

Mineola Union Free School District
121 Jackson Avenue, Mineola, NY 11501

BUILDING CONDITION SURVEY 2015

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2015 BUILDING CONDITION SURVEY

PROCESS & PRIORITIZATION

- Completed by MDS Architecture, PC with Setty Consulting Engineers
- Included collaborating with administrators and maintenance staff with completion of Pre-Survey checklists
- 3D BIM Modeling of all schools with 2D Floor Plans
- Field surveying and visual inspections of all spaces by teams of 2 Architects and 2 Engineers.
- Prepared work items list with prioritized and assigned preliminary costs based on quantities and unit prices
- Assigned preliminary budgets based on quantity and general unit prices

- Assigned priorities for the purposes of District planning as follows:
 - Priority 1** - Life Safety Related
 - Priority 2** - Health & Safety Related
 - Priority 3** - Age Related, Preventative Maintenance, & Code Updates
 - Priority 4** – To be Monitored/No Immediate Action or Desirable Upgrades

2015 BUILDING CONDITION SURVEY

SUMMARY OF FINDINGS & TIMELINE

- All schools were rated **Satisfactory** – Meeting SED requirements
S Satisfactory: *All systems classified as health and safety or structural rated “excellent,” no systems rated below “satisfactory,” preventive maintenance plan in place*
- All systems classified as **Health, Safety and Structural** by SED were generally observed to be in satisfactory condition
- At each school, items were identified of significant cost that should be addressed within the next five years (Priority 1 and 2 items)
- All Building Surveys have been completed in accordance with the NYSED requirements. Data submission to be conducted by MDS via NYSED online portal. The **data submission deadline** has been extended to **June 30, 2016.**

2015 BUILDING CONDITION SURVEY

SUMMARY OF FINDINGS

MEADOW DRIVE SCHOOL

Original Construction: 1939

Grade Levels: PK-2 , 392 Students

Gross Floor Area: 39,288

Building# 0-001

2015 Building Rating: **S Satisfactory**



Summary of Key Findings:

- Kitchen/Cafeteria is in need of renovation.
- Classroom Doors/hardware and glass transoms do not meet current code and replacement should be replaced to improve building safety.
- Renovate toilets to comply with ADA requirements.
- Replace VAT floor tile where necessary.
- District will conduct roof moisture scans and require manufacturer to honor warranty for any issues.
- The building is in the process of undergoing masonry restoration and window replacement.
- Asphalt walkways at building rear are in poor condition and in need of replacement.
- Playground surfacing recommended with ADA play components.

2015 BUILDING CONDITION SURVEY

SUMMARY OF FINDINGS

HAMPTON STREET SCHOOL

Original Construction: 1939

Grade Levels: PK-2, 387 students

Gross Floor Area: 50,276

Building# 0-003

2015 Building Rating: **S Satisfactory**



Summary of Key Findings:

- Classroom Doors/hardware do not meet current code and replacement should continue on an ongoing basis until complete.
- Glass partitions at corridors must be 1-hour fire rated.
- Replacement of one boiler recommended.
- District will conduct roof moisture scans and require manufacturer to honor warranty for any issues.
- The building is in the process of undergoing masonry restoration and window replacement.
- Asphalt parking lot is in poor condition and in need of replacement.
- Playground surfacing recommended with ADA play components.

2015 BUILDING CONDITION SURVEY

SUMMARY OF FINDINGS

JACKSON AVENUE SCHOOL

Original Construction: 1929

Grade Levels: 3-4, 417 students

Gross Floor Area: 58,429

Building# 0-004

2015 Building Rating: **S Satisfactory**



Summary of Findings:

- Classroom Doors/hardware do not meet current code and replacement should continue on an ongoing basis until complete.
- Existing heating plant, cast iron radiators and unit vents recommended for replacement.
- Replace existing ceiling and lights at cafeteria lobby.
- District will conduct roof moisture scans and require manufacturer to honor warranty for any issues.
- Exterior entrance doors and hardware to be replaced in Masonry contract.
- Concrete walks are in need of repair.
- Playground surfacing recommended with ADA play components.

2015 BUILDING CONDITION SURVEY

SUMMARY OF FINDINGS

MINEOLA MIDDLE SCHOOL

Original Construction: 1927

Grade Levels: 5-7, 600 students

Gross Floor Area: 104,068

Building# 0-005

2015 Building Rating: **S Satisfactory**



Summary of Findings:

- Classroom Doors/hardware do not meet current code and replacement should continue on an ongoing basis until complete.
- Replace existing ceiling and lights through out the second and third floor along with the first floor music wing.
- Improve controls for the heating system.
- Replace existing where required and provide additional fire alarm devices per fire code.
- District will conduct roof moisture scans and require manufacturer to honor warranty for any issues.
- The building is in the process of undergoing masonry restoration. Concrete walks are in need of repair.

2015 BUILDING CONDITION SURVEY

SUMMARY OF FINDINGS

MINEOLA HIGH SCHOOL

Original Construction: 1961

Grade Levels: 8-12, 977 students

Gross Floor Area: 135,818

Building# 0-007

2015 Building Rating: **S Satisfactory**



Summary of Key Findings:

- Classroom Doors/hardware do not meet current code and replacement should continue on an ongoing basis until complete.
- Replace VAT floor tile where necessary & Fitness Room rubber flooring.
- Student Locker Replacement / Removal recommended.
- Replacement of main boilers recommended.
- District will conduct roof moisture scans and require manufacturer to honor warranty for any issues.
- The building is in the process of undergoing masonry restoration project.
- Asphalt parking lots are in poor condition and in need of replacement.

2015 BUILDING CONDITION SURVEY

SUMMARY OF FINDINGS

CROSS STREET SCHOOL

Original Construction: 1931

Grade Levels: 6-12 (Leased)

Gross Floor Area: 38,500

Building# 0-015

2015 Building Rating: **S Satisfactory**



Summary of Key Findings:

- Classroom Doors/hardware do not meet current code and replacement should continue on an ongoing basis until complete.
- Replace corridor ceiling and grid along with existing light fixtures.
- Toilets do not fully comply with ADA.
- Refinish gymnasium floor.
- Replace existing boiler along with boiler feed pumping system
- District will conduct roof moisture scans and require manufacturer to honor warranty for any issues.
- Asphalt pavement and concrete walks need repair work. Replace chain link fence.
- Playground surfacing recommended with ADA play components.

2015 BUILDING CONDITION SURVEY

SUMMARY OF FINDINGS

WILLIS AVENUE SCHOOL

Original Construction: 2003

Grade Levels: INF-K (Leased), Central Admin.

Gross Floor Area: 55,356

Building# 0-016

2015 Building Rating: **S Satisfactory**



Summary of Findings:

- Remove existing playground safety surface tiles. Provide new pourable safety surface and ADA accessible equipment.
- Carpeting needs repair throughout the building.
- Concrete walks need repair work.
- Repairs required to the EIFS on the building exterior in several locations.
- Address window leaks at second floor curtain wall.
- Exterior fresh air louvers need to be sealed properly.

2015 BUILDING CONDITION SURVEY

SUMMARY OF FINDINGS

BUS GARAGE

Original Construction: 1988

Grade Levels: None, Maintenance

Gross Floor Area: 4,423

Building# 5-014

2015 Building Rating: **S Satisfactory**



Summary of Key Findings:

- Roof/skylights have reached the end of their useful life and requires replacement.
- Skylights & South windows require guards to protect from baseball impact damage.
- Window replacement in progress.
- Repair masonry expansion joints on all except north wall.
- Toilets do not fully comply with ADA.
- Replace wall ladder at scuttle to fully extend to roof for maintenance.
- Replacement should be planned for two oil-fired unit ventilators in Bus Garage area.

2015 BUILDING CONDITION SURVEY

SUMMARY OF FINDINGS

BUILDINGS AND GROUNDS

Original Construction: 1970

Grade Levels: None, Admin./Maintenance

Gross Floor Area: 2,104

Building# 0-002

2015 Building Rating: **S Satisfactory**



Summary of Key Findings:

- Repair roof along center core of structure. Plan for eventual roof recovery.
- Patching of CMU foundation required at several locations.
- Replacement of rear exterior doors is recommended.