

Tecton
ARCHITECTS

FIRST FLOOR PLAN

**Original
1939**

**1987
Addition**

**1972 Modifications and Updates
(High School to Middle School)**

**2001 Code Alterations
(Middle School to Intermediate School)**

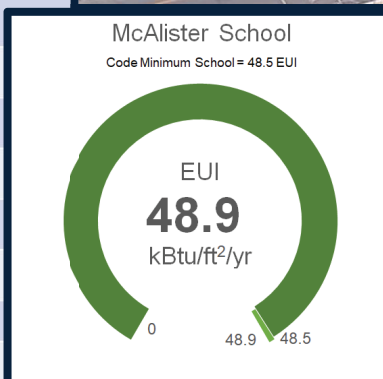
**1992
Elevator Addition &
Chair Lift @ Stage**

**1988 & 1990
Code & Building
Upgrades**

**1994
Modular
Building**

**1956
Addition**

System	Equipment Life Expectancy	Equipment Age	Useful Life Percentage
Fire Protection System	40 Years	N/A	
Plumbing Water Heater	25 Years	10 Years	40%
Plumbing Piping & Fixtures	40 Years	50 Years	125%
Mechanical Boiler Plant	40 Years	40 Years	100%
Mechanical Piping & Equipment	40 Years	40 Years	100%
Mechanical Air Conditioning	25 Years	10 Years	40%
Mechanical Controls	20 Years	N/A	
Electrical Service & Distribution	40 Years	25 Years	63%
Electrical Lighting	30 Years	40 Years	133%
Electrical Generator	40 Years	25 Years	62%
Fire Alarm	20 Years	20 Years	100%



Energy Efficiency
EUI = Energy Use Intensity

**The higher the number, the less
efficient the building.**
**A code baseline EUI is 48.5,
but the lower the better!**

Existing Conditions Summary...

Site

- Site traffic, parking and perimeter security major concerns for site (pedestrian and vehicular safety), no defined receiving area.
- Play areas exposed, no definition of school boundary. Do not meet accessibility codes.
- Parking/pavement directly adjacent to building, pavement in fair to poor condition overall.

Architectural Exterior

- Roof replaced in sections, 1956 portion to be replaced to match. Masonry repointed and chimney repairs.
- Many non or poorly functioning windows and exterior doors, persistent concerns/repairs (2001) and flashing/water infiltration issues.

Architectural Interior

- Overall, well built, durable original construction and well maintained. Many important investments & preventative maintenance (roofs, A/C, isolated room renovations)

- Many components (finishes, millwork, lockers) of original construction are past useful life and/or non accessible (ADA @ toilet rooms, ramp, doorways)

- Inconsistent construction of various room modifications over the years. Ventilation concerns in portions of buildings related to construction of additions and encapsulation

- Gym condition poor, bleachers to be removed currently a safety concern.

- Lockers original poor condition throughout

- Inadequate separation of specials areas.

Code ~ Accessibility/Life Safety

- Many toilet facilities are non accessible, in very poor condition, and/or non-functioning.

- Inaccessible in-classroom millwork and sinks.

- No functioning accessibility to the stage

- Various accessibility concerns related to door entryways and proper floor clearance

Structural

- Original building and 1956 addition wall bearing, steel joist, wood plank flooring (original) concrete deck (1956).

- Floor to floor noise transfer and acoustical concerns in original portion of the building.

Building Systems

- Fresh air relies on window ventilation, limited to no mechanical ventilation
- No automatic sprinkler system within building
- No Building Management System in the school
- Plumbing fixtures are old and are failing, many are non-compliant with code
- Unit ventilation in majority of spaces do not meet current codes, difficult to control/maintain/repair, staffing/student comfort concerns
- Issues with technology including paging and clocks. Need to be replaced.
- Electrical power distribution and lighting are at the end or past their useful life.

Follow for More!

HAVE A QUESTION?

Submit your questions to the committee via email:
facilities@suffieldct.gov



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