgrounds:	10,000
● 61. Exterior walls:	60,000
● 68. Roof:	107,000
● 72. Flooring:	30,000
● 78. Interior stairs:	6,000
● 87. Plumbing Fixtures:	45,000
● 92. Air Handling and Ventilation:	380,000
● 93. Piped Heating Distribution Systems:	30,000
● 94. Ductwork	10,000
● 95. HVAC Control	<u>35,000</u>

1,005,500

SHAW AVENUE



SHAW AVENUE



Summary

● Clear Stream Avenue	\$1,109,000
● Forest Road	\$ 264,000
● Shaw Avenue	<u>\$1,005,500</u>
● TOTAL	\$2,378,500