

## 2020 BUILDING CONDITION SURVEY - 2020 - Manhasset Secondary School

## Building Information

## Building Information

## 1. Name of school district

Manhasset UFSD

## 2. SED District 8-Digit BEDS Code

28-04-06-03

## 3. Building Name:

Manhasset Secondary Building

## 4. SED 4-Digit Facility Code:

0-004

## 5. Survey Inspection Date:

08/03/2020

## 6. Building 911 Address:

200 Memorial Place

## 7. City:

Manhasset

## 8. Zip Code:

11030

## 9. Certificate of Occupancy Status:

- ☒ A - Annual  
☐ T - Temporary  
☐ N - None

## 10. Certificate of Occupancy Expiration Date:

05/01/2021

## 10a. Is this a manufactured building? (Relocatable, modular, portable)

- ☐ Yes  
☒ No

## 11. Have there been renovations or construction in the building during the past 12 months?

- ☒ Yes  
☐ No

## 12. Was major construction/renovation work since 2015 conducted when school was in session?

- ☒ Yes  
☐ No

## 13. Estimated capital construction expenses anticipated for this building through the 2024 calendar year excluding maintenance (to be answered after the building inspection is complete)

8,237,849.00

## 14. Overall building rating (to be answered after the building inspection is complete)

- ☐ Excellent  
☒ Satisfactory  
☐ Unsatisfactory  
☐ Failing

## 2020 BUILDING CONDITION SURVEY - 2020 - Manhasset Secondary School

## Building Information

15. Was overall building rating established after consultation with health and safety committee in accordance with Commissioner's Regulations 155.4(c)(1)?

- ☒ Yes  
☐ No

16. A/E Firm Name:

John A. Grillo, Architect PC

17. A/E Firm Address:

1213 Main Street  
 Port Jefferson, NY 11777

18. A/E Firm Phone Number:

6314762161

19. E-mail:

jmgrillo@jagarchitect.com

20. A/E Name:

John Grillo

21. A/E License #:

027360

## Building Age, Gross Square Footage and Maintenance Staff

## 22. Building Age

	Year
Original Construction	1935
Addition #1	1941
Addition #2	1953
Addition #3	1960
Addition #4	1986
Addition #5	1999
Addition #6	2009
Addition #7	2018
Addition #8	0
Addition #9	0

## 23. Square feet of construction

	Sq Feet
Original construction	91,350.00
Addition #1	12,600.00
Addition #2	63,330.00
Addition #3	23,940.00

## 2020 BUILDING CONDITION SURVEY - 2020 - Manhasset Secondary School

## Building Information

	Sq Feet
Addition #4	64,640.00
Addition #5	3,340.00
Addition #6	1,600.00
Addition #7	1,200.00
Addition #8	0.00
Addition #9	0.00

## 24. Gross square ft. of Building as currently configured:

261,000

## 25. Number of Floors:

5

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

	Count Employees
Full-time custodians:	17
Part-time custodians:	0
Totals:	17

## Building Ownership and Occupancy Status

## 27. Building Ownership (check one):

- ☒ Owned and used by district  
☐ Owned by District and leased to non-district entity  
☐ Owned by District, part used by district, part leased to non-district entity  
☐ Owned by non-district entity and leased to district

## 28. For which of the following purposes is the building currently used? (check all that apply)

- ☒ Used for student instructional purposes  
☐ Used for district administration  
☐ Used for other district purposes  
☐ Used by other organization(s)

## Building Users

## 29. How many students were registered to receive instruction in this building as of October 1, 2019? (If none, enter "0") and skip to "Program Spaces" section. (Do not include evening class students)

0

## 30. Of these registered students, how many receive most of their instruction in:

	Quantity
Permanent instructional spaces (i.e., regular classrooms)	1499
Temporary instructional spaces (i.e., portable or demountable classrooms) attached to the building	0
Non-instructional spaces used as instructional spaces	0



## 2020 BUILDING CONDITION SURVEY - 2020 - Manhasset Secondary School

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31. If the answer is greater than zero, which types of non-instructional spaces were being used for instructional purposes on October 1, 2019? (check all that apply)

- ☐ Cafeteria
- ☐ Gymnasium
- ☐ Administrative Spaces
- ☐ Library
- ☐ Lobby
- ☐ Stairwell
- ☐ Storage space
- ☐ Other (please describe)
- ☒ None

32. Grades Housed

- |                                       |  |
|---------------------------------------|--|
| <input type="checkbox"/> Pre-K        | <input checked="" type="checkbox"/> 7th  |
| <input type="checkbox"/> Kindergarten | <input checked="" type="checkbox"/> 8th  |
| <input type="checkbox"/> 1st          | <input checked="" type="checkbox"/> 9th  |
| <input type="checkbox"/> 2nd          | <input checked="" type="checkbox"/> 10th |
| <input type="checkbox"/> 3rd          | <input checked="" type="checkbox"/> 11th |
| <input type="checkbox"/> 4th          | <input checked="" type="checkbox"/> 12th |
| <input type="checkbox"/> 5th          | <input type="checkbox"/> N/A (none)      |
| <input type="checkbox"/> 6th          |  |

33. For how many instructional days during the 2018-19 school year (July 1 through June 30) was the building closed due to facilities failures, system malfunctions, structural problems, fire, etc? (if none, enter "0")

0

34. Is the building used for instructional purposes in the summer?

- ☒ Yes
- ☐ No

## 2020 BUILDING CONDITION SURVEY - 2020 - Manhasset Secondary School

## Program Spaces

## Program Spaces

## 35. Number of instructional classrooms:

86

## 36. Gross square footage of all instructional classrooms (combined):

79,500.00

## 37. Other spaces provided:

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> a. N/A (none)                | <input checked="" type="checkbox"/> j. Health Office           | <input checked="" type="checkbox"/> s. Resource Rooms    |
| <input checked="" type="checkbox"/> b. Administration | <input checked="" type="checkbox"/> k. Home & Careers          | <input checked="" type="checkbox"/> t. Science Labs      |
| <input checked="" type="checkbox"/> c. Art            | <input checked="" type="checkbox"/> l. Kitchen                 | <input checked="" type="checkbox"/> u. Special Education |
| <input checked="" type="checkbox"/> d. Audio Visual   | <input checked="" type="checkbox"/> m. Large Group Instruction | <input type="checkbox"/> v. Swimming Pool                |
| <input checked="" type="checkbox"/> e. Auditorium     | <input checked="" type="checkbox"/> n. Library                 | <input checked="" type="checkbox"/> w. Teacher Resource  |
| <input checked="" type="checkbox"/> f. Cafeteria      | <input type="checkbox"/> o. Multipurpose Rooms                 | <input checked="" type="checkbox"/> x. Technology/Shop   |
| <input checked="" type="checkbox"/> g. Computer Room  | <input checked="" type="checkbox"/> p. Music                   | <input type="checkbox"/> y. Other (please describe)      |
| <input checked="" type="checkbox"/> h. Guidance       | <input type="checkbox"/> q. Pre-K                              |  |
| <input checked="" type="checkbox"/> i. Gymnasium      | <input checked="" type="checkbox"/> r. Remedial Rooms          |  |

## 37a. Describe other spaces

(No Response)

## Space Adequacy

## 38. Rating of space adequacy:

- ☐ Good  
☒ Fair  
☐ Poor

## 38a. Enter comments:

(No Response)



## 2020 BUILDING CONDITION SURVEY - 2020 - Manhasset Secondary School

## Site Utilities

## SITE UTILITIES

## 39. Water (H)

- ☒ Yes  
☐ No

## 39a. Type of Service:

- ☒ Municipal or Utility provided  
☐ Well  
☐ Other

## 39b. Types of water service piping

- ☒ Iron  
☐ Galvanized  
☐ Copper  
☐ Lead  
☐ PVC  
☐ Other  
☐ N/A (None)

## 39c. Overall condition of water service piping

- ☐ Excellent  
☐ Satisfactory  
☒ Unsatisfactory  
☐ Non-Functioning  
☐ Critical Failure

## 39d. Year of Last Major Reconstruction/Replacement:

2007

## 39e. Expected Remaining Useful Life (Years):

1

## 39f. Cost to Reconstruct/Replace \$:

(No Response)

## 39g. Comments:

Incoming water service to be replaced 2021

## 40. Site Sanitary (H)

- ☒ Yes  
☐ No

## 40a. Type of Service:

- ☐ Municipal or utility sewer  
☒ Site septic  
☐ Other

## 40b. Condition:

- ☐ Excellent  
☒ Satisfactory  
☐ Unsatisfactory  
☐ Non-Functioning  
☐ Critical Failure

## 2020 BUILDING CONDITION SURVEY - 2020 - Manhasset Secondary School

## Site Utilities

## 40c. Year of Last Major Reconstruction/Replacement:

2011

## 40d. Expected Remaining Useful Life (Years):

12

## 40e. Cost to reconstruct/Replace \$:

(No Response)

## 40f. Comments:

(No Response)

## 41. Site Gas

☒ Yes☐ No

## 41a. Type of gas service:

☒ Natural Gas☐ Liquid Petroleum

## 41b. Condition:

☐ Excellent☒ Satisfactory☐ Unsatisfactory☐ Non-Functioning☐ Critical Failure

## 41c. Year of Last Major Reconstruction/Replacement;

2011

## 41d. Expected Remaining Useful Life (Years):

20

## 41e. Cost to Reconstruct/Replace \$:

(No Response)

## 41f. Comments:

(No Response)

## 42. Site Fuel Oil

☐ Yes☒ No

## 43. Site Electrical, Including Exterior Distribution

☒ Yes☐ No

## 43a. Service Provider:

☒ Municipal or utility provided☐ Self-Generated☐ Other☐ N/A



## 2020 BUILDING CONDITION SURVEY - 2020 - Manhasset Secondary School

## Site Utilities

## 43b. Type of Service:

- ☒ Above Ground
- ☐ Below Ground
- ☐ N/A

## 43c. Condition:

- ☒ Excellent
- ☐ Satisfactory
- ☐ Unsatisfactory
- ☐ Non-Functioning
- ☐ Critical Failure

## 43d. Year of Last Major Reconstruction/Replacement:

2018

## 43e. Expected Remaining Useful Life (Years):

20

## 43f. Cost to Reconstruct/Replace \$:

(No Response)

## 43g. Comments:

(No Response)

## SITE FEATURES

## 44. Closed Drainage Pipe Stormwater Management System

## 44a. Does this facility have a closed pipe system?

- ☒ Yes
- ☐ No

## 44b. Condition:

- ☐ Excellent
- ☒ Satisfactory
- ☐ Unsatisfactory
- ☐ Non-Functioning
- ☐ Critical Failure

## 44c. Year of Last Major Reconstruction/Replacement:

2011

## 44d. Expected Remaining Useful Life (Years):

15

## 44e. Cost to Reconstruct/Replace \$:

(No Response)

## 44f. Comments:

(No Response)



## 2020 BUILDING CONDITION SURVEY - 2020 - Manhasset Secondary School

## Site Utilities

## 45. Open Drainage Pipe Stormwater Management System

45a. Does this facility have an open stormwater system (ditch)?

- ☐ Yes  
☒ No

## 46. Catch Basins/Drop Inlets/Manholes

46a. Does this facility have catch basins/drop inlets/manholes?

- ☒ Yes  
☐ No

46b. Condition:

- ☐ Excellent  
☒ Satisfactory  
☐ Unsatisfactory  
☐ Non-Functioning  
☐ Critical Failure

46c. Year of Last Major Reconstruction/Replacement:

2011

46d. Expected Remaining Useful Life (Years):

15

46e. Cost to Reconstruct/Replace \$:

15,000.00

46f. Comments:

Install additional drywall in courtyard outside room 069

## 47. Culverts

47a. Does this facility have culverts?

- ☐ Yes  
☒ No

## 48. Outfalls

48a. Does this facility have outfalls?

- ☐ Yes  
☒ No

## 49. Infiltration Basins/Chambers

49a. Does this facility have infiltration basins/chambers?

- ☐ Yes  
☒ No

## 2020 BUILDING CONDITION SURVEY - 2020 - Manhasset Secondary School

Site Utilities

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**50. Retention Basins****50a. Does this facility have retention basins?**

- ☐ Yes  
☒ No

**51. Wetponds****51a. Does this facility have wetponds?**

- ☐ Yes  
☒ No

**52. Manufactured Stormwater Proprietary Units****52a. Does this facility have proprietary units?**

- ☐ Yes  
☒ No

**53. Point of Outfall Discharge: (check all that apply)**

- ☐ Municipal storm sewer system  
☐ Combined sewer system  
☐ Surface Water  
☒ On-site recharge  
☐ Other (describe)  
☐ Not Applicable

**54. Outfall Reconnaissance Inventory****Were all stormwater outfalls inspected during dry weather for signs of non-stormwater discharge?**

- ☒ Yes  
☐ No  
☐ Not Applicable



## 2020 BUILDING CONDITION SURVEY - 2020 - Manhasset Secondary School

## Other Site Features

## SITE FEATURES

## 55. Pavement (Roadways and Parking Lots)

- ☒ Yes  
☐ No

## 55a. Type: (check all that apply)

- ☐ Concrete  
☒ Asphalt  
☐ Gravel  
☐ Other

## 55b. Condition:

- ☐ Excellent  
☒ Satisfactory  
☐ Unsatisfactory  
☐ Non-Functioning  
☐ Critical Failure

## 55c. Year of Last Major Reconstruction/Replacement:

2014

## 55d. Expected Remaining Useful Life (Years):

1

## 55e. Cost to Reconstruct/Replace \$:

(No Response)

## 55f. Comments:

Replacement of site wide asphalt is scheduled for Summer 2021

## 56. Sidewalks

- ☒ Yes  
☐ No

## 56a. Type: (check all that apply)

- ☒ Asphalt  
☒ Concrete  
☐ Gravel  
☐ Paver  
☐ Other

## 56b. Condition:

- ☐ Excellent  
☒ Satisfactory  
☐ Unsatisfactory  
☐ Non-Functioning  
☐ Critical Failure

## 56c. Year of Last Major Reconstruction/Replacement:

2015

## 56d. Expected Remaining Useful Life (Years):

1

## 2020 BUILDING CONDITION SURVEY - 2020 - Manhasset Secondary School

## Other Site Features

## 56e. Cost to Reconstruct/Replace \$:

(No Response)

## 56f. Comments:

Replacement of concrete sidewalks and curbs is scheduled for Summer 2021

## 57. Playgrounds and Playground Equipment

☐ Yes☒ No

## 58. Athletic Fields and Play Fields

☒ Yes☐ No

## 58a. Condition:

☐ Excellent☒ Satisfactory☐ Unsatisfactory☐ Non-Functioning☐ Critical Failure

## 58b. Year of Last Major Reconstruction/Replacement:

2015

## 58c. Expected Remaining Useful Life (Years):

2

## 58d. Cost to Reconstruct/Replace \$:

1,786,510.00

## 58e. Comments:

Recommended replacement of 4 original building tennis courts, replace carpet and infill at turf baseball, softball and multi purpose field

## 58f. Does the facility have synthetic turf field(s)

☒ Yes☐ No

## 58f.1 If Yes, how many synthetic turf fields?

4

## 58f.2 Expected Remaining Useful Life of Synthetic Turf Field(s):

2

## 58f.3 Type of synthetic turf field infill:

sand and crumb rubber

## 59. Exterior Bleachers / Stadiums

☒ Yes☐ No



## 2020 BUILDING CONDITION SURVEY - 2020 - Manhasset Secondary School

## Other Site Features

## 59a. Condition:

- ☐ Excellent
- ☒ Satisfactory
- ☐ Unsatisfactory
- ☐ Non-Functioning
- ☐ Critical Failure

## 59b. Year of Last Major Reconstruction/Replacement:

2014

## 59c. Expected Remaining Useful Life (Years):

8

## 59d. Cost to Reconstruct/Replace \$:

389,500.00

## 59e. Comments:

Owner request to replace existing press box. Lower portion of existing press box to remain as this houses the incoming electrical service for sports lighting, new press box will be custombuilt to align with existing bleachers.

## 59f. Seating Capacity

(No Response)

## 60. Related Structures (such as Press Boxes, Dugouts, Climbing Walls, etc.)

- ☒ Yes
- ☐ No

## 60a. Condition:

- ☐ Excellent
- ☒ Satisfactory
- ☐ Unsatisfactory
- ☐ Non-Functioning
- ☐ Critical Failure

## 60b. Year of Last Major Reconstruction/Replacement:

2012

## 60c. Expected Remaining Useful Life (Years):

10

## 60d. Cost to Reconstruct/Replace \$:

(No Response)

## 60e. Comments:

(No Response)

## 2020 BUILDING CONDITION SURVEY - 2020 - Manhasset Secondary School

## Building Structure

## Building Structure

## 61. Foundation (S)

## 61a. Type (check all that apply):

- ☒ Reinforced Concrete
- ☐ Masonry on Concrete Footing
- ☐ Other (specify)

## 61a1. If "Other" please specify

(No Response)

## 61b. Evidence of structural concerns (check all that apply):

- ☐ Structural Cracks
- ☐ Heaving/Jacking
- ☐ Decay/Corrosion
- ☐ Water Penetration
- ☐ Unsupported Ends
- ☐ Other
- ☒ None

## 61c. Condition:

- ☐ Excellent
- ☒ Satisfactory
- ☐ Unsatisfactory
- ☐ Non-Functioning
- ☐ Critical Failure

## 61d. Year of Last Major Reconstruction/Replacement:

2009

## 61e. Expected Remaining Useful Life (Years):

20

## 61f. Cost to Reconstruct/Replace \$:

(No Response)

## 61g. Comments:

(No Response)

## 62. Piers (S)

- ☒ Yes
- ☐ No

## 62a. Type (check all that apply)

- ☐ Concrete
- ☐ Masonry
- ☐ Steel
- ☐ Stone
- ☐ Wood
- ☐ Other (specify)
- ☒ N/A (none)

## 62a1. If "Other" please specify

(No Response)



## 2020 BUILDING CONDITION SURVEY - 2020 - Manhasset Secondary School

## Building Structure

## 62b. Evidence of structural concerns (check all that apply)

- ☐ Structural Cracks
- ☐ Heaving/Jacking
- ☐ Decay/Corrosion
- ☐ Water Penetration
- ☐ Unsupported Ends
- ☐ Other
- ☒ None

## 62c. Condition:

- ☐ Excellent
- ☒ Satisfactory
- ☐ Unsatisfactory
- ☐ Non-Functioning
- ☐ Critical Failure

## 62d. Year of Last Major Reconstruction/Replacement

02/03/1960

## 62e. Expected Remaining Useful Life (Years):

20

## 62f. Cost to Reconstruct/Replace \$:

(No Response)

## 62g. Comments:

(No Response)

## 63. Columns (\$)

## Type (check all that apply):

- ☐ Concrete
- ☐ Masonry
- ☒ Steel
- ☐ Stone
- ☐ Wood
- ☐ Other (specify)
- ☐ N/A (None)

## 63.1. If "Other" please specify

(No Response)

## 63a. Evidence of structural concerns (check all that apply)

- ☐ Structural Cracks
- ☐ Heaving/Jacking
- ☐ Decay/Corrosion
- ☐ Water Penetration
- ☐ Unsupported Ends
- ☐ Other
- ☒ None

## 2020 BUILDING CONDITION SURVEY - 2020 - Manhasset Secondary School

## Building Structure

## 63b. Condition:

- ☐ Excellent
- ☒ Satisfactory
- ☐ Unsatisfactory
- ☐ Non-Functioning
- ☐ Critical Failure

## 63c. Year of Last Major Reconstruction/Replacement

1281986

## 63d. Expected Remaining Useful Life (Years):

20

## 63e. Cost to Reconstruct/Replace \$:

0.00

## 63f. Comments:

(No Response)

## 64. Footings (S)

## Type (check all that apply):

- ☒ Concrete
- ☐ Other (specify)

## 64a. Evidence of structural concerns (check all that apply)

- ☐ Structural Cracks
- ☐ Heaving/Jacking
- ☐ Decay/Corrosion
- ☐ Water Penetration
- ☐ Unsupported Ends
- ☐ Other (specify)
- ☒ None

## 64.a1. If "Other" please specify

(No Response)

## 64b. Condition:

- ☐ Excellent
- ☒ Satisfactory
- ☐ Unsatisfactory
- ☐ Non-Functioning
- ☐ Critical Failure

## 64c. Year of Last Major Reconstruction/Replacement

3012018

## 64d. Expected Remaining Useful Life (Years):

20

## 64e. Cost to Reconstruct/Replace \$:

(No Response)



## 2020 BUILDING CONDITION SURVEY - 2020 - Manhasset Secondary School

## Building Structure

## 64f. Comments:

(No Response)

## 65. Structural Floors (S)

## 65a. Type (check all that apply):

- ☐ Concrete Deck on Wood Structure
- ☒ Concrete/Metal Deck/Metal Joists
- ☐ Cast in Place Concrete Structural System
- ☐ Precast Concrete Structural System
- ☒ Reinforced Concrete Slab on Grade
- ☐ Wood Deck on Wood Trusses
- ☐ Wood Deck on Wood Joists
- ☐ Other (specify)

## 65b. Evidence of Structural Concerns with Floor Support System (Beams/Joists/Trusses, etc.) (check all that apply):

- ☐ Structural Cracks
- ☐ Unsupported Ends
- ☐ Rot/Decay/Corrosion
- ☐ Deflection
- ☐ Seriously Damaged/Missing Components
- ☐ Other Problems
- ☒ None

## 65b.1 Describe Other Problems:

(No Response)

## 65c. Evidence of Structural Concerns with Structural Floor Deck (check all that apply):

- ☒ Cracks
- ☐ Deflection
- ☐ Rot/Decay/Corrosion
- ☐ None

## 65d. Overall Condition of Structural Floors:

- ☐ Excellent
- ☐ Satisfactory
- ☐ Unsatisfactory
- ☒ Non-Functioning
- ☐ Critical Failure

## 65e. Year of Last Major Reconstruction/Replacement:

2018

## 65f. Expected Remaining Useful Life (Years):

20

## 65g. Cost to Reconstruct/Replace \$:

(No Response)

## 65h. Comments:

Further investigation required regarding floor settlement in theatrical hallway and science department . Perhaps issues with steam piping below slabs

## 2020 BUILDING CONDITION SURVEY - 2020 - Manhasset Secondary School

## Building Envelope

## BUILDING ENVELOPE

## 66. Exterior Walls/Columns (S)

## 66a. Material (check all that apply):

- ☐ Aluminum/Glass Curtain Wall
- ☐ Brick
- ☐ Concrete
- ☐ Composite Insulated Panels
- ☒ Masonry
- ☐ Steel
- ☐ Wood
- ☐ Other (specify)

## 66b. Evidence of Structural Concerns with Support System (columns, base plates, connections, etc.) (check all that apply):

- ☐ Structural Cracks
- ☐ Rot/Decay/Corrosion
- ☐ Other Problems
- ☒ None

## 66b.1 Describe Other Problems:

(No Response)

## 66c. Evidence of Concerns with Exterior Cladding (check all that apply):

- ☒ Cracks/Gaps
- ☐ Inadequate Flashing
- ☐ Efflorescence
- ☐ Moisture Penetration
- ☐ Rot/Decay/Corrosion
- ☐ Other Problems
- ☐ None

## 66c.1 Describe Other Problems:

(No Response)

## 66d. Overall Condition of Exterior Walls/Columns:

- ☐ Excellent
- ☒ Satisfactory
- ☐ Unsatisfactory
- ☐ Non-Functioning
- ☐ Critical Failure

## 66e. Year of Last Major Reconstruction/Replacement:

2011

## 66f. Expected Remaining Useful Life (Years):

20

## 66g. Cost to Reconstruct/Replace \$:

540,000.00

## 66h. Comments:

Additional masonry reconstruction, lintel replacement and exterior waterproofing



## 2020 BUILDING CONDITION SURVEY - 2020 - Manhasset Secondary School

## Building Envelope

## 67. Chimneys (S)

- ☒ Yes  
☐ No

## 67a. Material (check all that apply):

- ☒ Masonry  
☐ Concrete  
☐ Metal  
☐ Wood  
☐ Other

## 67a.1 Specify other:

(No Response)

## 67b. Overall Condition of Chimneys:

- ☐ Excellent  
☒ Satisfactory  
☐ Unsatisfactory  
☐ Non-Functioning  
☐ Critical failure

## 67c. Year of Last Major Reconstruction/Replacement:

2008

## 67.d Expected Remaining Useful Life (Years):

15

## 67e. Cost to Reconstruct/Replace \$:

(No Response)

## 67f. Comments:

(No Response)

## 68. Parapets (S)

- ☒ Yes  
☐ No

## 68a. Construction Type (check all that apply):

- ☒ Masonry  
☐ Concrete  
☐ Metal  
☐ Wood  
☐ Other (specify)

## 68a.1 Specify Other:

(No Response)

## 68b. Overall condition of parapets:

- ☐ Excellent  
☒ Satisfactory  
☐ Unsatisfactory  
☐ Non-Functioning  
☐ Critical Failure

## 2020 BUILDING CONDITION SURVEY - 2020 - Manhasset Secondary School

## Building Envelope

## 68c. Year of Last Major Reconstruction/Replacement:

2008

## 68d. Expected Remaining Useful Life (Years):

12

## 68e. Cost to Reconstruct/Replace \$:

(No Response)

## 68f. Comments:

(No Response)

## 69. Exterior Doors

## 69a. Overall Condition of Exterior Door Units:

- ☐ Excellent
- ☒ Satisfactory
- ☐ Unsatisfactory
- ☐ Non-Functioning
- ☐ Critical Failure

## 69b. Do any exterior doors have magnetic locking devices?

- ☒ Yes
- ☐ No

## 69c. Safety/Security features are adequate?

- ☒ Yes
- ☐ No

## 69d. Year of Last Major Reconstruction/Replacement:

2009

## 69e. Expected Remaining Useful Life (Years):

15

## 69f. Cost to Reconstruct/Replace \$:

(No Response)

## 69g. Comments:

Remaining exterior doors scheduled for replacement as part of approved capital project

## 70. Exterior Steps, Stairs, Ramps (S)

- ☒ Yes
- ☐ No

## 70a. Construction Type (Check all that apply)

- ☒ Concrete
- ☐ Paver
- ☐ Steel
- ☐ Wood
- ☐ Other (specify)

## 70b. If "other", specify here

(No Response)



## 2020 BUILDING CONDITION SURVEY - 2020 - Manhasset Secondary School

## Building Envelope

## 70c. Overall Condition of Exterior Steps, Stairs and Ramps

- ☐ Excellent
- ☒ Satisfactory
- ☐ Unsatisfactory
- ☐ Non-Functioning
- ☐ Critical Failure

## 70d. Year of Last Major Reconstruction/Replacement:

2018

## 70e. Expected Remaining Useful Life (Years):

12

## 70f. Cost to Reconstruct/Replace \$:

(No Response)

## 70g. Comments:

(No Response)

## 71. Fire Escapes (S)

## 71a. Does This Facility Have One or More Fire Escapes?

- ☐ Yes
- ☒ No

## 72. Windows

- ☒ Yes
- ☐ No

## 72a. Window Material: (check all that apply)

- ☒ Aluminum
- ☐ Steel
- ☐ Vinyl
- ☐ Solid Wood
- ☐ Wood w/ External Cladding System
- ☐ Other

## 72a1. If "Other" please specify

(No Response)

## 72b. Overall Condition of Windows:

- ☐ Excellent
- ☒ Satisfactory
- ☐ Unsatisfactory
- ☐ Non-Functioning
- ☐ Critical Failure

## 72c. All Rescue Windows are Operable:

- ☒ Yes
- ☐ No
- ☐ N/A

## 72d. Year of Last Major Reconstruction/Replacement:

2008

## 2020 BUILDING CONDITION SURVEY - 2020 - Manhasset Secondary School

## Building Envelope

## 72e. Expected Remaining Useful Life (Years):

5

## 72f. Cost to Reconstruct/Replace \$:

200,000.00

## 72g. Comments:

Recommend replacement of existing green house. Repair and replace multiple counterbalances and older single double hung windows. Replace glazing on ½ round windows in 3rd story wing

## 73. Roof and Skylights (S)

☒ Yes☐ No

## 73a. Type of roof construction (check all that apply):

- ☒ Concrete on metal deck on metal trusses/joists
- ☐ Concrete (poured or plank) on concrete beams
- ☐ Gypsum (poured or plank) on metal trusses/joists
- ☒ Metal deck on metal trusses/joists
- ☒ Wood deck on wood trusses/joists
- ☐ Wood deck on metal trusses/joists
- ☒ Tectum on metal trusses/joists
- ☐ Other (describe below)

## 73a.1 Other roof construction type:

(No Response)

## 73b. Type of roofing material (check all that apply):

- ☐ Single-ply membrane
- ☒ Built-up
- ☐ Asphalt shingle
- ☐ Pre-formed metal
- ☐ IRMA
- ☐ Slate
- ☐ Fluid applied seamless surfacing
- ☐ Other (describe below)

## 73b.1 Other roofing material:

(No Response)

## 73c. Evidence of structural concerns with roof support system (beams/joists/trusses, etc.) (check all that apply):

- ☐ Structural cracks
- ☐ Unsupported ends
- ☐ Rot/Decay/Corrosion
- ☐ Deflection
- ☐ Seriously damaged/missing components
- ☐ Other concerns (describe)
- ☒ None

## 73c.1 Describe other concerns:

(No Response)



## 2020 BUILDING CONDITION SURVEY - 2020 - Manhasset Secondary School

## Building Envelope

## 73d. Evidence of structural concerns with roof deck (check all that apply):

- ☐ Cracks
- ☐ Deflection
- ☐ Rot/Decay/Corrosion
- ☒ None

## 73e. Does this facility have skylights?

- ☒ Yes
- ☐ No

## 73f. Skylight material (check all that apply):

- ☐ Plastic
- ☒ Glass
- ☐ Other
- ☐ N/A

## 73g. Overall condition of skylights:

- ☐ Excellent
- ☒ Satisfactory
- ☐ Unsatisfactory
- ☐ Non-Functioning
- ☐ Critical Failure

## 73h. Evidence of concerns with roofing, skylights, flashings, and drains (check all that apply):

- ☐ Failures/Splits/Cracks
- ☐ Rot/Decay/Corrosion
- ☐ Inadequate flashing/curbs/pitch pockets
- ☐ Inadequate or poorly functioning roof drains
- ☐ Evidence of water penetration/active leaks
- ☐ Other (specify)
- ☒ None

## 73h.1 Specify other concerns:

(No Response)

## 73i. Overall Condition of Roof and Skylights:

- ☐ Excellent
- ☒ Satisfactory
- ☐ Unsatisfactory
- ☐ Non-Functioning
- ☐ Critical Failure

## 73j. Year of Last Major Reconstruction/Replacement:

2008

## 73k. Expected Remaining Useful Life (Years):

15

## 73l. Cost to Reconstruct/Replace \$:

(No Response)

## 73m. Comments:

(No Response)

## 2020 BUILDING CONDITION SURVEY - 2020 - Manhasset Secondary School

## Building Interiors

## BUILDING INTERIOR

## 74. Interior Bearing Walls and Fire Walls (S)

- ☒ Yes  
☐ No

## 74a. Overall condition of interior bearing walls and fire walls:

- ☐ Excellent  
☒ Satisfactory  
☐ Unsatisfactory  
☐ Non-functioning  
☐ Critical Failure

## 74b. Year of Last Major Reconstruction/Replacement:

2018

## 74c. Expected Remaining Useful Life (Years):

20

## 74d. Cost to Reconstruct/Replace \$:

53,000.00

## 74e. Comments:

1. There are 6 locations throughout the 3-story wing where non-rated 3"x30" window units were installed within the corridor walls. The fixed glazing units should be removed and replaced with fire rated glass. This is a non-conforming pre-existing condition and is not required to be address by code at this time. total cost: \$27,000
2. The crawl space / storage area behind room S-105 has (2) openings within the poured concrete corridor wall which open to the plenum space above the adjacent corridor. These (2) openings are to be enclosed with masonry or "B" label fire doors. Additionally, the exposed pipes, which run down first floor corridor "B" and turn to extend down first floor corridor "A" (above ceiling) pass through a dropped soffit. This conduit penetrations through the soffit are fire stopped with "great stuff". This is not an acceptable means of fire stopping. Entire soffit should be properly fire stopped. Total cost: \$12,000
3. Quarry tile in corridor wall outside room 109 should be addressed. Further investigation is required to ensure the cracks are not structural in nature. Also there is a large crack in quarry tile at the 4th floor stair landing which is in need of repair. Total cost assuming non structural \$14,000

## 75. Other Interior Walls

- ☒ Yes  
☐ No

## 75a. Overall condition of other interior walls:

- ☐ Excellent  
☒ Satisfactory  
☐ Unsatisfactory  
☐ Non-Functioning  
☐ Critical Failure

## 75b. Year of Last Major Reconstruction/Replacement:

2018

## 75c. Expected Remaining Useful Life (Years):

20

## 75d. Cost to Reconstruct/Replace \$:

94,000.00



## 2020 BUILDING CONDITION SURVEY - 2020 - Manhasset Secondary School

## Building Interiors

## 75e. Comments:

Plaster damage and cracked CMU in existing walls occur in rooms 104,S-108 Library 107, vestibule behind room 148, both sides of stair tower adjacent to room 146, kitchen wall adjacent to faculty dining area. Rooms 004,228, 229, ID room 231 and along the window wall from room 242 down to 246. Several plaster cracks occur along both sides of the 3rd floor stair tower

## 76. Carpet

- ☒ Yes  
☐ No

## 76a. Where located (check all that apply):

- ☐ Classrooms  
☐ Corridors  
☒ Offices  
☒ Assembly Spaces (Auditorium, Gym, Play Room, etc.)  
☐ Other Areas

## 76b. Condition:

- ☐ Excellent  
☒ Satisfactory  
☐ Unsatisfactory  
☐ Non-Functioning  
☐ Critical Failure

## 76c. Year of Last Major Reconstruction/Replacement:

2018

## 76d. Expected Remaining Useful Life (Years):

10

## 76e. Cost to Reconstruct/Replace \$:

(No Response)

## 76f. Comments:

(No Response)

## 77. Resilient Tiles or Sheet Flooring

- ☒ Yes  
☐ No

## 77a. Where located (check all that apply):

- ☒ Classrooms  
☒ Corridors  
☒ Offices  
☒ Assembly Spaces (Auditorium, Gym, Play Room, etc.)  
☒ Other Areas

## 77b. Overall condition of resilient tiles or sheet flooring:

- ☐ Excellent  
☒ Satisfactory  
☐ Unsatisfactory  
☐ Non-Functioning  
☐ Critical Failure

## 77c. Year of Last Major Reconstruction/Replacement:

2018

## 2020 BUILDING CONDITION SURVEY - 2020 - Manhasset Secondary School

## Building Interiors

## 77d. Expected Remaining Useful Life (Years):

15

## 77e. Cost to Reconstruct/Replace \$:

249,884.00

## 77f. Comments:

Remove and replace remaining VAT

## 78. Hard Flooring (concrete; ceramic tile; stone; etc)

☒ Yes☐ No

## 78a. Where located (check all that apply):

- ☐ Classrooms
- ☒ Corridors
- ☐ Offices
- ☒ Assembly Spaces (Auditorium, Gym, Play Room, etc.)
- ☒ Kitchen
- ☒ Locker Rooms/Toilet Rooms
- ☐ Other Areas

## 78b. Overall condition of hard flooring:

- ☐ Excellent
- ☒ Satisfactory
- ☐ Unsatisfactory
- ☐ Non-Functioning
- ☐ Critical Failure

## 78c. Year of Last Major Reconstruction/Replacement:

2009

## 78d. Expected Remaining Useful Life (Years):

20

## 78e. Cost to Reconstruct/Replace \$:

(No Response)

## 78f. Comments:

Monitor cracks in quarry tile - lower level

## 79. Wood Flooring

☒ Yes☐ No

## 79a. Where located (check all that apply):

- ☐ Classrooms
- ☐ Corridors
- ☐ Offices
- ☒ Assembly Spaces (Auditorium, Gym, Play Room, etc.)
- ☐ Other Areas



## 2020 BUILDING CONDITION SURVEY - 2020 - Manhasset Secondary School

## Building Interiors

## 79b. Overall condition of wood flooring:

- ☐ Excellent
- ☒ Satisfactory
- ☐ Unsatisfactory
- ☐ Non-Functioning
- ☐ Critical Failure

## 79c. Year of Last Major Reconstruction/Replacement:

2016

## 79d. Expected Remaining Useful Life (Years):

10

## 79e. Cost to Reconstruct/Replace \$:

(No Response)

## 79f. Comments:

(No Response)

## 80. Ceilings (H)

- ☒ Yes
- ☐ No

## 80a. Overall condition of ceilings:

- ☐ Excellent
- ☒ Satisfactory
- ☐ Unsatisfactory
- ☐ Non-Functioning
- ☐ Critical Failure

## 80b. Year of Last Major Reconstruction/Replacement:

2018

## 80c. Expected Remaining Useful Life (Years):

15

## 80d. Cost to Reconstruct/Replace \$:

(No Response)

## 80e. Comments:

(No Response)

## 81. Lockers

- ☒ Yes
- ☐ No

## 81a. Overall condition of lockers:

- ☒ Excellent
- ☐ Satisfactory
- ☐ Unsatisfactory
- ☐ Non-Functioning
- ☐ Critical Failure

## 2020 BUILDING CONDITION SURVEY - 2020 - Manhasset Secondary School

## Building Interiors

## 81b. Year of Last Major Reconstruction/Replacement:

2011

## 81c. Expected Remaining Useful Life (Years):

15

## 81d. Cost to Reconstruct/Replace \$:

(No Response)

## 81e. Comments:

(No Response)

## 82. Interior Doors

☒ Yes☐ No

## 82a. Overall condition of interior door units:

- ☐ Excellent
- ☒ Satisfactory
- ☐ Unsatisfactory
- ☐ Non-Functioning
- ☐ Critical Failure

## 82b. Overall condition of interior door hardware:

- ☐ Excellent
- ☒ Satisfactory
- ☐ Unsatisfactory
- ☐ Non-Functioning
- ☐ Critical Failure

## 82c. Year of Last Major Reconstruction/Replacement:

2018

## 82d. Expected Remaining Useful Life (Years):

10

## 82e. Cost to Reconstruct/Replace \$:

(No Response)

## 82f. Comments:

Recommend long term plan be implemented to address replacement of remaining interior doors

## 83. Interior Stairs (H)

☒ Yes☐ No

## 83a. Overall condition of interior stairs:

- ☐ Excellent
- ☒ Satisfactory
- ☐ Unsatisfactory
- ☐ Non-Functioning
- ☐ Critical Failure



## 2020 BUILDING CONDITION SURVEY - 2020 - Manhasset Secondary School

## Building Interiors

## 83b. Stair material

- ☒ Concrete  
☐ Steel  
☐ Wood  
☐ Other

## 83c. Year of Last Major Reconstruction/Replacement:

1960

## 83d. Expected Remaining Useful Life (Years):

20

## 83e. Cost to Reconstruct/Replace \$:

(No Response)

## 83f. Comments:

(No Response)

## 84. Elevator, Lift, and Escalators (H)

- ☒ Yes  
☐ No

## 84a. Overall condition of elevators, lifts, escalators:

- ☒ Excellent  
☐ Satisfactory  
☐ Unsatisfactory  
☐ Non-Functioning  
☐ Critical Failure

## 84b. Year of Last Major Reconstruction/Replacement:

2020

## 84c. Expected Remaining Useful Life (Years):

25

## 84d. Cost to Reconstruct/Replace \$

(No Response)

## 84e. Comments:

(No Response)

## 85. Swimming Pool and Swimming Pool Systems (H)

- ☐ Yes  
☒ No

## 86. Interior Bleachers

- ☒ Yes  
☐ No

2020 BUILDING CONDITION SURVEY - 2020 - Manhasset Secondary School

Building Interiors

86a. Overall condition of interior bleachers:

- ☒ Excellent
- ☐ Satisfactory
- ☐ Unsatisfactory
- ☐ Non-Functioning
- ☐ Critical Failure

86b. Year of Last Major Reconstruction/Replacement:

12012014

86c. Expected Remaining Useful Life (Years):

20

86d. Cost to Reconstruct/Replace \$

(No Response)

86e. Comments:

(No Response)



## 2020 BUILDING CONDITION SURVEY - 2020 - Manhasset Secondary School

## HVAC Systems

## HVAC Systems

## 87. Heat Generating Systems (H)

- ☒ Yes  
☐ No

## 87a. Heat generation source (check all that apply):

- ☐ Biomass  
☒ Boiler / Hot Water  
☒ Boiler / Steam  
☐ Cogeneration Plant  
☐ Electric  
☐ Furnace / Forced Air  
☐ Geothermal  
☐ Heat Pump  
☐ Unit Ventilation  
☐ Other (describe below)

## 87a.1 Other heat generation source:

(No Response)

## 87b. Overall condition of heat generating systems:

- ☐ Excellent  
☒ Satisfactory  
☐ Unsatisfactory  
☐ Non-Functioning  
☐ Critical Failure

## 87c. Year of Last Major Reconstruction/Replacement:

1985

## 87d. Expected Remaining Useful Life (Years):

2

## 87e. Cost to Reconstruct/Replace \$:

1,100,000.00

## 87f. Comments:

Boilers and burners have reached their end of useful life and need to be replaced

## 88. Ventilation System (exhaust fans, etc) (H)

- ☒ Yes  
☐ No

## 88a. Type of ventilation system (check all that apply)

- |  |   |
|--|---|
| <input type="checkbox"/> Natural ventilation                   | <input type="checkbox"/> Heat pump                            |
| <input type="checkbox"/> Central system                        | <input type="checkbox"/> Split system/ variable refrigerant   |
| <input type="checkbox"/> Energy recovery ventilator            | <input type="checkbox"/> Powered relief air system            |
| <input checked="" type="checkbox"/> Rooftop units              | <input checked="" type="checkbox"/> Gravity/barometric relief |
| <input checked="" type="checkbox"/> Unitary (UVs, FC/BC, PTAC) | <input type="checkbox"/> Other (specify)                      |
| <input type="checkbox"/> Forced air furnace                    |   |

## 88b. If "Other" please specify here

(No Response)

## 2020 BUILDING CONDITION SURVEY - 2020 - Manhasset Secondary School

## HVAC Systems

## 88c. Overall condition of ventilation systems

- ☐ Excellent
- ☒ Satisfactory
- ☐ Unsatisfactory
- ☐ Non-functioning
- ☐ Critical Failure

## 88d. Year of last major reconstruction/replacement

1272009

## 88e. Expected remaining useful life (years):

12

## 88f. Cost to reconstruct/replace \$:

(No Response)

## 88g. Comments

Mix of original and 10+ years old UV. Long term replacement plan should be considered. If the district so desires, we are proposing the cost to completely replace the existing building steam heating system with a new hot water system. A hot water system is more energy efficient and easier to maintain control over all spaces. Since new hot water piping will be run throughout building, we would recommend installing DX coils in all new UV's and install a new chiller to provide cooling throughout the spaces. This work would include the installation of a new incoming electrical service. Additionally, all existing steam piping would be abandoned in place. Further discussion required regarding cooling of 2 gyms as they are below the slate roofs. Ground mounted HVAC unit will be required to address these spaces- estimated cost: \$14,295,000

## 89. Mechanical Cooling / Air-Conditioning Systems

- ☒ Yes
- ☐ No

## 89a. Types of mechanical cooling

- ☐ Chiller/chilled water
- ☐ Geothermal
- ☒ Air cooled
- ☐ Water cooled
- ☐ DX/Split system
- ☐ Heat pump

## 89b. Overall condition of cooling/air-conditioning systems:

- ☐ Excellent
- ☒ Satisfactory
- ☐ Unsatisfactory
- ☐ Non-Functioning
- ☐ Critical Failure

## 89c. Year of Last Major Reconstruction/Replacement:

2012

## 89d. Expected Remaining Useful Life (Years):

2

## 89e. Cost to Reconstruct/Replace \$:

550,000.00



## 2020 BUILDING CONDITION SURVEY - 2020 - Manhasset Secondary School

## HVAC Systems

## 89f. Comments:

Library and auditorium rooftop units warrant replacement. Cost listed above. If the district so desires, we are proposing the cost to completely replace the existing building steam heating system with a new hot water system, which is more energy efficient and easier to maintain control over all spaces. Since new hot water piping will be run throughout building, we would recommend installing DX coils in all new UV's and install a new chiller to provide cooling throughout the spaces. Additionally, all existing steam piping would be abandoned in place.

## 90. Piped Heating and Cooling Distribution Systems: Piping, Pumps, Radiators, Convectors, Traps, Insulation, etc. (H)

- ☒ Yes  
☐ No

## 90a. Overall condition of piped heating and cooling distribution systems:

- ☐ Excellent  
☒ Satisfactory  
☐ Unsatisfactory  
☐ Non-Functioning  
☐ Critical Failure

## 90b. Year of Last Major Reconstruction/Replacement:

1955

## 90c. Expected Remaining Useful Life (Years):

5

## 90d. Cost to Reconstruct/Replace \$:

165,000.00

## 90e. Comments:

If steam system is to remain, recommend replacement of existing steam traps

## 91. Ducted Heating and Cooling Distribution Systems: Ductwork, Control Dampers, Fire/Smoke Dampers, VAVs, Insulation, etc. (H)

- ☒ Yes  
☐ No

## 91a. Overall condition of ducted heating and cooling distribution systems:

- ☐ Excellent  
☒ Satisfactory  
☐ Unsatisfactory  
☐ Non-Functioning  
☐ Critical Failure

## 91b. Year of Last Major Reconstruction/Replacement:

2009

## 91c. Expected Remaining Useful Life (Years):

5

## 91d. Cost to Reconstruct/Replace \$:

(No Response)

## 91e. Comments:

(No Response)

## 2020 BUILDING CONDITION SURVEY - 2020 - Manhasset Secondary School

## HVAC Systems

## 92. HVAC Control Systems (H)

- ☒ Yes  
☐ No

## 92a. Type of control system

- ☐ Pneumatic  
☐ Electric  
☒ Digital Direct Control (DDC)  
☐ Web based DDC

## 92b. Overall condition of control systems:

- ☐ Excellent  
☒ Satisfactory  
☐ Unsatisfactory  
☐ Non-Functioning  
☐ Critical Failure

## 92c. Year of Last Major Reconstruction/Replacement:

2019

## 92d. Expected Remaining Useful Life (Years):

10

## 92e. Cost to Reconstruct/Replace \$:

150,000.00

## 92f. Comments:

Currently upgrading BMS front end. Central panel needs replacement. Controller equipment need conversion to DDC



## 2020 BUILDING CONDITION SURVEY - 2020 - Manhasset Secondary School

## Plumbing Systems

## PLUMBING

## 93. Water Supply System (H)

- ☒ Yes  
☐ No

## 93a. Types of pipes (check all that apply):

- ☐ Asbestos/transite  
☒ Copper  
☒ Galvanized  
☐ Iron  
☐ Lead  
☐ PVC/CPVC/PEX/Plastic  
☐ Other (specify)

## 93b. If "Other" please specify here

(No Response)

## 93c. Overall condition of water supply system:

- ☐ Excellent  
☒ Satisfactory  
☐ Unsatisfactory  
☐ Non-Functioning  
☐ Critical Failure

## 93d. Year of Last Major Reconstruction/Replacement:

1955

## 93e. Expected Remaining Useful Life (Years):

5

## 93f. Cost to Reconstruct/Replace \$:

(No Response)

## 93g. Comments:

Original 1935, many additions, all wings have original piping. Improve hot piping heater to improve hot water to locker room showers. Run new heater lines to new eye wash stations and drench shower. Existing piping in crawl spaces are in non-accessibility locations. Additionally, piping has been encapsulated in spray insulation. Recommended new piping run from cold water source to science fixtures.

## 94. Sanitary System (H)

- ☒ Yes  
☐ No

## 94a. Types of pipes (check all that apply):

- ☒ Iron  
☐ Galvanized  
☒ Copper  
☐ Glass/ceramic  
☐ PVC/CPVC/ABS/poly propylene/plastic  
☐ Lead  
☐ Other (specify)

## 94a1. If "Other" please specify

(No Response)

## 2020 BUILDING CONDITION SURVEY - 2020 - Manhasset Secondary School

## Plumbing Systems

## 94b. Types of special sanitary systems (Check all that apply)

- ☒ Acid waste and vent
- ☐ Grease interceptor
- ☐ Oil separator
- ☐ Pumping station
- ☐ Sediment trap
- ☐ Septic tank
- ☐ Waste water treatment plant

## 94c. Overall condition of sanitary system:

- ☐ Excellent
- ☒ Satisfactory
- ☐ Unsatisfactory
- ☐ Non-Functioning
- ☐ Critical Failure

## 94d. Year of Last Major Reconstruction/Replacement:

1955

## 94e. Expected Remaining Useful Life (Years):

5

## 94f. Cost to Reconstruct/Replace \$:

(No Response)

## 94g. Comments:

Original 1935, many additions, all wings have original piping

## 95. Storm Water Drainage System (H)

- ☒ Yes
- ☐ No

## 95a. Types of pipes (check all that apply)

- ☒ Iron
- ☐ Galvanized
- ☐ Copper
- ☐ Lead
- ☐ Plastic
- ☐ Other

## 95a1. If "Other" please specify

(No Response)

## 95b. Overall condition of storm water drainage system

- ☐ Excellent
- ☒ Satisfactory
- ☐ Unsatisfactory
- ☐ Non-Functioning
- ☐ Critical Failure

## 95c. Year of Last Major Reconstruction/Replacement

10/2021

## 95d. Expected Remaining Useful Life (Years)

5



## 2020 BUILDING CONDITION SURVEY - 2020 - Manhasset Secondary School

## Plumbing Systems

## 95e. Cost to Reconstruct/Replace \$:

(No Response)

## 95f. Comments:

Original 1935, many additions, all wings have original piping

## 96. Hot Water Heaters (H)

☒ Yes☐ No

## 96a. Type of fuel (check all that apply):

☐ Oil☒ Natural Gas☐ Electricity☐ Propane☐ Other (specify)

## 96b. If "Other" please specify

(No Response)

## 96c. Overall condition of hot water heaters:

☐ Excellent☒ Satisfactory☐ Unsatisfactory☐ Non-Functioning☐ Critical Failure

## 96d. Year of Last Major Reconstruction/Replacement:

2008

## 96e. Expected Remaining Useful Life (Years):

10

## 96f. Cost to Reconstruct/Replace \$:

(No Response)

## 96g. Comments:

Recent direct ventilation 200 MBH HO SMITH CYCLONE

## 97. Plumbing Fixtures (H)

☒ Yes☐ No

## 97a. Overall condition of plumbing fixtures (including toilets, urinals, lavatories, sinks, showers, etc):

☐ Excellent☒ Satisfactory☐ Unsatisfactory☐ Non-Functioning☐ Critical Failure

## 97b. Year of Last Major Reconstruction/Replacement:

2008

## 2020 BUILDING CONDITION SURVEY - 2020 - Manhasset Secondary School

## Plumbing Systems

97c. Expected Remaining Useful Life (Years):

15

97d. Cost to Reconstruct/Replace \$:

(No Response)

97e. Comments:

(No Response)

## 98. Water Outlets/Taps for Drinking/Cooking Purposes (H)

☒ Yes☐ No

98a. Overall condition of water outlets/taps (drinking fountains, bubblers, bottle fillers, kitchen prep, ice machines, etc).

☐ Excellent☒ Satisfactory☐ Unsatisfactory☐ Non-Functioning☐ Critical Failure

98b. Year of last major reconstruction/replacement:

10/2018

98c. Expected remaining useful life (years):

15

98d. Cost to reconstruct/replace \$:

(No Response)

98e. Comments

(No Response)



## 2020 BUILDING CONDITION SURVEY - 2020 - Manhasset Secondary School

## Fire Suppression Systems

## Fire Suppression Systems

## 99. Fire Suppression System (H)

- ☐ Yes  
☒ No

## 100. Kitchen Hoods (H)

- ☒ Yes  
☐ No

## 100a. Type of hood

- ☒ Yes- Type 1 grease and smoke  
☐ Yes- Type 2 heat and condensation

## 100b. Is kitchen exhaust system appropriate for all current appliances it serves?

- ☒ Yes  
☐ No

## 100c. Overall Condition of Kitchen Hoods

- ☐ Excellent  
☒ Satisfactory  
☐ Unsatisfactory  
☐ Non-Functioning  
☐ Critical Failure

## 100d. Year of Last Major Reconstruction/Replacement:

02/27/1992

## 100e. Expected Remaining Useful Life (Years):

5

## 100f. Cost to Reconstruct/Replace \$:

(No Response)

## 100g. Comments

(No Response)

## 2020 BUILDING CONDITION SURVEY - 2020 - Manhasset Secondary School

## Electrical Systems

## ELECTRICAL SYSTEMS

## 101. Electrical Power Distribution System (H)

- ☒ Yes  
☐ No

## 101a. Electrical supply meets current needs:

- ☒ Yes  
☐ No

## 101b. Condition of electrical power distribution system:

- ☐ Excellent  
☒ Satisfactory  
☐ Unsatisfactory  
☐ Non-Functioning  
☐ Critical Failure

## 101c. Year of last major reconstruction/replacement?

6011999

## 101d. Expected remaining useful life (years):

15

## 101e. Cost to reconstruct/replace:

(No Response)

## 101f. Comments:

(No Response)

## 102. Lighting Fixtures (H)

- ☒ Yes  
☐ No

## 102a. Condition of lighting figures:

- ☐ Excellent  
☒ Satisfactory  
☐ Unsatisfactory  
☐ Non-functioning  
☐ Critical failure

## 102b. Year of last major reconstruction/replacement:

6162015

## 102c. Expected remaining useful life (years):

5

## 102d. Cost to reconstruct/replace:

1,805,000

## 102e. Comments

Remove and replace all existing interior and exterior fluorescent lighting throughout the entire building. This shall include classrooms, corridors, offices, storage areas and toilets. We are recommending the T5 high bay gym lights do not get replaced. They are new and are controlled with occupancy sensors. All lights upgraded as part of the bond issue will not be replaced. All new lights will be LED recessed and lay in style to match existing. Improve exterior lighting around admin. building. This work will NOT include house lighting in the auditorium. Possible ESCO to offset costs.



## 2020 BUILDING CONDITION SURVEY - 2020 - Manhasset Secondary School

## Electrical Systems

## 103. Emergency/ Exit Lighting Systems (H):

- ☒ Yes  
☐ No

## 103a. Overall condition of emergency/exit lighting systems:

- ☐ Excellent  
☒ Satisfactory  
☐ Unsatisfactory  
☐ Non-functioning  
☐ Critical failure

## 103b. Year of last major reconstruction/replacement:

1012008

## 103c. Expected remaining useful life (years):

10

## 103d. Cost to reconstruct/replace:

(No Response)

## 103e. Comments

(No Response)

## 104. Emergency or standby power system (H)

- ☒ Yes  
☐ No

## 104a. Types of back-up power system (check all that apply)

- ☐ Generator fuel gas/ propane  
☒ Generator diesel/ fuel oil  
☐ Receptacle for mobile generator connection  
☐ Central battery inverter  
☐ Integral fixture/ battery equipment  
☐ Other (specify)

## 104b. If "other" please describe here

(No Response)

## 104c. Overall condition of emergency/standby power systems:

- ☒ Excellent  
☐ Satisfactory  
☐ Unsatisfactory  
☐ Non-functioning  
☐ Critical failure  
☐ N/A

## 104d. Year of last major reconstruction/replacement

3042009

## 104e. Expected remaining useful life (years):

10

## 104f. Cost to reconstruct/replace:

(No Response)

## 2020 BUILDING CONDITION SURVEY - 2020 - Manhasset Secondary School

## Electrical Systems

## 104g. Comments

(No Response)

## 105. Fire Alarm Systems (manual, automatic fire detection, and notification appliances) (H)

- ☒ Yes  
☐ No

## 105a. Overall condition of fire alarm system:

- ☐ Excellent  
☒ Satisfactory  
☐ Unsatisfactory  
☐ Non-functioning  
☐ Critical failure

## 105b. Year of last major reconstruction/replacement:

5142007

## 105c. Expected remaining useful life (years):

5

## 105d. Cost to reconstruct/replace:

1,140,000

## 105e. Comments

Recommend complete replacement of the existing fire alarm system. Based on new fire code requirements, new system will include emergency voice alarm communication, audio visual device in every classroom space, CO detection and fan shut down to all roof top units and classrooms units ventilators as well. Additionally multifunctional devices which smoke, heat and CO will also be required in certain spaces based on the end use requirements of the individual spaces

## 106. Carbon Monoxide Alarm System (H)

- ☒ Yes  
☐ No

## 106a. Type of alarm system:

- ☒ 10-year battery stand alone alarm  
☐ hardwired/interconnected detection and alarm  
☐ gas detection (eg NG/CO)  
☐ Other (specify)

## 106b. If "Other" please specify

N/A

## 106c. Overall condition of carbon monoxide alarm system:

- ☐ Excellent  
☒ Satisfactory  
☐ Unsatisfactory  
☐ Non-functioning  
☐ Critical failure

## 106d. Year of last major reconstruction/replacement:

2018

## 106e. Expected remaining useful life (years):

4



## 2020 BUILDING CONDITION SURVEY - 2020 - Manhasset Secondary School

## Electrical Systems

## 106f. Cost to reconstruct/replace:

(No Response)

## 106g. Comments

Stand alone battery detectors

## 107. Communication Systems (H)

☒ Yes☐ No

## 107a. Type of communication system (check all that apply)

- ☒ Public Address
- ☒ Phones (VOIP)
- ☐ Phones (Cellular)
- ☐ Phones (other)
- ☐ Mass Notification
- ☐ Emergency voice communication fire alarm system
- ☐ Lockdown notification system
- ☐ Other (eg. radio) (describe below)

## 107b. If "Other" please describe

N/A

## 107c. Communication systems are adequate:

☒ Yes☐ No

## 107d. Condition of communication system:

- ☐ Excellent
- ☒ Satisfactory
- ☐ Unsatisfactory
- ☐ Non-functioning
- ☐ Critical failure

## 107e. Year of last major reconstruction/replacement:

6242015

## 107f. Expected remaining useful life:

15

## 107g. Cost to replace/reconstruct:

(No Response)

## 107h. Comments

New District wide VOIP system installed

2020 BUILDING CONDITION SURVEY - 2020 - Manhasset Secondary School

Student Transportation Facilities

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**Student Transportation Facilities**

108. Is this building a transportation facility

- ☐ Yes  
☒ No

109. Does this facility have a fuel dispensing system?

- ☐ Yes  
☒ No

110. Does this facility have vehicle lifts

- ☐ Yes  
☒ No

111. Does this facility have a bus wash system?

- ☐ Yes  
☒ No



## 2020 BUILDING CONDITION SURVEY - 2020 - Manhasset Secondary School

## Accessibility

## ACCESSIBILITY

## 112. Exterior Accessible Route to Building (H)

People with disabilities should be able to arrive on site, approach the building, and enter as freely as everyone else. At least one route of travel should be safe and accessible for everyone, including people with disabilities. This route must include handicapped parking, curb cuts, ramps, and automatic door operators as necessary to enter the building.

Is there an accessible exterior route as specified above?

- ☒ Yes  
☐ No

## 112a. Features provided for exterior accessible route (check all that apply)

- ☒ Curb ramps  
☒ Exterior ramps  
☒ Handicap parking

## 112b. Cost of improvements needed to provide exterior accessible route to building \$:

(No Response)

## 112c. Comment

(No Response)

## 113. Is there an exterior accessible route to recreational facilities?

- ☒ Yes  
☐ No

## 113a. Cost of improvements to provide exterior accessible route(s) to recreational facilities \$:

(No Response)

## 113b. Comments

(No Response)

## 114. Exterior recreational facilities that are on an accessible route and meet accessibility standards (check all that apply)

- ☐ Playground and play equipment  
☒ Playfield(s)  
☒ Athletic Field(s)  
☒ Exterior Bleachers  
☒ Bathroom Facilities  
☒ Concession Stand

## 114a. Cost of improvements to provide exterior accessible recreational facilities \$:

(No Response)

## 114b. Comments

(No Response)

## 2020 BUILDING CONDITION SURVEY - 2020 - Manhasset Secondary School

## Accessibility

**115. Interior Accessible Route, Access to Goods and Services, and Restroom Facilities (H)**

The layout of the building should allow people with disabilities to obtain materials or services and use the facilities without assistance. This should include access to general purpose and specialized classrooms, public assembly spaces (such as libraries, gymnasiums, auditoriums), nurse's office, main office, and restroom facilities. Services include drinking fountains, telephones, and other amenities.

Is there an interior accessible interior route as specified above?

- ☒ Yes  
☐ No

**115a. Cost of improvements needed to provide interior accessible route(s) as specified above \$:**

(No Response)

**115b. Comments**

(No Response)

**116. Does this facility have interior spaces that meet accessibility standards (check all that apply)**

- ☒ Classrooms  
☒ Labs (science, art, technology, etc)  
☒ Shops  
☒ Main Office  
☒ Health Office  
☒ Gymnasium  
☒ Cafeteria  
☒ Auditorium  
☒ Stage  
☒ Restrooms on each floor

**116a. Cost of improvements to provide interior spaces that meet accessibility standards \$:**

(No Response)

**116b. Comments**

(No Response)



## 2020 BUILDING CONDITION SURVEY - 2020 - Manhasset Secondary School

## Environment/Comfort/Health

## ENVIRONMENT/COMFORT/HEALTH

## 117. General Appearance

## 117a. Overall Rating:

- ☒ Good  
☐ Fair  
☐ Poor

## 117b. Comments:

(No Response)

## 118. Cleanliness (H)

## 118a. Overall Rating:

- ☒ Good  
☐ Fair  
☐ Poor

## 118b. Comments:

(No Response)

## 119. Are there walk off mats; grills in the entryway?

- ☒ Yes  
☐ No

## 119a. If yes: at least 6 feet long?

- ☒ Yes  
☐ No

## 120. Is there noise in classrooms from HVAC units, traffic, etc. that may impact education? (H)

- ☐ Yes  
☒ No

## 121. Lighting Quality (H):

## 121a. Types of lighting in general purpose classrooms (check all that apply):

- ☒ Daylight (natural)  
☒ Not full spectrum  
☒ Full spectrum  
☒ LED  
☒ Fluorescent  
☐ Other (describe)

## 121b. Are there blinds in the classroom to prevent glare?

- ☒ Yes  
☐ No

## 123c. Overall Rating:

- ☒ Good  
☐ Fair  
☐ Poor

## 121d. Comments:

(No Response)

2020 BUILDING CONDITION SURVEY - 2020 - Manhasset Secondary School

Environment/Comfort/Health

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**122. Evidence of Vermin (H)**

**122a. Is there evidence of active infestations of...(check all that apply)?**

- ☐ Rodents
- ☐ Wood-boring or Wood-eating Insects
- ☐ Cockroaches
- ☐ Other Vermin
- ☒ None



## 2020 BUILDING CONDITION SURVEY - 2020 - Manhasset Secondary School

## Indoor Air Quality

## Indoor Air Quality

## 123. Mold (H)

## 123a. Is there visible mold or moldy odors?

- ☐ Yes  
☒ No

## 123b. Are any surfaces constructed of any of the following materials?

- ☒ Paper-faced or gypsum products  
☒ Cellulose products (typically ceiling tiles)

## 123c. Is there evidence of water intrusion?

- ☐ Yes  
☒ No

## 123d. Estimated cost of necessary improvements \$:

(No Response)

## 123e. Comments:

(No Response)

## 124. Humidity/Moisture (H)

## 124a. Overall rating of humidity/moisture condition in building:

- ☒ Good  
☐ Fair  
☐ Poor

## 124b. Are any of the following found in/or around classroom areas (check all that apply)?

- ☐ Active leaks in roof  
☐ Active leaks in plumbing  
☐ Moisture condensation  
☐ Visible stains or water damage  
☒ None

## 124c. Are any of the following found in/or around other areas (check all that apply)?

- ☐ Active leaks in roof  
☐ Active leaks in plumbing  
☐ Moisture condensation  
☐ Visible stains or water damage  
☒ None

## 125. Ventilation: fresh air intake locations, air filters, etc. (H)

## 125a. Are fresh air intakes near the bus loading, truck delivery, or garbage storage/disposal areas?

- ☐ Yes  
☒ No

## 125b. Is there accumulated dirt, dust or debris around fresh air intakes?

- ☐ Yes  
☒ No

## 125c. Are fresh air intakes free of blockage?

- ☒ Yes  
☐ No

## 2020 BUILDING CONDITION SURVEY - 2020 - Manhasset Secondary School

## Indoor Air Quality

125d. Is accumulated dirt, dust or debris in ductwork?

☐ Yes☒ No

125e. Are dampers functioning as designed?

☒ Yes☐ No

125f. Condition of air filters:

☒ Good☐ Fair☐ Poor

125g. Outside air is adequate for occupant load:

☒ Yes☐ No

125h. Rating of ventilation/indoor air quality:

☒ Good☐ Fair☐ Poor

125i. Comments:

(No Response)

126. Indoor Air Quality (IAQ) Plan (H)

1268a. Does the school district use EPA's Tools for Schools program?

☐ Yes☒ No

126b. If No, is some other IAQ management plan used?

☒ Yes☐ No

126c. Has the District assigned IAQ responsibilities to a designated individual?

☒ Yes☐ No

126c.1 If Yes, what is their job title?

Director of Facilities

127. Does the school practice Integrated Pest Management (IPM)? (H)

☒ Yes☐ No

127a. Is vegetation kept one foot away from the building?

☒ Yes☐ No

127b. Are crevices and holes in walls, floors and pavement sealed or eliminated?

☒ Yes☐ No



## 2020 BUILDING CONDITION SURVEY - 2020 - Manhasset Secondary School

## Indoor Air Quality

**127c. Is there a certified pesticide applicator on staff?**

- ☐ Yes  
☒ No

**127d. Are pesticides used in the building?**

- ☐ Yes  
☒ No

**127d.1 If Yes, how are they typically applied?**

- ☐ Spot treatment  
☐ Area wide treatments

**127e. Are pesticides used on the grounds?**

- ☐ Yes  
☒ No

**127e.1 If Yes, was an emergency exemption granted by the Board of Education?**

- ☐ Yes  
☒ No

**128. Does the school have a passive radon mitigation system installed (was built with radon resistant features)? (H)**

- ☐ Yes  
☒ No

**128a. Has the facility been tested for the presence of radon?**

- ☐ Yes  
☒ No

**128b. Were any of the results of the test greater than or equal to 4 picocuries per liter (pCi/L)?**

- ☐ Yes  
☒ No

**128c. If Yes, did the school take steps to mitigate the elevated radon levels?**

- ☐ Yes, active mitigation system installed  
☐ Yes, passive mitigation system made active  
☐ Yes, ventilation controls (HVAC) adjusted  
☐ Yes, other (describe)  
☒ No action taken

**128c.1 Describe other actions taken to mitigate elevated radon levels:**

(No Response)

2020 BUILDING CONDITION SURVEY - 2020 - Manhasset Secondary School

Emergency Shelter

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Emergency Shelter

129. Does this building serve as an emergency shelter?

☐ Yes

☒ No