

### Agenda

- 1. Recent Completed Projects
- 2. Planned Phase 5 Capital Projects
- 3. 2022 Visual Inspection (VI) Findings
- 4. FY2022/2023 Fire Inspection



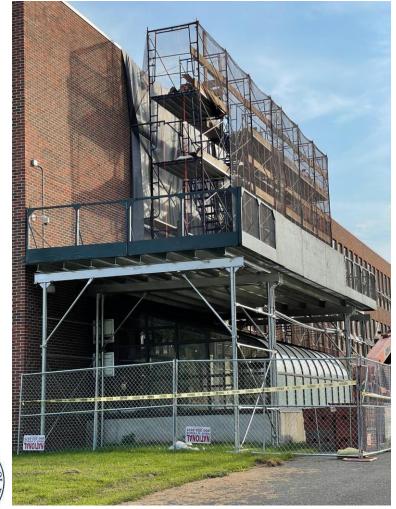
### FFMS Sewer Project







### South High School Facade







Clarkstown High School North (Submitted to NYSED and awaiting Review/Building Permit)

- Front Entry Site Redevelopment
- Locker Replacement at Gymnasium / Annex

Felix Festa Middle School (Submitted to NYSED and awaiting Review/Building Permit)

Curb and Sidewalk Replacement

Clarkstown High School South (Submitted to NYSED and awaiting Review/Building Permit)

- Fitness and Weight Room Ventilation and Air Conditioning Upgrades
- Exterior Electronic Site Sign Marquis

Birchwood Elementary School (Project is Complete)

Gymnasium Flooring Replacement



Clarkstown High School North: Front Entry Site Existing Photos

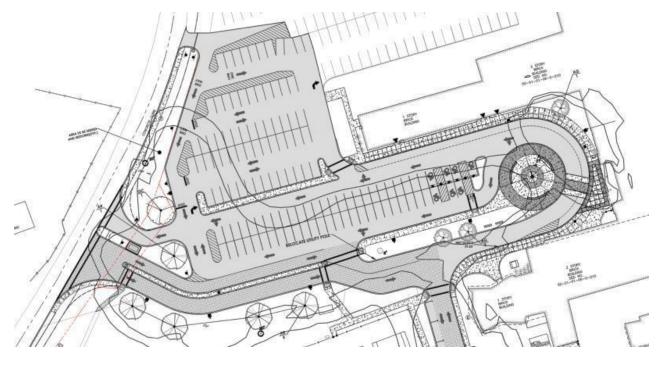






#### Clarkstown High School North: Front Entry Site Redevelopment









#### Clarkstown High School North: Locker Replacement









Felix Festa Middle School: Curb and Sidewalk Replacement

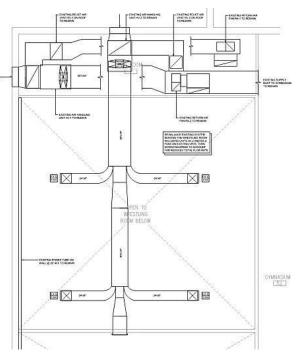




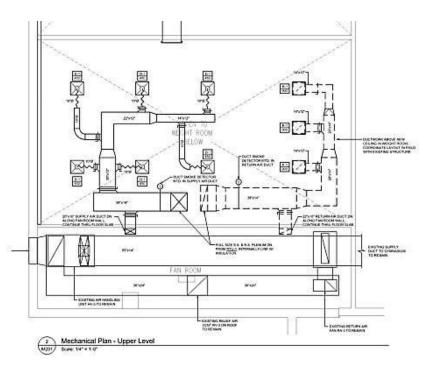




#### Clarkstown High School South: Fitness / Weight Room AC and Ventilation







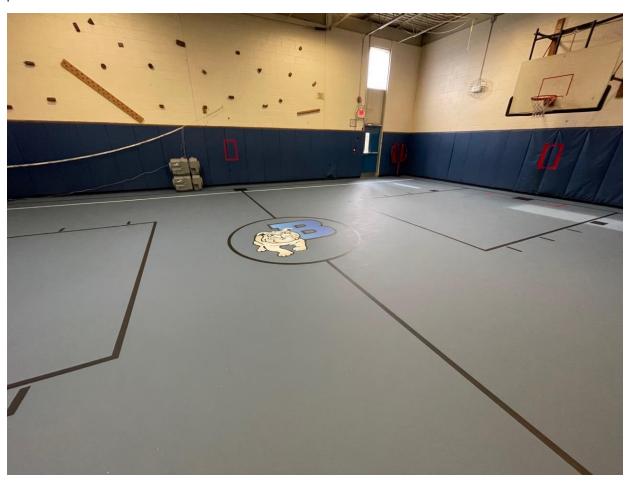






Birchwood Elementary School: Gymnasium Floor Replacement





2022-23 "Pay As You Go" Capital Pr	Comments					
Water proofing/pointing		140	Additional water proofing needed at SHS, West Nyack Elementary & New City Elementary			
Water Bottle Filling Stations District Wide	\$	140	28 bottle filling stations deployed throughout the District			
District Wide Paving	\$	600	Locations to be identified			
Transportation Wash Bay Ventilation System	\$	60	Needed to meet Department of Transportation requirements for Bus repair bay.			
Birchwood CS Arch Design	\$	10	Space Designer to maximize space utilization			
Chromebooks	\$	50	Inventory needed to supplement Chromebook insurance on leased devices			
Total	\$	1,000				

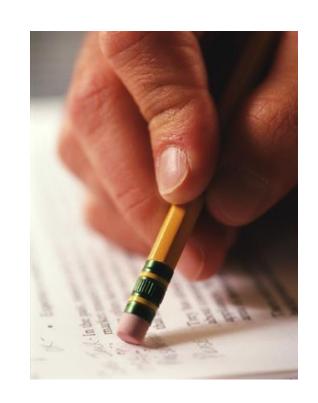




### Visual Inspections

### Purpose:

- The Visual Inspection (formerly the AVI) is based upon the Commissioner's Regulations Part 155.1, Part 155.3, and 155.4.
- Building Condition Surveys (BCS) is now staggered over a 5year period, and based on a Calendar Year, January to December.
- Clarkstown's BCS is scheduled for 2024, and therefore was required to complete a VI in 2020 and 2022.





#### How the Inspections are Performed:

- Review 2015 BCS Forms filed with SED
- Review existing reports and building plans
  - AHERA Reports, Building/Site Studies etc.
- Survey existing buildings and sites
  - Establish building condition ratings
  - No budgeting is required for the VI
- Review DRAFT VI with the District Health and Safety Committee





#### System and Building Ratings

- Building systems or components that have been rated as Unsatisfactory/Past Useful life (U), Non-Functioning (NF) or Critical Failure (CF) or have a useful life of five or less years will impact the building rating.
- Any of the 38 (out of 85 total) categories identified as either H (Health & Safety) or S (Structural) that is rated "Unsatisfactory" results in an overall building rating of "Unsatisfactory".
- Any health, safety and / or structural system that is rated "Non-functioning" or "Critical failure" results in an overall building rating of "Failing".



# From NYSED Visual Inspection instructions

#### **Overall Building Rating Definitions:**

E	Excellent	All systems classified as health and safety or structural rated "excellent", no systems rated
		below "satisfactory", preventive maintenance plan in place.
S	Satisfactory	All systems classified as health and safety or structural rated "satisfactory" or better. No
		system rated "non-functioning" or "critical failure."
U	Unsatisfactory	Any system classified as health and safety or structural rated "unsatisfactory." No systems categorize as health and safety or structural system rated "non-functioning" or "critical failure."
F	Failing	Any system classified as health and safety or structural rated "non-functioning" or "critical failure". Building Certificate of Occupancy may be rescinded.

#### **Building System Condition Ratings and Definitions:**

E	Excellent	System is in new or like-new condition and functioning optimally. No remediation required. Requires only routine maintenance as identified in the building comprehensive maintenance plan.
$\mathbf{S}$	Satisfactory	System functioning reliably; routine maintenance and repair required.
U	Unsatisfactory	System is functioning unreliably or <b>has exceeded its useful life</b> . A corrective action plan is place and repairs or replacement of some or all components has been scheduled.
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	System is non-functioning, not functioning as designed, or is unreliable in ways that could endanger occupant health and/or safety. 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.







#### 2020 VISUAL INSPECTION - 2020

HVAC Systems

#### HVAC

Systems
61. Heat Generating Systems (H)
□ Yes
□ No
61a. Condition    Excellent     Solisifactory     Non-Functioning     Crisial Falure
61b. Year of Last Major Reconstruction/Replacement: 61c. (Expected Remaining Useful Life (Years):
61d. Comments
62. Ventilation System (exhaust fans, etc) (H)
□ Yes □ No
62a. Condition    Excellent   Satisfactory   Unastinfactory   Non-Functioning   Critical Falues
62b. Year of Last Major Reconstruction/Replacement: 62c. Expected Remaining Useful Life (Years): 62d. Comments
63. Mechanical Cooling/Air-Conditioning Systems
□ Yes □ No
63a. Condition  Escalant  Satisfactory  Unantificatory  Non-Functioning  Critical Fadure
63b. Year of Last Major ReconstructionReplacement: 63c. Expected Remaining Useful Life (Years):
63d. Comments
64. Piped Heating and Cooling Distribution Systems: Piping, Pumps, Radiators, Convectors, Traps, Insulation, etc. (H)
D Yes

**CSARCH** 

### Life Cycle of Building Systems

- Typical age of CCSD buildings: 55-60 years
- Typical lifespans of building systems (BOMA / ASHRAE)\*
  - Lifespans assume regular preventive maintenance performed at prescribed intervals...

25-30 yrs	Door Hardware	10-20 yrs
15-20 yrs	Bathroom fixtures	30 yrs
20-30 yrs	Dom. hot/cold dist.	30-50 yrs
15-20 yrs	Vinyl floor tile	12 yrs
15-20 yrs	Electrical panels	30 yrs
30 yrs	Ceiling tiles	13 yrs
50 yrs	Parking lot	30 yrs
	15-20 yrs 20-30 yrs 15-20 yrs 15-20 yrs 30 yrs	15-20 yrs 20-30 yrs Dom. hot/cold dist. 15-20 yrs Vinyl floor tile 15-20 yrs Electrical panels 30 yrs Ceiling tiles



<sup>\*</sup>Building Owners And Managers Association, American Society Of Heating, Refrigeration And Air Conditioning Engineers

### VI Findings

#### Common Findings:

- Ventilation Systems
- HVAC Control Systems
- Doors and Windows
- Vinyl Asbestos Tile
- Paving and Curbing (& drainage)
- Electrical (interior distribution)





ID No.	System Category	SED Designation	Description	BES	BW	CLC	LWES	LPES	LKES	LTES	NCES	STES	WNES	WGES	NHS	SHS	FFMS	CG	TRANS
Overall B	uilding Rating - SED instruction,	per definition		U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	s
23	Site Utilities	Health/Safety	Water	s	s	s	S	s	s	s	s	s	s	s	s	s	s	s	s
24	Site Utilities	Health/Safety	Site Sanitary	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
35	Building Structure	Structural	Foundations	s	s	s	S	s	s	s	s	s	s	s	s	s	s	s	s
36	Building Structure	Structural	Piers	NA	S	S	S	s	S	S	s	S	s	S	S	s	s	s	S
37	Building Structure	Structural	Columns	S	S	S	S	s	S	S	s	S	s	S	s	s	s	s	S
38	Building Structure	Structural	Footings	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
39	Building Structure	Structural	Structural Floors	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
40	Building Envelope	Structural	Exterior Walls/Columns	S	S	S	S	S	S	S	U	S	S	S	S	U	S	S	S
41	Building Envelope	Structural	Chimneys	U	U	s	s	s	S	s	U	s	S	S	S	S	S	S	NA
42	Building Envelope	Structural	Parapets	S	NA	s	NA	NA	S	NA	S	s	S	S	S	S	S	S	NA
43	Building Envelope	Structural	Exterior Doors and Hardware	U	s	s	S	s	S	U	U	s	U	S	S	U	U	S	S
44	Building Envelope	Structural	Exterior Steps, Stairs, Ramps	S	NA	s	U	s	S	υ	S	s	S	U	U	U	S	S	NA
45	Building Envelope	Structural	Fire Escapes	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	s	NA	NA	NA
47	Building Envelope	Structural	Roofs and Skylights	U	s	s	S	s	S	s	S	s	S	S	S	S	S	S	S
48	Building Interior	Structural	Interior Bearing Walls and Fire Walls	S	s	s	S	s	S	s	S	s	S	S	S	S	S	S	NA
54	Building Interior	Health/Safety	Ceilings	S	U	S	S	U	S	S	S	S	S	S	U	s	s	S	S
57	Building Interior	Health/Safety	Interior Stairs	S	s	S	S	s	S	S	S	S	S	S	s	s	s	S	NA
58	Building Interior	Health/Safety	Elevator, Lift, and Escalators	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	s	s	s	NA	NA
59	Building Interior	Health/Safety	Swimming Pool and Swimming Pool Systems	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	s	NA	NA
61	HVAC Systems	Health/Safety	Heat Generating Systems	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
62	HVAC Systems	Health/Safety	Ventilation System	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	S
64	HVAC Systems	Health/Safety	Piped Heating and Cooling Distribution Systems	S	s	S	S	S	S	S	S	S	S	S	s	s	s	S	S
65	HVAC Systems	Health/Safety	Ducted Heating and Cooling Distribution Systems	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
66	HVAC Systems	Health/Safety	HVAC Control Systems	S	U	S	U	S	U	S	S	U	S	U	U	U	U	S	S
67	Plumbing	Health/Safety	Water Supply System	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
68	Plumbing	Health/Safety	Sanitary System	S	S	s	S	S	S	s	S	ø	S	ø	S	S	s	S	S
69	Plumbing	Health/Safety	Storm Water Drainage System	S	S	S	S	S	S	s	S	ø	S	ø	S	S	s	S	S
71	Plumbing	Health/Safety	Plumbing Fixtures	S	S	S	S	S	S	s	S	ø	S	ø	S	S	s	S	S
72	Plumbing	Health/Safety	Water Outlets/Taps for Drinking/Cooking Purposes	S	S	S	S	S	S	S	s	s	s	s	s	S	s	S	NA
73	Fire Suppression Sys	Health/Safety	Fire Suppression System	S	S	S	S	S	S	S	s	s	s	s	s	S	s	NA	NA
74	Fire Suppression Sys	Health/Safety	Kitchen Hoods	S	S	S	S	U	S	U	S	ø	S	ø	S	S	S	NA	NA
75	Electrical Systems	Health/Safety	Electrical Power Distribution System	U	U	U	U	U	U	U	U	٦	U	כ	U	U	S	U	S
76	Electrical Systems	Health/Safety	Lighting Fixtures	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
77	Electrical Systems	Health/Safety	Emergency/Exit Lighting Systems	S	S	S	S	S	S	S	S	S	S	U	S	S	S	S	S
78	Electrical Systems	Health/Safety	Emergency or Standby Power System	S	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	S	S	NA
79	Electrical Systems	Health/Safety	Fire Alarm Systems	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
80	Electrical Systems	Health/Safety	Carbon Monoxide Alarm System	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
81	Electrical Systems	Health/Safety	Communication System	S	S	S	S	S	S	S	S	S	S	S	S	S	S	s	S

С

### Conclusion

- All buildings are safe and building systems continue to operate as required through ongoing maintenance efforts.
- Annual recertification of Certificate of Occupancy through fire inspection process.
- "U" classification due to systems exceeding their useful life.
- Next Step Capital Discussion with Facilities Improvement Committee and BOE.



### Fire Inspection

- 11 Month inspection cycle
- Required to renew Certificate of Occupancy
- Performed November 2022
- Inspection of all occupied buildings



### Fire Inspection

- Observations
  - General
    - Room wall coverage (combustible items, ie: paper)
    - Classrooms no more than 50%
    - Hallways no more than 20%
  - Emergency Egress
    - Blocked/Covered Doors and/or Emergency Windows
    - Emergency lights
    - Hallway furniture
  - Electrical
    - Extension cords
    - Holiday lights
    - Electric panels blocked
    - Missing electrical covers
- Corrective actions are in progress



# Thank You!!!!

